

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE #362

**AN ORDINANCE TO AMEND THE TEXT OF THE UNIFIED DEVELOPMENT
ORDINANCE; SPECIFICALLY,
SECTIONS 4.1.12(5)(b) AND 4.1.12(5)(g) MANUFACTURED HOMES; AND
SECTION 4.1.24 TEMPORARY EMERGENCY, CONSTRUCTION OR REPAIR
RESIDENCES**

WHEREAS, it is the recommendation of the Lancaster County Joint Planning Commission that the language in Section 4.1.12(5)(g) Manufactured Homes, be modified to comply with the regulations of the Standard Building Code as it pertains to the construction of steps and landings; and

WHEREAS, it is the recommendation of the Lancaster County Joint Planning Commission that Subsection (1) of Section 4.1.24 which deals with temporary structures on nonresidential construction sites be deleted and add the requirement that such structures be removed within 30 days of the completion of the project; and

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

NOW, THEREFORE, BE IT ORDAINED by the Lancaster County Council that the following text amendments are adopted:

New Text is in Bold Type

Section 4.1.12.(5)(g)

Modifying the language as follows in Section 4.1.12(5)(g), Manufactured Homes, to comply with the regulations of the Standard Building Code as it pertains to the construction of steps and landings

Properly constructed steps and landings with minimum dimensions of three (3) feet by three (3) feet of masonry or weather resistant material shall be installed at each entrance and exit (as per section 1012.1.6 or 1997 SBC). If a manufactured home is installed at a height that any portion of the land or deck is more than thirty (30) inches above finished grade, handrails and guardrails of weather resistant material must be provided with a minimum height of thirty-six (36) inches and no more than four (4) inches between pickets (as per 1997 SBC).

Section 4.1.12(5)(b)

One (1) manufactured home and one (1) single-family detached home shall be allowed to occupy the same lot provided one (1) of the homes shall be owner occupied and each home shall have separate and independent utility (i.e., electric, gas, water, sewer) facilities situated on a

minimum lot size of 1.5 acres (65,340 square feet). One of the two units shall be maintained as an owner occupied unit **and only one of these two structures shall be a manufactured home.** At no time shall both units become rental units

Section 4.1.24

1. Delete subsection (1), Temporary Emergency, Construction or Repair Residences
2. Subsection 2 shall become subsection 1 and will read;

Permits for temporary Permits for temporary residences to be occupied pending the construction, repair, or renovation of the permanent residential building on a site shall expire within 12 months after the date of issuance, except that the Building and Zoning Official may renew such permits in three (3) month increments if he determines that such renewal is reasonably necessary to allow the proposed occupants of the permanent residential building to complete the construction, repair, renovation, or restoration work necessary to make such building habitable. **Temporary residences shall be removed within 30 days of the completion of the project.**

AND IS SO ORDAINED this 31st day of January, 2000.

LANCASTER COUNTY COUNCIL

Ray E. Gardner, Chairman

Polly C. Jackson, Secretary

Approved as to form and content:

William R. Sims, County Attorney

ATTEST:

Irene Plyler, Clerk to Council

1st reading: 12-06-1999
2nd reading: 01-10-2000
3rd reading: 01-31-2000