

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LANCASTER )

ORDINANCE #336

**WHEREAS**, the Lancaster County Joint Planning Commission has voted to approve amendments to the Lancaster County Unified Development Ordinance; and

**WHEREAS**, the Joint Planning Commission has recommended to the Lancaster County Council that these amendments be adopted.

**NOW, THEREFORE, BE IT ORDAINED** that the following text amendments are hereby adopted.

Section 17.1, Open Space, subsection 3

Change the amount of open space from 5% to 16%.  
Reference to subsection (6) should be subsection (5).

New text to read: Except as otherwise provided in subsection (5), every residential development shall be developed so that at least 16 percent of the total area of the development remains permanently as open space.

Chapter 19, Definitions

Modify definition of video game machine.

New text to read: “Machine” means an electronic video game machine that, upon insertion of cash or coins or tokens purchased for coins or cash are available to play or simulate the play of games utilizing a video display and microprocessors in which the player may receive free games or credits that can be redeemed for cash.

Section 2.1.4.3, Effects of Establishing a PDD, by creating a new Section 2.1.4.4

Section 2.1.4.4, Master Plan Requirements:

- a. In General. It is presumed that all of the information listed in this section must be submitted with an application for a PDD zoning to enable the permit-issuing authority to determine whether the development, if completed as proposed, will comply with all the requirements of this chapter. However, the Planning Commission and County Council may require more information or accept as sufficient less information according to the circumstances of the particular case.

- b. Written applications. Every applicant for PDD zoning district shall complete a written application containing at least the following information:
1. The name, address, and phone number of the applicant, and the date of application.
  2. If the applicant is not the owner of the property in question, (1) the name, address, and phone number of the owner, and (2) the legal relationship of the applicant to the owner that entitles the applicant to make application.
  3. A succinct statement of the nature of the development proposed and a statement of planning objectives for the site.
  4. Identification of the property in question by street address and tax map reference.
  5. The zoning district(s) within which the property lies.
  6. The number of square feet in the lot where the development is to take place.
  7. The gross floor area of all existing or proposed buildings located on the lot where the development is to take place.
  8. As additional data, the master plan shall contain a table which shows, for each section or area of different uses, the proposed use, the approximate phasing, the maximum density and approximate number of dwelling units for residential areas, square feet of floor space for commercial or industrial areas, approximate acreage of each use, including streets, recreational areas, and other public and/or private reservations, and approximate number of off-street parking/loading spaces.
  9. If the applicant proposes to construct the development in phases, such phases shall be identified on the master plan and the application shall include a proposed construction schedule.
- c. Development Site Plans. Every application for PDD zoning district shall contain plans that locate the development site and graphically demonstrate existing and proposed natural, manmade and legal features on and near the site in question which shall, at minimum, include the following:
1. The plans shall include a location map showing the general location of the project within the county.
  2. Development site plans shall be drawn to scale, using such a scale that all features required to be shown on the plans are readily discernible. Very large developments may require that plans show the development in sections to accomplish this objective without resorting to plans that are so large as to be cumbersome, or the objective may be accomplished by using different plans or plans drawn to different scales to illustrate different features. In all cases, the planning staff shall make the final determination whether the plans submitted are drawn to the appropriate scale.
  3. Development site plans should show on the first page the name of applicant, name of development (if any), north arrow, legend and graphic scale. In addition, plans shall indicate the phasing of development.

4. Existing natural, manmade and legal features. Development site plans shall show all existing natural manmade and legal features on the lot where the development is taking place, including, but not limited to, those listed below. In addition, the plans shall also indicate the use made of adjoining properties.

Existing Natural Features:

- a. Tree line of wooded area with notation of approximate average tree diameter and type.
- b. Orchards or other agricultural groves by common or scientific name.
- c. Streams, ponds, drainage ditches, swamps, boundaries of floodways and floodplains.

Existing Man-made features:

- a. Vehicle accommodation areas including parking areas, loading areas and circulation areas, all designed by surface material and showing the layout of existing parking spaces and direction of travel lanes, aisles, or driveways.
- b. Streets, private roads, sidewalks, and other walkways, all designated by surface material.
- c. Curbs and gutters, curb inlets and curb cuts, drainage grates and other storm water or drainage facilities, including manholes, pipes, and drainage ditches.
- d. Underground utility lines, including water, sewer, electric power, telephone, gas, cable television.
- e. Above ground utility lines and other utility facilities including fire hydrants.
- f. Buildings, structures, and signs (including dimensions of each).
- g. Location of exterior light fixtures and solid waste collection areas and containers.

Existing Legal Features:

- a. The zoning of the property, including zoning district lines where applicable.
- b. Property lines (with dimensions identified).
- c. Street right-of-way lines and utility or other easement lines.

5. Proposed changes in existing features or new features. Development site plans shall show proposed changes in existing natural features, existing manmade features and existing legal features (especially new property lines, street right-of-way lines, and utility and other easements), as well as proposed manmade features, including, but not limited to, the following:

- a. The approximate boundaries of each section, land use or density.
- b. The number of square feet in every lot created.
- c. Lot dimensions, including lot widths.
- d. The location and dimensions of all buildings and freestanding signs on the lot, as well as the distances of buildings and freestanding signs are set back from property lines, streets or street right-of-way lines.

- e. Principal side(s) buildings elevations for typical units of new buildings or exterior remodeling of existing buildings, showing building heights and proposed wall sign or window sign area.
- f. The location and dimensions of all recreational areas, with each area designated as to type of use.
- g. Areas intended to remain as open space or designated screening areas.
- h. All areas proposed for dedication to public use within the project.
- i. Streets, labeled by classification and street name, showing whether curb and gutter or shoulders and swales are to be provided and indicating street paving widths. Private drives shall also be shown and clearly labeled as such.
- j. Curb and gutters, curb inlets and curb cuts, drainage grates and other storm water or drainage facilities, including manholes, pipes, drainage ditches, retention ponds, etc.
- k. Sidewalks and walkways, showing widths and surface material.
- l. Outdoor illumination with lighting fixtures sufficiently identified.
- m. Underground utility lines, including water, sewer, electric power, telephone, gas, cable television and above-ground utility lines and other facilities including fire hydrants, solid waste collection areas, etc.

**AND IT IS SO ORDAINED** this 7th day of June, 1999.

LANCASTER COUNTY COUNCIL

Ray E. Gardner, Chairman

Polly C. Jackson, Secretary

Approved as to form and content:

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William R. Sims, County Attorney

ATTEST:

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Irene Plyler, Clerk to Council

1<sup>st</sup> reading: 05-10-99  
2<sup>nd</sup> reading: 05-24-99  
3<sup>rd</sup> reading: 06-07-99