
UNIFIED DEVELOPMENT ORDINANCE ANALYSIS REPORT



LANCASTER COUNTY, SC

**Prepared by Catawba Regional Council of Governments
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Section I Introduction

A. Background — History and Recent Development

Located in the Piedmont Region of north-central South Carolina, Lancaster County was established on March 12, 1785. Surrounding Lancaster County are the counties of Chester, York, Fairfield, Chesterfield, and Kershaw in South Carolina and Union and Mecklenburg in North Carolina. Three municipalities are in Lancaster County: the City of Lancaster, the Town of Kershaw, and the Town of Heath Springs.

Lancaster County's history includes significant battles of the Revolutionary War. Beginning in 1827 until 1942, Lancaster County became known as one of the largest gold producers east of the Mississippi River for the Haile Gold Mine. Following the Civil War, Col. Leroy Springs founded Springs Cotton Mill in 1895. This textile enterprise became one of the largest textile plants in the world and influenced the character and economy of Lancaster County for over a century until the downturn of the U.S. textile industry.

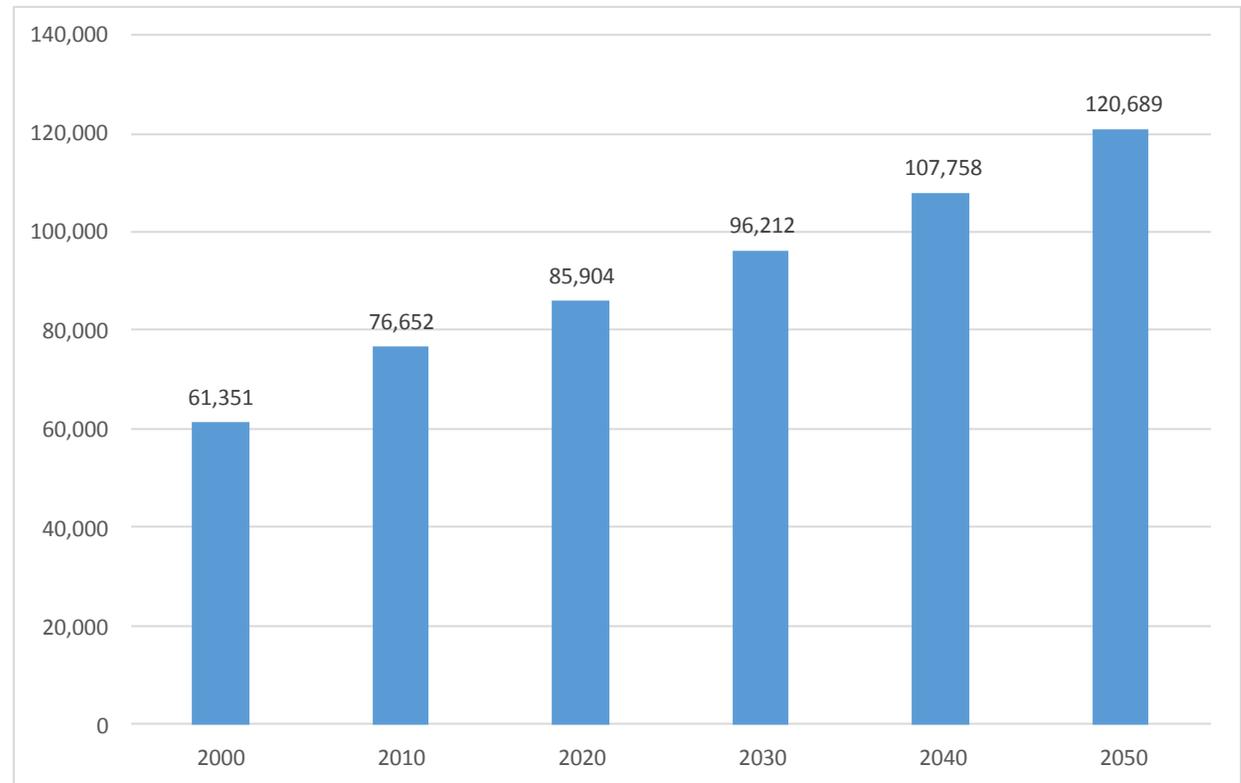
Today, Lancaster County is experiencing dramatic growth in the northern portion of the county, known as The Panhandle and Indian Land. The economic and residential growth are occurring as a result of the growth of the Charlotte, North Carolina metropolitan region. Between 2000 and 2010, the Charlotte urbanized area increased in population by 64.6% to 1.25 million people, the fastest growing

urban area during that time period (CEDS, 2012). The population of Lancaster County in 2010 was 76,652 residents and between 2000 and 2010, the Panhandle's population grew from 7,059 to 19,729. This is a dramatic 179% increase and represents a quarter of the county's total population.

The Connect Our Future Project, a South Carolina and North Carolina regional planning project is currently in the final year of a three year program to develop a regional growth strategy for a fourteen county region in South Carolina and North Carolina,

including Lancaster County. As a part of the Connect project, population projections have been completed for each of the fourteen counties within the planning area. The population estimates for Lancaster County through 2050 are reflected in Table I, Projected Population Growth by 2050. With the 2010 population of 76,652 and the estimated 2050 population of 120,689, Lancaster County is projected to experience a 63.5% increase in population growth over the next forty years.

Figure I—Projected Population Growth by 2050



Source: Connect Our Future, 2013

Figure 2—Comprehensive Plan Elements



B. Planning Context

Lancaster County contracted with Catawba Regional Council of Governments to conduct an analysis of the Lancaster County Unified Development Code. The Unified Development Code is adopted under the authority of the Code of Laws of South Carolina, Title 6, Chapter 29—South Carolina Local Government Comprehensive Planning Enabling Act of 1994. The scope of the analysis includes reviewing the Unified Development Ordinance and determining sections of the Code that are in need of updating for better efficiency and functionality. Also, the analysis includes consideration of the Code and development in Lancaster County in relation to the existing Comprehensive Plan and the preliminary goals and objectives of the updated Comprehensive Plan currently underway.

C. Comprehensive Plan

Lancaster County’s first comprehensive plan dates back to June, 1974 and the Land Use Plan prepared through assistance with the Department of Housing and Urban Development. More recent comprehensive plans include the Comprehensive Land Use and Development Plan of June, 1990. A Land Use and Development Standards Ordinance was also adopted at the same time.

Comprehensive plans adopted after the Planning Act of 1994 include 1996, 1999, 2007 and 2013. A new Lancaster County Comprehensive Plan is underway and should be complete by the end of 2014.

Policies in the current Comprehensive Plan cover the nine planning elements of Population, Land Use, Cultural Resources, Natural Resources, Community Facilities, Environment, Economic Development, Transportation and Priority Investment. Some examples of goals in the existing plan are:

- Direct development to those areas which have the soils and infrastructure to accommodate development while having limited impact on the environment.
- Encourage orderly development where it will avoid placing incompatible uses adjacent to one another...discourage development from occurring in areas which contain prime agricultural land.
- Provide a safe, pleasant and environmentally sound living and working environment.
- Encourage development so that employment opportunities are available to all and living standards continue to improve.

The intent of the Unified Development Ordinance is to implement the Comprehensive Plan. The current Unified Development Ordinance does regulate development in Lancaster County to achieve these goals; however, language in the code can be enhanced and result in successfully achieving the Comprehensive Plan goals for orderly development, high quality of life, economic development opportunities and a safe environment.

D. Methodology

The analysis of the Unified Development Ordinance is intended to determine the effectiveness of the code and identify opportunities to develop a better and more efficient code. Through the analysis of the Unified Development Code by Catawba Regional Council of Governments, major concepts were identified that should be addressed in a Unified Development Code rewrite to successfully implement Lancaster County’s Comprehensive Plan.

Catawba Regional Council of Governments did an initial evaluation and analysis to identify the sections of the Unified Development Ordinance that are effective and those that are not effective. A Unified Development Code committee comprised of County staff from Planning, Zoning, Public Works and Fire provided input monthly beginning January 2014 on the existing code to Catawba Regional Council of Governments. Over the past six months, sections of the Code were identified in need of revisions and updates. The review by staff along with the Catawba Regional Council of Governments resulted in the overall analysis of the Unified Development Ordinance. The Unified Development Code Analysis covers current issues facing Lancaster County and how successful these regulations are in implementing policies in the Lancaster County Comprehensive Plan.

Concepts from the Unified Development Code Analysis were shared with the Lancaster County Planning Commission and the Lancaster County Council. The input from both the Planning Commission and County Council were included in

the final Unified Development Code Analysis Report.

The comments received from County officials and staff were incorporated into Table I—Major Recommendations for Update of Code that include the following: 1) New Format and Layout for a More Efficient Code; and 2) Revise Zoning Districts and Use Classifications. Other recommendations are reflected on page 10 include: Protecting Urban and Rural Neighborhoods; and Encourage Development Adjacent to Existing Communities and Infrastructure.

E. Organization of the Analysis Report

The Unified Development Ordinance Analysis Report has two sections. The first half of the report

is the background and summary of the Unified Development Ordinance Analysis Report and the second half of the report comprises the major recommendations of the update of the code.

There are also six appendices in the report. Appendix A is a UDO Chapter by Chapter Analysis of the Unified Development Ordinance; Appendix B is the Existing Planned Development Districts Table; Appendix C is a Format of a Page example; Appendix D is an Illustration example; Appendix E is a Table of Contents example and Appendix F is Reference and Resources.

Table I—Major Recommendations for Update of Code

New Format and Layout for a More Efficient Code	Revise Zoning Districts and Use Classifications
Improve the Overall Organization of the Code	Reduce the Number and Enhance Residential Zoning Districts
Make Development Review Processes More Efficient	Refine Business and Industrial Districts
Address Possible Amendments Differently	Refine Planned Development Districts and Overlay Districts
	Modernize the Uses
	Enhance the Use Table

Section II Major Recommendations for Update of Code

A. New Format and Layout for a More Efficient Code

I. Improve the Overall Organization of the Code

a. Consolidate Unified Development Ordinance and Other Development Ordinances

The Unified Development Ordinance consists of twenty-three chapters. Lancaster County also has land development regulations in separate chapters of the Code of Ordinances of Lancaster County:

- Chapter 9 Flood Damage Prevention Ordinance
- Chapter 20 Mobile and Modular Homes
- Chapter 26 Roads, Bridges and Public Ways

These regulations should be consolidated into an updated Unified Development Ordinance for a more efficient and user-friendly document. The land development regulations that are included in these three chapters of the Code of Ordinances would be better suited as a part of the Unified Development Ordinance. Since these chapters address development issues and the Unified Development Ordinance is supposedly structured to have all development regulations included, these three chapters should be incorporated into a new code.

Table 2 - Existing Format of Unified Development Ordinance

Chp	Title	Chp	Title
1	Title, Purpose, and Jurisdiction	13	Land Development Regulations (Subdivisions)
2	Zoning Districts and Zoning Map	14	Streets and Sidewalks
3	Permissible Uses	15	Utilities
4	Conditional and Special Exception Uses	16	Flood, Drainage, Stormwater, Sediment, and Erosion Controls
5	Density and Dimensional Regulations	17	Open Space
6	Permit Approval	18	Amendments
7	Enforcement and Review	19	Definitions
8	Administrative Mechanisms	20	Information Required with Applications
9	Nonconforming Situations	21	Specifications for Street Design and Construction
10	Signs	22	Guide for Landscaping
11	Parking	23	Development Agreements
12	Landscaping Requirements		

Source: Lancaster County UDO

b. Revise the Organization of the Unified Development Ordinance

The Unified Development Ordinance is structured as reflected in Table 2—Existing Format of Unified Development Ordinance. The format of a code should make the ordinance more user-friendly and easier to administer. The existing format of the Unified Development Ordinance has the zoning districts described in Chapter 2 and uses listed in a table format in Chapter 3. Other requirements for each zoning district are reflected throughout various chapters throughout the Unified Development Ordinance. This is cumbersome and makes what is

required in each zoning district more difficult to understand.

A more effective means of format for the Unified Development Ordinance is having a zoning district chapter that has information for each zoning district with allowable uses and all development requirements included therein. By combining the uses, regulations, and graphics for each individual zoning district, the Unified Development Ordinance will function more effectively and efficiently.

The other sections of the Unified Development Ordinance that need restructuring include the Administrative components of the ordinance.

Throughout the Unified Development Ordinance, administrative language occurs in Chapter 6, Permit Approval; Chapter 7, Enforcement and Review; Chapter 8, Administrative Mechanisms; and Chapter 18, Amendments. Administrative language also is included in many other chapters, primarily when text additions have been added and administrative language is simply included in the text amendment section. Again, this makes administration and use of the Unified Development Ordinance cumbersome and difficult to use.

It would be more efficient for all administrative components of the code to be combined into one chapter. As text amendments are made, additional administrative language should be added in the chapter that has the administrative regulations. A proposed format of an updated Unified Development Ordinance is reflected in Table 3.

c. Improve Referencing

Referencing is possible through effectively structuring the sections and chapters of the Unified Development Ordinance with numbers and indexing. The Unified Development Ordinance Table of Contents currently does not include a list of the sections within each chapter. Having a detailed Table of Contents with section numbers within chapters will enhance referencing and make referencing more effective in an updated Unified Development Ordinance. Another important part of referencing is in language of the ordinance and noting another section of the code. In the current Unified Development Ordinance, referencing within the text is poor and does not make the code user-friendly.

As text amendments have been incorporated within chapters over many years, the amendment process has made accurate referencing difficult. An example is found in Chapter 2, Section 2.1.3.3 refers to Section 4.1.17 and the correct reference is Section 4.1.16. A text amendment was done within Chapter 4 which inadvertently created this incorrect reference in Chapter 2. In the updated code, an electronic search by keyword will also enhance referencing.

d. Illustrate Major Concepts with Graphics

Illustrations are very important to demonstrate what the regulations are and how they are interpreted. The Unified Development Ordinance does not have effective graphics. The illustrations that are included in the Unified Development Ordinance are not legible and are not easily understood. An updated

Unified Development Ordinance should have numerous graphics and visuals that demonstrate the regulations efficiently and clearly. Major concepts should be shown with graphics to make sure the intent of the code isn't lost over time as staff changes occur. These major concepts will also emphasize the planning principles of the Comprehensive Plan. For example, if one of the goals of the Comprehensive Plan is to protect neighborhoods and enhance quality of life, a graphic in the code can illustrate effectively the buffering and landscaping required between an commercial use and a single-family residential district. Appendix D, Illustration Example shows graphics for sign regulations.

e. Update and Consolidate Definitions

Definitions are located in Chapter 19; however, definitions are also included in at least nine other

Table 3 - Proposed Format of an Updated Unified Development Ordinance

Chp	Title	Chp	Title
1	Purpose and Applicability	10	Lighting
2	District Standards	11	Signs
3	Supplemental and Temporary Use Standards	12	Erosion, Flood, Stormwater and Watershed Standards
4	General Provisions for All Districts	13	Nonconformities
5	Building and Design Standards	14	Administrative Agencies
6	Subdivision and Infrastructure Standards	15	Administration
7	Parks and Open Space	16	Violations and Penalties
8	Tree Protection and Landscaping	17	Definitions
9	Parking and Driveways		

Source: City of Wilson, NC UDO, 2013

chapters. This has also occurred frequently as text amendments have been incorporated into the Unified Development Ordinance. All definitions should be included in the chapter for definitions and are in need of updating.

2. Make Development Review Processes More Efficient

a. *Update and Consolidate Process into one Chapter*

Instead of review processes being covered in at least four of the Unified Development Ordinance chapters, the process should be included in just one chapter of the updated Unified Development Ordinance.

The existing Unified Development Ordinance has procedural and administrative items in at least four chapters. This contributes to the Unified Development Ordinance being difficult to understand and use. It is recommended that the administrative agencies be described in one chapter and administrative processes addressed in a following chapter. The administrative bodies within Lancaster County would include: Unified Development Ordinance Administrator, County Council, Planning Commission, Board of Zoning Appeals, Design Review Committee, Staff. The purpose of the single administration chapter is to provide a comprehensible and straight forward development process that is equitable and fair to everyone. This includes applicants, residents and neighborhoods, County staff and agencies and the County Council.

b. *Create a Clear Set of Procedures*

The updated Unified Development Ordinance should include clear language on the procedures for all development activity within Lancaster County. A great tool to use in the updated Unified Development Ordinance is a permit/process type table. This table would include the following information: 1) Permit/Process Type; 2) Section Reference Number; 3) Review Type; 4) Reviewing Agency; 5) Public Notification; 6) Approving Agency; 7) Appeal Process; 8) Permit Period and 9) Permit Extension. By using this type of graphic within the code, the reader has development activity process language that is complete and concise. If the reader wants additional details on the process type, the section reference number can provide greater information.

A second table could be included in the updated Unified Development Ordinance that shows the data required for different development activities and applications. An “Application Submittal Requirements” list or an “Administrative Manual with Application Submittal Process” should be created and on file in the Planning Department to provide additional guidance to applicants on the detail information appropriate and necessary for appropriate review and consideration.

By consolidating the administration of the Unified Development Ordinance into fewer chapters, the newly updated code will be greatly enhanced and more concise than the existing Unified Development Ordinance.

c. *Clarify Development Standards and Agreements*

In the existing Unified Development Ordinance, development standards are included in many chapters. As with other elements of the Unified Development Ordinance that are included in many chapters in the code, this makes the ordinance less effective in communicating the intent for quality design for high quality of life and enhanced property values. It is recommended that these standards be included in one chapter of the updated code.

d. *Revise Development Agreements Section*

In 2005, the code was amended to include Chapter 23, Development Agreements. These agreements are covered under the South Carolina Local Government Development Agreement Act of 1993 which gives local governments the opportunity to create binding agreements with developers for the long-term development of large tracts of land. A development agreement gives a developer a vested right for the term of the agreement to proceed according to land use regulations in existence at the date of the agreement. Approximately fourteen development agreements have been used in Lancaster County since 2005.

In the updated code, development agreements could be included under the Administration chapter that specifies different processes for varying development opportunities. Development agreements have also been used with Planned Development Districts as noted in Appendix B, Existing Planned Development Districts.

3. Address Possible Amendments Differently

a. Enhance Incorporation of Text Amendments

As land development regulation ordinances age over time, often the number of text amendments and map amendments increase. While text amendments are necessary options for jurisdictions, text amendments should be carefully done. The existing Unified Development Ordinance reflects many text amendments done within chapters that have unintentionally resulted in references that are incorrect throughout the code. In the review of the Unified Development Ordinance, numerous incorrect reference numbers were identified in relation to text amendments. The reference numbers are important to refer users in one section to other sections of the ordinance that relate to their topic.

b. Work within Capabilities of Updated Code

An updated Unified Development Ordinance should be structured to provide clear direction on the implementation of the Comprehensive Plan. The standards in the code should be concise and clear. With any effective code, components of the code should provide for some administrative review. After the Unified Development Ordinance is updated, requests for development should be handled within the context of the code and text amendments for particular developments should not be positively considered. It is important as the Unified Development Ordinance is updated, that amendments be limited and developers encouraged to work within the new code’s capabilities to prevent developing a complex and ineffective code.

B. Revise Zoning Districts and Use Classifications

I. Reduce the Number and Enhance Residential Zoning Districts

The existing Unified Development Code has fourteen residential zoning districts, reflected in Table 4. All residential zoning districts, except for one include “Agricultural” in the title and all residential zoning districts, except for seven, allow for manufactured homes. Livestock facilities and agricultural activities, such as general row crop production, free-range livestock operations, pasture land, hay land, woodland and wildlife management areas are allowed in all fourteen residential zones with a zoning permit. Manufactured homes are allowed with a zoning permit in 45D zone and permissible subject to certain conditions being met in six of the fourteen districts.

Table 4—Existing Residential Districts

Abbreviation	District Name	Abbreviation	District Name
R-15	Moderate Density Res/Agricultural	R-30P	Low Density Res/Agricultural Panhandle
R-15S	Manufactured Housing/Agricultural	R-45	Rural Res/Agricultural
R-15D	Moderate Density Res/Manufactured Housing/Agricultural	R-45A	Rural Res/Intense Agricultural
R-15P	Moderate Density Res/Agricultural Panhandle	R-45B	Rural Res/Business/Agricultural
R-30	Low Density Res/Agricultural	R-45D	Rural Res/Manufactured Housing/Agricultural
R-30S	Low Density Res/Manufactured Housing/Agricultural	MF	Multiple-Family/Agricultural
R-30D	Low Density Res/Manufactured Housing/Agricultural	MHP	Manufactured Home Park

Source: Lancaster County UDO

In the first Land Use and Development Standards Ordinance for Lancaster County, it appears that only four of the total nine zones were set aside for residential. Four residential districts are too few and fourteen too many, a better balance is needed in the updated code to maintain the variety of residential communities that exist in the County and have residential districts with better descriptions.

It is recommended in the updated Unified Development Ordinance to consider reducing the number of residential zoning districts. For the residential districts that are slightly different, those districts can be consolidated into broader and more flexible residential districts. Keys to consolidating the number of residential districts are to identify ways to reinforce the residential community character without needing a separate district and to avoid down-zoning properties as much as possible (Elliott, 2012). One option to enhance residential zones for multi-family zones is to allow neighborhood commercial uses that will foster opportunities for mixed uses. Currently, the Unified Development Ordinance doesn't allow for any type of light commercial uses in the Multiple-Family/Agricultural District.

2. Refine Business and Industrial Districts

Four commercial zones and two industrial zones exist under the current Unified Development Ordinance. The commercial districts are B-1, Business Office District; B-2, Community Business District; B-3, General Commercial District; and B-4, Restricted Commercial District. Two industrial

zones are I-1, Light Industrial District and I-2, Heavy Industrial District.

Under the current Unified Development Ordinance and Zoning Map, only 3% of commercial parcels are zoned B-1, Business Office District and only 13% of commercial parcels are zoned B-2, Community Business District. Eighty-three percent of all commercial parcels are zoned B-3, General Commercial District. Under a new Unified Development Ordinance and Zoning Map, it is recommended to use professional office zones and neighborhood business zones more than those categories are currently being used in Lancaster County. Professional and neighborhood commercial uses are more compatible with residential uses and provide economic development opportunities near housing without the more intrusive uses allowed in B-3, General Commercial, such as convenience stores with fuel, liquor store, car wash, automobile sales, etc.

Newer codes are being written that allow for commercial zoning districts to address the scale of development and not emphasize the list of uses. For example, there are significant differences between a neighborhood retail store with 10,000 square feet and a retail superstore with over 125,000 square feet. A smaller neighborhood commercial use is appropriate in a lower density district whereas a large superstore which is technically the same "use" should only be allowed in a more intense regional commercial zoning district (Elliott, 2012).

Other considerations for commercial and industrial zones in an updated Unified Development Ordinance

are the addition of neighborhood mixed-use and industrial mixed-use. Both districts would be less auto dependent and more pedestrian scaled development options. A neighborhood mixed-use would include services near housing that meet everyday needs and is accessible by auto, biking and walking. An industrial mixed-use could serve a wide variety of residential uses, but also include light commercial and industrial uses.

Trends in industry are smaller, quieter and safer uses and more of these light industrial uses are being developed by entrepreneurial firms. According to a Brookings Institution report, more than 50,000 manufacturers in 2007 employed fewer than twenty people. This trend in the United States is creating a "maker" society of inventors and designers of software, clothes, microbrews, etc. Also, these new industries may have a technology center with some light machinery or may create a product onsite and have a retail component in the same building. The new niche in manufacturing today can have makers and residents in the same building or in adjacent buildings (Greco, 2014).

With high population growth projected in Lancaster County, there will continue to be tremendous demands for residential developments. It is extremely important for an updated UDO and zoning map to allow opportunities for these artisan and light urban manufacturer jobs closer to commercial and residential uses. This will result in a balance of new innovative jobs and housing that are compatible with each other.

In addition to a mixed-use industry district, other options to consider for an updated Unified Development Code are a 1) Light industry/research park district; 2) General manufacturing/processing/assembly district and 3) Industry district for heavier operations (Elliott, 2012).

3. Refine Planned Development Districts and Overlay Districts

Lancaster County has nineteen Planned Development Districts (PDD) and seven overlay districts. Appendix B is a table of the Existing Planned Development Districts. This table notes the PDD

number, name, ordinance number(s), development status, acres, and date established. Of the 19 PDDs, four were developed using Development Agreements. The seven overlay districts are noted in Table 5, Existing Overlay Districts.

Chapters 2 and 13 of the code provide regulations for the PDD and Overlay districts; however, the language of code for these districts should be concise and clear to residents and potential developers. The Historical and Natural Preservation Overlay appears to be a separate zoning district, and not an overlay district. An updated ordinance will allow for these districts to be enhanced and be more efficient.

Considerations with PDDs and development agreements are the creation of mini-zoning codes for each PDD or development agreement that are time consuming to administer and result in uncertainty for developers and residents alike (Nelson, 2012). In an updated ordinance, as PDDs and development agreements are used, it is recommended to use development standards from the ordinance as often as possible to better implement the County’s vision in the Comprehensive Plan and not simply respond to an individual proposed development. This will better use the tools of PDDs and development agreements for greater flexibility and still be consistent with the County’s comprehensive plan.

Table 5 - Existing Overlay Districts

Overlay District	Description
Floodplain and Floodway Overlay	Established to protect public health, safety and welfare in areas that are prone to flood. This includes the 100 year floodplain and the floodway, the channel of a river/watercourse and adjacent land areas that must be reserved to discharge the base flood with no cumulative increase in the water surface elevation of more than one foot.
Historical and Natural Preservation Overlay	These areas are indicated on the Zoning Map as Landsford Canal; Andrew Jackson State Park; Forty Acre Park; and other natural preservation areas.
Equestrian Oriented Subdivision Overlay	Established for residential developments with an emphasis on equestrian activities and amenities; i.e. Black Horse Run development.
Aviation Corridor Overlay	Designed to restrict development within/adjacent to the flight path of McWhirter Field, that may pose a hazard to aviation.
Carolina Heelsplitter Overlay	Imposes certain restrictions on new development that drains into the Six Mile Creek Watershed Basin to protect the endangered species and its habitat.
Cluster Subdivision Overlay	Allows for conservation subdivision development to preserve substantial open space and flexibility in lot widths for R-15, R-15P, R-30 and R-30P districts with a minimum of 30 acres or more.
Highway Corridor Overlay	Creates design standards for 1,000 feet depth property parcels that front U.S. Highway 521 from the state line to Highway 75 (Waxhaw) and parcels that front Highway 160.

Source: Lancaster County UDO

4. Modernize the Uses

Land uses are provided in Chapter 3 of the Unified Development Ordinance in a table and are defined in Chapter 19. The uses need to be modernized and reflect current trends in development. In addition, several types of uses can be combined and simplified. The use table in Chapter 3 covers approximately thirty-five pages and is not an effective graphic for illustrating uses and allowable districts. In the updated Unified Development Ordinance, the uses should be enhanced to better communicate types of allowable uses in Lancaster County.

5. Enhance the Use Table

The use table in the Unified Development Ordinance is included in Chapter 3, Permissible Uses. This table is formatted over thirty-five pages and is extremely complicated to use. In the updated Unified Development Ordinance, the use table should be restructured for simplicity and effectiveness. By having a more compact and concise use table, the Unified Development Ordinance will better implement the Lancaster County Comprehensive Plan. An enhanced use table will also benefit residents and potential developers by being clear and easy to understand.

Section III Additional Recommendations for Update of Code

A. Protect Rural and Urban Neighborhoods

Lancaster County is has a mix of rural and urban areas. The history of Lancaster County has been a rural county; however, the high growth demands facing the Panhandle area has created an issue of rural and urban neighborhoods and the different needs facing both types of communities. Lancaster County has rural communities to the south and east which include: Heath Springs, Kershaw and Buford. Primarily, the Indian Land area and the City of Lancaster are the urban areas.

Lancaster County has the great opportunity to provide residents the choice of housing in a rural or urban neighborhood. It is important to have the Unified Development Ordinance recognize these different rural and urban communities and enhance the quality of life and development through the types of zoning districts, uses, and standards.

The existing Unified Development Ordinance is not extremely effective in implementing goals for strong rural economies and balancing the growth challenges facing the more urban areas of Lancaster County. In an updated code, it is recommended to have

language that will result in enhanced quality development throughout Lancaster County.

Through an updated Unified Development Ordinance, Lancaster County can protect the rural characteristics that make rural living a choice for many residents with the needs of the more urban areas. The implementation of a new Comprehensive Plan and Unified Development Ordinance should grow the rural and urban economies by emphasizing the unique opportunities that exist in both types of communities in Lancaster County.

B. Encourage Development Adjacent to Existing Communities and Infrastructure

As demands for growth occur in Lancaster County, it is important to encourage development adjacent to existing communities and infrastructure. This is important because it is more fiscally responsible and it results in more compact development patterns.

If developments are closer to existing communities, services are closer together and this helps strengthen land values of rural and urban neighborhoods. Residents can walk and bike easier and have less driving time if downtowns and community activity centers have a mix of land uses. Mixed-use developments can include new construction and redevelopment of existing strip centers and commercial corridors (Nelson, 2012).

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Through the updated Comprehensive Plan, opportunities can be identified for underused properties and abandoned structures that are in and adjacent to communities. The redevelopment of these neighborhoods can be implemented through the zoning and use districts applied through the code and zoning map. When considering development away from existing communities, the Unified Development Ordinance and zoning map should encourage this development at transportation nodes and require the proposed development be compatible with the character of the rural community.

Appendices

Appendix A UDO Chapter by Chapter Analysis

Chapter 1 Title, Purpose, and Jurisdiction

Section 1.2 Purpose provides an overview of the importance of the Unified Development Ordinance. This section describes how the Unified Development Ordinance implements the Lancaster County Comprehensive Plan. As the current Comprehensive Plan is updated, the policies in the new Comprehensive Plan need to be reflected in updated UDO Chapter on purpose.

Section 1.3 refers to the jurisdiction of the Unified Development Ordinance as “throughout the County, outside incorporated municipalities.”

Chapter 1 needs formatting and procedural items updated accordingly. These include, but are not limited to, department structure changes between Building and Zoning referred to in Section 1.6.6.

Chapter 2 Zoning Districts and Zoning Map

Section 2.1.1 Residential Districts Established states the fourteen residential districts that are created through the Unified Development Ordinance. Section 2.1.2 Commercial Districts describes four districts and 2.1.3 Industrial Districts provides for the two industrial zoning. Planned Development Districts

and Overlay Districts are also included in Chapter 2. A Mining District was established in April, 2013 and is covered in this portion of the ordinance. The Official Zoning Map is also reference in this part of the UDO.

There appears to be some overlap in the residential uses and in the updated Unified Development Ordinance, some residential zoning districts may be consolidated into slightly fewer, more effective residential districts. The other components of Chapter 2 that include Commercial Districts, Industrial Districts, Planned Development Districts, Overlay Districts and the Official Zoning Map should be refined in the updated code with concise, specific language that functions better than the existing UDO Chapter 2.

Chapter 3 Permissible Uses

Chapter 3 has seven sections but is primarily the permissible use table. The use table must be restricted in an updated UDO. The current format is not effective or useful. Section 3.3 states that to preserve rural character, that all agricultural activities shall be a permitted use in all residential, commercial and industrial districts. Depending on the outcome of the new Comprehensive Plan, there may be a direction to protect all rural areas and allow agriculture uses, but promote growth in urban areas with limited agriculture activities, such as urban farming, etc.

Chapter 4 Conditional and Special Exception Uses

Sections 4.1.2 and 4.1.33 cover thirty-one Conditional Uses requiring only an administrative review process. Section 4.2.1—4.2.15 has fourteen Special Exception uses that require Board of Zoning Appeals review and approval.

A summary of the Conditional Uses covered in Chapter 4 are adult day care; bed and breakfast; business uses; child day care; commercial kennels; convenience centers; home occupations; hotel/motel; livestock auction houses; motor vehicle related businesses; manufactured homes; manufactured home parks; manufactured home storage lots; manufactured home subdivisions; manufacturing / processing uses; mini-warehouses; private or commercial horse stables; recycling facilities; residential uses in other districts; stockyards; dependent care residences; residences under repair; temporary structures; wireless communications; motor vehicle dealers; body piercing; mining; golf courses; livestock; wastewater treatment; and temporary employee housing. The Special Exception uses include automotive wrecking; adult uses; debris landfills; race tracks; pistol range; sanitary landfills; sold waste storage; special events; video games; turkey shoots; solid waste processing; waste tire processing; composting; and paintball ranges.

Several inconsistencies were noted during review and evaluation. Several issues were identified regarding distance requirements, outdated language and other items related to buffering. Chapter 3 has many typos and needs revisions to terminology.

Chapter 5 Density and Dimensional Regulations

Section 5.1 covers minimum lot sizes for all zoning districts. Section 5.2 sets the residential density and Section 5.3 sets the minimum lot widths. Chapter 5 also covers building setbacks and height limitations.

These sections would be better suited to be placed with the District Standards chapter. The distance requirements for minimum lot sizes, lot widths, density, setbacks, etc. would be summarized adjacent to the other regulations for the individual district.

Under Section 5.2.2, the language covers two-family conversions and primary residences with an accessory apartment. There is a typo in this section regarding multifamily conversions into three or four dwelling units. This language should be removed from an updated code.

Other sections that need updating are Section 5.2.4 on zero lot lines homes. The graphics displaying the requirements are not descriptive and do not clarify the requirements of this section. In the updated Unified Development Ordinance, zoning districts that allow for zero lot line homes would have the information on the regulations within the District Standards chapter.

Section 5.5.2 addresses corner lot regulations and accessory buildings and the regulations in this section. While the regulations are well intended, in an updated ordinance the standards for accessory structures on rural large lot homes may be

appropriate to allow an accessory building in the side yard of a corner lot. Whereas, this would not be appropriate for an accessory structure in the side yard of a corner lot on a smaller lot in an urban setting.

Like other chapters in the Unified Development Ordinance, Chapter 5 also includes definitions that should be included in a separate chapter solely with definitions. There is language in Chapter 5 that covers when property is donated to the County and how the minimum number of lots may be reduced. This language is vague and should be clarified in an updated code.

Chapter 6 Permit Approval

Section 6.1 covers the permits required for zoning, special exception, and sign permits. Many sections of Chapter 6 describe the steps for acquiring permits. There is terminology that needs to be updated related to the department structure between Zoning and Building departments. There are also many sections of the Unified Development Ordinance that are extremely subjective and should be strengthened in an updated code to be more effective.

Section 6.1.8.2.d.ii states one finding and also states the complete opposite regarding a decline in adjacent property values. Another example of this is found in Section 6.1.9.2 which refers to work being suspended for a period of one year and the permit shall not be affected. There is no explanation of when the one year time period begins. This section of Chapter 6 also refers to permit extensions being extended successively for periods of one year with

no regard to the limit of such extensions. Section 6.1.11 addresses amendments and modifications to permits and the language is vague and subjective.

Chapter 7 Enforcement and Review

There are ten sections within Chapter 7 that state the authorities of the Building and Zoning Department and the Planning Department. Since the Building and Zoning Department was separated organizationally, the language in the Unified Development Ordinance needs to reflect the current departmental structure. Chapter 7 covers violations, permit revocation, and stop work orders also.

Chapter 8 Administrative Mechanisms

Section 8.1 addresses the Board of Zoning Appeals; Section 8.6 covers the Construction Board of Adjustment and Appeals; Section 8.7 is the Planning Commission; and 8.8 is the Powers and Duties of the Zoning Official.

The administrative requirements of the UDO are included in many chapters. It is recommended that the UDO have administrative agencies covered in one chapter and administration of the UDO covered in a following chapter. Having a concise format for administration will create a UDO that is extremely effective. Also, it is recommended that the updated UDO include the development of an Application Submittal Requirements list or a Administrative Manual with an Application Submittal Process. This will create a code that is more concise.

Chapter 9 Nonconforming Situations

Chapter 9 has eight sections and describes nonconforming uses and continuation and discontinuance of nonconforming uses.

The major content issue in Chapter 9 is Section 9.5.3 which states that a damaged non-conforming building or structure may be reconstructed or restored if the cost to repair is less than 75 percent of the replacement cost. The Lancaster County Flood Damage Prevention Ordinance states 17, Substantial Damage Determination uses 50% of the market value of the structure before the damage occurred. If the costs to repair exceeds 50% of the market value, the structure must be repaired according to the Flood Damage Prevention Ordinance and not be repaired back to its nonconforming status. The Flood Damage Prevention Ordinance is the model ordinance recommended by the National Flood Insurance Program. It is recommended that in the updated Unified Development Ordinance, 50% be used instead of the 75% included in the ordinance today.

The 75% is also included in Section 9.8.1 and 9.8.5 referring to a conforming use being damaged beyond 75% of the fair market value, it shall not be reestablished. Again, revisions to these sections of the Unified Development Ordinance referring to nonconforming uses will provide consistency regarding nonconforming structures and uses.

Chapter 9 could be restructured from its existing eight sections to the following four:

1) Purpose; 2) Determination of Nonconforming Use Status; 3) Criteria for Nonconforming Status; and 4) Repair and Maintenance. This will keep the content of subject matter and simplify the format.

Chapter 10 Signs

Twenty-two sections are included in Chapter 10. Chapter 10.6 has 46 definitions that would be better included with the definitions chapter of the Unified Development Ordinance, not within another chapter. This chapter also has additional sign definitions in other sections that further complicate the reading and use of the Unified Development Code. It is important for consistency and better understanding of the Unified Development Ordinance that all definitions be combined in one area of the document.

This chapter has some issues with cleaning up reference numbers that are not correct and inconsistent. The illustrations are poor and better graphics are necessary in the updated Unified Development Code document. It is very important to have clear and precise illustrations so that the intent of the sign regulations is easily understood and implemented. The chapter has requirements with various sign square footages for the existing twenty zoning districts, which some are in need of updating in the new code. Also, the updated code should require common sign packages for multi-tenant centers.

By reformatting the content and simplifying the sections of Chapter 10, the Unified Development Ordinance will function more efficiently.

Chapter 11 Parking

Definitions begin Chapter 11 and the chapter has a table with the parking requirements for 66 land uses. These requirements are in need of updating and should be reflected in the Unified Development Ordinance differently. The parking requirements table can be simplified and directly tied with the following general categories: 1) Single-family dwellings; 2) multi-family dwellings; 3) places of public assembly, such as places of worship, auditoriums, theaters; 4) schools; 5) institutions, public and semi-public buildings; 6) commercial retail sales and service; 7) commercial office buildings, professional; 8) commercial recreation facilities, restaurants; 9) commercial hotels and motels; 10) warehouses; 11) industrial uses.

The current Unified Development Ordinance specifies in 11.3.1 flexibility in the administration of parking standards. If the parking categories are more generalized, from 66 land uses to approximately a dozen categories, the need for flexibility through administrative review may be decreased.

In the updated UDO, consideration should be given for parking lots to provide screening, tree canopy, reduce storm water runoff as well as adequate pedestrian access and site circulation. Also, parking requirements should allow for developments with adjacent uses that are able to share spaces depending on time of day of the operations and if the maximum number of parking spaces required are what is actually needed for the establishment. For example, some communities allow a small percentage of the parking spaces required to be held in reserve and

not constructed to allow the property owner and jurisdiction to evaluate if the total parking spaces required are justified. These are some options to consider in updating the Unified Development Ordinance.

Chapter 12 Landscaping Requirements

Chapter 12 includes fourteen sections on requirements for landscaping. Section 12.11.1 has eight urban forestry policies that are applicable to this chapter and would be best at the beginning of Chapter 12. Also, 12.2.1 notes the policies that are important for screening and buffering between different land uses. Twenty definitions are included in Chapter 12, of which, there are four buffers that are described: 1) Type 1 Buffer Yard, medium density of 15 feet to partially block; 2) Type 2 buffer yard, medium-high density screen of 20 feet to substantially block; 3) Type 3 buffer yard, to reduce instructive light and sound; and 4) Type 4 buffer yard, a very high density screen of 30 feet to substantially block and create spatial separation.

The graphics and illustrations need improvement and Chapter 12 provides for points per type of buffer yard; however, the point system is not clear and the graphic used is inadequate.

In the updated Unified Development Ordinance, the standards for the buffer requirements can be strengthened and more clear to understand. The results will be better buffers between incompatible adjacent uses and greater privacy and protection of adverse impacts between different zoning districts.

The other issue with Chapter 12, Landscaping Requirements is another portion of the Unified

Development Ordinance exists, Chapter 22, Guide for Landscaping overlaps with the regulations found in Chapter 12. These two chapters should be consolidated in an updated Unified Development Ordinance. A possible title for the consolidated chapter could be Tree Protection, Landscaping and Buffers.

Chapter 13 Land Development Regulations (Subdivisions)

Sixteen sections are included in Chapter 13. The major topic areas in this chapter are land development requirements and standards. There are 75 definitions that should not be located within Chapter 13, but should be in the definitions chapter of the updated UDO. Chapter 13 covers many administrative processes that in an updated UDO should be located in the Administrative Agencies or Administration chapters.

In addition to some structural flaws with Chapter 13, issues were identified regarding standards that were not specified or that are in conflict with the International Fire Code. These include street length for turn around and types of turn around. Other issues include the distance of structures from public water, fire hydrants, and water main minimum size.

There are also some parts of Chapter 13 that may be included in an Application Submittal Requirements list or in an Administration Manual with an Application Submittal Process.

By updating this Chapter in a new UDO, the code requirements will be better communicated to all

residents and potential developers and function better for administration of the code.

Chapter 14 Streets and Sidewalks

Chapter 14 consists of two part: 1) Street names and house numbers and 2) Uniform addressing and numbering. In an updated Unified Development Ordinance, these subject items covered in Chapter 14 should be included with a chapter on Subdivision and Infrastructure Standards.

Chapter 15 Utilities

This chapter covers utilities within thirteen sections. This could be incorporated into an updated Unified Development Ordinance as Subdivision and Infrastructure Standards. Topics included within Chapter 15 are ownership and easement rights; service of lots; sewer; water; lighting; and fire hydrants.

Chapter 16 Flood, Drainage, Stormwater, Sediment, and Erosion

Chapter 16 has two main topics, flood and drainage, erosion control, and stormwater management. The first portion of Chapter 16 does not mention the Lancaster County Flood Damage Prevention Ordinance. In an updated Unified Development Ordinance, the Flood Damage Prevention Ordinance should be incorporated into a chapter on Erosion, Flood, Stormwater, and Watershed Provisions.

Chapter 17 Open Space

Chapter 17 describes the benefits of open space for public health, safety and welfare, and provides some general statements regarding open space and recreational facilities in residential developments. No precise standards or designs are included in Chapter 17 that would result in a range of specific open spaces to enhance quality of life. The percentage of space designated as open space is not as critical as the design of the open space that will support specific activities.

The topic of open space and parks can be addressed together in an updated Unified Development Ordinance and provide structure for neighborhood parks and open space for residential developments. Such designations could vary based on the zoning district and include 1) Park/Greenway (minimum 4 acres, greenways no minimum); 2) Green (minimum 1/2 acre to maximum 4 acres); 3) Square (minimum 1/4 acre to maximum 2 acres); 4) Playground; 5) Community Garden. These requirements could

include required open space guidelines for unimproved along a Special Flood Hazard Area and credit for proximity to an existing park, minimum amenities, and payment in lieu of park space dedication. By strengthening this chapter of the updated Unified Development Ordinance, all residents throughout Lancaster County could live close to a usable open space, greenway and/or park.

Within the updated UDO, the Catawba Valley Land Trust, a non-profit conservation organization dedicated to the protection of natural and cultural resources, can be an asset with open space in Lancaster County. The Catawba Valley Land Trust covers five counties in South Carolina. Through the work of the Catawba Valley Land Trust over the past twenty years the following land in Lancaster County has been conserved: 1) 2,500 acres at the Forty-Acre Rock Heritage Site; 2) 200 to 1,400 acres around Landsford Canal State Parks; and 3) Lancaster Greenway Preserve within the City of Lancaster (KVLTL, 2014).

Chapter 18 Amendments

Eight sections are included in Chapter 18 on Amendments. The information included in this chapter should be incorporated into an updated Unified Development Ordinance on Administration. This will simplify the Unified Development Ordinance format and consolidate the administrative items into a more concise location in the updated code.

Chapter 19 Definitions

Chapter 19 consists of 213 Definitions. As previously mentioned, definitions are also included in chapters throughout the Unified Development Ordinance. In an updated Unified Development Ordinance, the definitions should be in one chapter and be separated into two sections 1) Use Type Definitions and 2) General Definitions. The benefit of having all definitions in one chapter of the Unified Development Ordinance makes the remaining chapters of the code more concise and easier to read.

Chapter 20 Information Required with Applications

Section 20.1 provides the framework for the information that is required with an application filled with Lancaster County. Other sections of Chapter 20 detail the information that is required. The number of copies of plans and documents is also included in Chapter 20.

An updated Unified Development Ordinance should not include the details of the application requirements, but rather create an Administrative Manual with Application Submittal Process.

Chapter 21 Specifications for Street Design and Construction

Sections 21.1—21.15 detail the specifications for street design and construction. It is recommended that the information included in Chapter 21 be included in the updated Unified Development Ordinance on Subdivision and Infrastructure Standards.

There are also road regulations in Chapter 26 of the Code of Ordinances for Lancaster County that should be considered to be included in an updated UDO.

Chapter 22 Guide for Landscaping

Chapter 22 establishes standards for trees along streets and in parking areas. It includes a guide for planting shrubs and lists of recommended trees and shrubs. This chapter also has plant purchasing specifications. There are minimal requirements for the protection and/or retention of large trees during construction. As mentioned in the analysis of Chapter 12, Landscaping Requirements, the information included in Chapter 22 could be incorporated with the previous chapter on landscaping. In the undated Unified Development Ordinance the chapter could be titled, Tree Protection, Landscaping and Buffers. Language to protect trees during construction should be included in a updated UDO (URG, 2010).

Graphics could be incorporated into the new code and the list of the recommended tree species could be provided administratively and not listed in the Unified Development Ordinance.

Chapter 23 Development Agreements

There are ten sections within Chapter 23 that cover Development Agreements. Topics include minimum requirements and content of agreements. It is recommended in the updated code that development agreements be included in an Administration chapter and not as a stand alone chapter. Also, development agreements should maintain the standards in the updated UDO when possible to better implement the goals and objectives in the Lancaster County Comprehensive Plan.

Appendix B - Existing Planned Development Districts

No.	Name	Ordinance No./Development Status	Acres	Date
1.	Hwy 903	#273, residential use only	Not available	6/26/1995
2.	Bear Creek Landing aka Edgewater	#322, #348, #356, mixed-use, on the Catawba River, minimally developed	6,261	10/25/1999
3.	Firethorne	Adjacent to NC border, residential use only	75.75	n/a
4.	Queensgate	#870, Corner of U.S. Hwy 52I N. and Hwy 160, residential use only	44	12/3/2007
5.	Bailes Ridge	#458, Hwy 160, residential development built out, commercial is still under development	467	4/8/2002
6.	Family Center/Tree Tops	#464, Van Wyck Road, partially developed as a camp, redevelopment is currently proposed	605	11/26/2001
7.	Cornerstone	#497, U.S. Hwy 52I N., residential use only	50	5/6/2002
8.	Walnut Creek aka Edenmoor	#710, #772, mixed-use, still under construction	903.19	9/25/2006
9.	Food Lion/Cobblestone	#574, U.S. Hwy 52I N., residential built out, commercial still active	Not available	4/7/2003
11.	Bridgemill	#537, U.S. Hwy 52I N. and Possum H Rd, no commercial construction started, residential	271	4/7/2003
12.	Calvin Hall	#566, residential use only, built out	44.84	10/27/2003
13.	Hanover Crossing	#592, residential complete, commercial under development	42.5	4/7/2008
14.	Aumond Glen	#628, residential use only, built out	90.3	1/4/2005
16.	Reid Pointe	#504, Hwy 160, residential active, no commercial started	803.2	7/28/2002
18.	Sun City Carolina Lakes	#644, #660, #691, West of U.S. Hwy 52I N., commercial complete, residential underway,	1,526.83	1/9/2005
20.	Wallace Tract– Pulte Homes	#645, #659, #688, #878, #798, East of U.S. Hwy 52I N., commercial complete, residential still active, development agreement included	424.33	1/7/2008
21.	Cambridge– Ansley Park	#650, #796, U.S. Hwy 52I N./Henry Harris Road, mixed-use, no construction started	190.87	1/29/2007
23.	Rosemont	#725, Hwy 160, mixed-use, construction underway	160.60	3/27/2006
26.	U.S. Trust	#959, mixed-use, construction underway, development agreement included	411	12/1/2008

Appendix C Format of Page Example

Source: *Town of Port Royal, SC*

Division 5.7: Landscaping and Screening

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5.7.20 Applicability	5-99
5.7.30 General Landscape Design	5-100
5.7.40 Private Frontage Planting Requirement	5-103
5.7.50 Parking Area Landscaping	5-104
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5.7.10 Purpose and Intent

Landscaping and trees provide many aesthetic, ecological, functional and health/safety benefits to the Town's communities, along its thoroughfares, and within its public spaces by:

A. Aesthetics and Walkability.

1. Providing spatial definition or a visual edge to public spaces and thoroughfares;
2. Coordinating the public frontage with the private frontage;
3. Providing visual screening and /or mitigation of noisy activities or machinery; and
4. Celebrating the Town's unique character by emphasizing species native to the Lowcountry.

B. Health and Safety.

1. Improving air quality;
2. Mitigating audible noise from automobiles and land uses;
3. Providing seasonal shade and temperature regulation;
4. Limiting glare created by exterior lighting; and
5. Providing a partial barrier between sidewalks and vehicular lanes.

C. Environment and Energy.

1. Reducing carbon dioxide and other greenhouse gasses and pollutants;
2. Conserving energy used in buildings through strategic shading and wind breaks;
3. Preserving and protecting the water table and surface waters;
4. Increasing the tree canopy to provide shade and moderate the effect of heat islands;
5. Reducing stormwater runoff;
6. Mitigating against erosion and sedimentation, and filtering of particulate pollution;
7. Restoring soils and land disrupted as a result of construction or grading.

5.7.20 Applicability

- A. **Exemptions.** Development in the TI Natural Preserve District shall be exempt from the standards of this Division.
- B. **Landscape Plan Required.** To ensure compliance with the standards of this Section, a landscape plan demonstrating how existing and proposed landscaping and tree protection complies with the requirements of this Section on a development site shall be included as a part of any application.

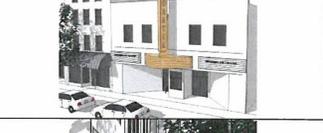
Appendix D Illustration Example

Source: City of Wilson, NC

SIGNALS
11.5 SIGNAGE STANDARDS BY CATEGORY

11

11.5.3 PERMITTED SIGNAGE TYPES – ATTACHED SIGNS

<p>A. Wall Signs: Flat signs, channel lettering or three-dimensional signs which are painted or attached (parallel) to the wall of a building or structure.</p>	
<p>B. Window/Door Signs: Flat signs or lettering which are painted, hung or otherwise affixed over or behind the window of a building or structure.</p>	
<p>C. Awning/Canopy Signs: Signs integrated into traditional storefront awnings that project over a sidewalk from the building façade.</p>	
<p>D. Roof Signs: A building-mounted sign erected upon and completely over the roof of a building.</p>	
<p>E. Theatre Marquee Signs: Three-dimensional signs projecting from the side of a building which may extend above the roof line and/or incorporate changeable type.</p>	
<p>F. Projecting/Suspended Signs: Pedestrian-scaled signs mounted to the side of the building or underside of a balcony or arcade which can be read from both sides.</p>	
<p>G. Address/Tenant Identification Signs: Incidental signs that list tenants, unit numbers, address contact information, hours of operation, and similar non-commercial characteristics in a multi-tenant building with common entry.</p>	

SIGNALS
11.6 OTHER PERMITTED SIGNAGE STANDARDS

11

11.5.4 PERMITTED SIGNAGE TYPES – FREESTANDING SIGNS

<p>A. Monument Signs: Signs erected independent of a building, with an integral support structure</p>	
<p>B. Post & Arm Signs: Minor or secondary signs which are used to identify the address of a building, or to identify the profession, family, organization, business, etc., occupying the building.</p>	
<p>C. Portable/A-Frame Signs: Pedestrian scaled non-permanent signs which are used to display menus, daily specials, sale announcements, and similar messages.</p>	

11.6 OTHER PERMITTED SIGNAGE STANDARDS [Revises Section Z-9.9-13]

The following sign types shall be permitted subject to the additional standards below and shall require a UDO Compliance Certificate as outlined in Section 11.2.1.

11.6.1 DRIVE-THRU MENU BOARDS

- A. Location/Placement:** Such signs shall be allowed only as an accessory use to a restaurant having a drive-through window.
- B. Maximum Number:** 2 menu boards per lot shall be permitted.
- C. Surface Area:** 35 square feet maximum per sign.
- D. Height:** 8 feet maximum.

11.6.2 GAS PUMP ISLAND CANOPY SIGNS

- A. Location/Placement**
 1. Such signs shall be allowed only as a part of an approved Vehicle Services – Minor Maintenance/Repair (Gas Station) use.
 2. Such signs shall be attached to the outer, vertical surface of the gas pump island canopy roof and shall project not more than 18 inches from said vertical surface.
 3. No signs shall hang from, or under, the canopy; no signs shall be placed on the top, horizontal roof surface of the canopy; and no signs shall extend beyond the top, bottom, and side edges of any canopy surface.

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Appendix F - Referencing and Resources

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