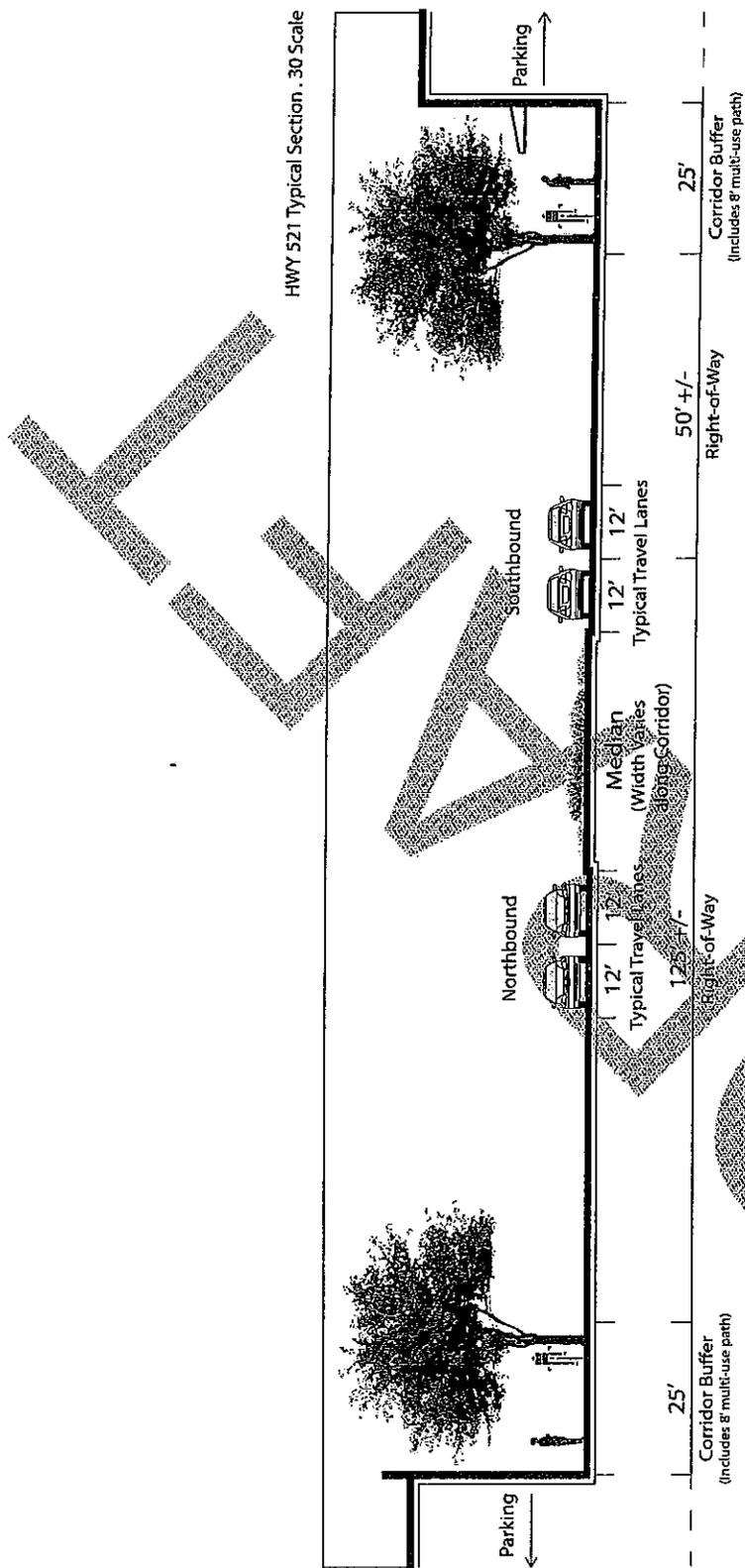


2. To ensure protection of existing trees, protection shall be provided around tree preservation areas and shall comply with the provisions set forth in § 12.11.4 of the UDO;
 3. Mitigation: Any canopy trees with a diameter (DBH) greater than twelve (12) inches and all understory trees with a diameter (DBH) greater than four (4) inches that are removed from a tree preservation area for any reason shall be replaced with another similar tree elsewhere within the preservation area, or elsewhere on a parcel. Replacement trees shall be from the approved tree list. At installation, a replacement canopy tree shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 12-14'; a replacement understory trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 10-12'.
- m. **Typical Corridor Cross Section:** The following illustration is a typical cross section along the Highway Corridor Overlay district.
- n. **Other Zoning Requirements:** To the extent that this subsection (7), establishing the Highway Corridor Overlay District, may contain land development standards and requirements that are inconsistent with or conflict with land development standards and requirements contained elsewhere in the UDO, including permitted uses of the zoning districts which underlie this overlay district, the more restrictive and stringent regulations shall be deemed controlling. Likewise, when any existing county ordinance is amended, the more restrictive provisions of such revised ordinance shall apply even if the provisions of this subsection (7) are more relaxed. In addition, all projects within the Highway Corridor Overlay District shall comply with all other applicable provisions of the UDO which are not in conflict with the preceding provisions of this subsection (7)./

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Exhibit 2



Section 2.1.5 of the Unified Development Ordinance of Lancaster County is amended by adding:

17. The Highway Corridor Overlay District is hereby established, and is subject to the following general provisions:
 - a. **Purpose and Intent:** The Highway Corridor Overlay District is established to preserve and enhance corridors that serve as major gateways leading to, from and within Lancaster County. As both commercial and residential land uses exist along such corridors, there is a desire of the residents of Lancaster County to provide standards relative to connectivity, aesthetic appearance, and safety along major gateways. The land use recommendations and design requirements contained here within are the result of a community-wide effort. As such, the intent of this district is to provide unified land development regulations that promote a sense of place and create consistency along significant corridors by improving the visual character of adjacent development. The County Council may choose to establish Highway Corridor Overlay Districts by ordinance on roads in various areas of Lancaster County by amending item (b) (1) of this subsection (7).
 - b. **District Boundaries and Applicability:** The Highway Corridor Overlay District applies to the following:
 1. All parcels fronting on or within one thousand (1,000) feet of the right-of-way of the roads listed below, except for those properties zoned and used for single family residential, including the single-family portion of a PDD development:
 - i. US Highway 521 from SC Highway 75 northward to the North/South Carolina state line; and
 - ii. SC Highway 160 from US Highway 521 westward to the York/Lancaster county line.
 2. This district shall apply to all non-residential portions of a PDD development and all HOA controlled or maintained subdivision entrances; and
 3. This district shall also apply to all shared access easements and/or cross-access easements located within the areas defined in item (b) (1) of this subsection (7) that are used to access to any parcel or parcels beyond the boundaries of this district.
 - c. **Permitted Uses:** As an overlay, the Highway Corridor Overlay District supplements standards established elsewhere in the Unified Development Ordinance of Lancaster County (the "UDO"). Any use permitted in the underlying zoning district, set forth in § 3.1 Table of Permissible Uses of the UDO, shall also be permitted in the Highway Corridor Overlay District provided it complies with the provisions of this subsection (7).
 - d. **Exceptions and Non-conforming Situations:** Any property zoned and used for a single-family residential use shall be exempt from the provisions of this subsection (7). However, if such property is rezoned for any use other than single-family, such property shall be subject to all regulations established here within. Likewise, existing development that is not single-family (including PDD development) being lawfully established prior to adoption of this Ordinance, shall also be exempt from the provisions of this subsection (7), until such time the Building Official determines renovation or expansion of the site or development exceeds fifty (50) percent of its appraised value set by the Lancaster County Tax Assessor (or the Building Official for tax-exempt developments). In addition, amendment of a PDD district being lawfully established prior to adoption of this Ordinance shall require PDD developments within such amended district(s) to comply with this subsection (7).
 - e. **Design Review:** All development design and plan reviews, as required by the UDO, shall apply to this subsection (7).
 - f. **General Requirements and Development Standards:**
 1. **Building Placement:** All buildings shall front onto a public or private street, or share a frontage line with a square or other similar common open space. The front facade of buildings shall be generally parallel to front property lines when placed along a corridor right-of-way. The following shall also apply:

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- i. The development of retail commercial centers or villages is desired over commercial "strip development" in the Highway Corridor Overlay District.
2. **Building Height:** Maximum building height shall not exceed that permitted in the underlying zoning district, set forth in Chapter 5 of the UDO.
3. **Building Vernacular:** Variation in architecture and materials is required. There shall be no large expanse of blank exterior walls along a corridor. Variation in exterior walls may be achieved through the use of windows, projections, recesses, columns, horizontal and vertical offsets, awnings, canopies, or other architectural features. Likewise, rooflines of buildings adjacent to a corridor shall also be varied to add interest and complement the character of surrounding development and neighborhoods. Variation in rooflines may be achieved through the use of gables, eaves, parapets, cupolas, or other architectural features.
4. **Materials:** Buildings, signs, walls, and other structures within the Highway Corridor Overlay District shall be constructed using quality finish materials (i.e. brick, wood, masonry, stone, concrete siding, or stucco). In general, the use of vinyl, tin, metal and masonry block (except split face/decorative masonry) shall be prohibited on the exterior walls of any building located within this district. Metal is permissible if in combination with other building materials for trim, windows, doors, roofing, other architectural elements, and signs. All sides of the building shall comply with this requirement except any side of a building that is not visible from any point on an adjoining road right-of-way. For the purposes of this subsection (7), sides of the building that are screened with landscaping, a fence, or some combination of the two shall be considered to be visible from an adjoining street and must comply with the requirements of this section. Fencing shall be of durable construction using quality material (i.e. brick, stone, other masonry, wood, metal, decorative vinyl, or any combination thereof). The finished side of the fence shall face a corridor right-of-way or other adjacent property. Chain link, welded or woven wire, and other similar fencing are not permitted in the Highway Corridor Overlay District. This requirement is for aesthetic purposes only and is not associated with building code requirements or standards.
5. **Sidewalks and Pedestrian Amenities:**
 - i. **Sidewalks and Connectivity:**
 1. Sidewalks shall be located to allow pedestrians to safely move from their vehicles to the building;
 2. Sidewalks shall connect to existing pedestrian circulation of adjacent parcels where practicable;
 3. When adjacent to a residential use district, sidewalks shall be provided to allow residents pedestrian access to and from a commercial retail development;
 4. Sidewalks shall be required on both sides of public or private streets within a commercial retail development;
 5. A multi-use path shall be required adjacent to a corridor right-of-way and shall be located in the Corridor Frontage Buffer as outlined in item (k) (2) of this subsection (7). The following shall also apply:
 - a. The multi-use path shall have a shared use for both pedestrian and bicycle circulation;
 - b. The multi-use path shall be a minimum of eight (8) feet in width, and shall be constructed of asphalt;
 - c. The multi-use path shall be located behind the required trees of the Corridor Frontage Buffer; and
 - d. The multi-use path shall be designed and constructed in a meandering appearance as to avoid long straight runs, and shall accommodate the natural topographical features of a site as much as possible.

ii. Other Pedestrian Amenities:

1. All retail commercial development or use with a gross indoor floor area in excess of forty thousand (40,000) square feet shall provide improved common open space for use by patrons. Such common open space shall be a minimum of five hundred (500) square feet in area and may include squares, plazas, greens or other similar spaces. This requirement shall also apply to all non-residential portions of a PDD development. The following shall also apply:
 - a. For purposes of this section, "improved" shall mean cleared of underbrush and debris, accessible to pedestrians and shall include one or more of the following: landscaping, walls, fences, walks or similar paved surfaces, fountains, statues, common lawns or greens, tables and chairs, benches or other seating, water fountains, litter and recycling receptacles, playground equipment or other similar furnishings and amenities;
 - b. Such spaces shall include canopy trees to provide shade. At installation, a canopy tree shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 12-14'; and
 - c. The property owners, occupants, and tenants or their agents shall be jointly and severally responsible for the maintenance and upkeep of all such common open space. All such areas shall be kept free of litter and debris, and shall generally be maintained with a neat and orderly appearance.

g. Access Management:

1. Curb Cuts and Parcel Access:

- i. All curb cuts shall adhere to the standards set forth by the South Carolina Department of Transportation ("SCDOT"), and shall comply with the requirements set forth in the Access and Roadside Management Standards ("ARMS Manual") as published by the SCDOT Traffic Engineering Division. However, within the Highway Corridor Overlay District, curb cuts along a corridor right-of-way shall be limited to one every three hundred (300) feet of street frontage. A greater distance of separation may be required as justified by a Traffic Impact Analysis or review by SCDOT;
- ii. Parcels having three hundred (300) or more feet of corridor frontage may be permitted additional points of access provided they comply with this subsection (7) and are justified by a Traffic Impact Analysis or review by SCDOT;
- iii. Access points for smaller parcels, where access to a shared driveway is limited, shall be subject to SCDOT approval and shall adhere to SCDOT standards;
- iv. Corner parcels located at an intersection of a corridor and a secondary street shall obtain access from the secondary street. Where such parcels have three hundred (300) or more feet of corridor frontage, a point of access to a corridor may be considered provided no other corridor access is located within three hundred (300) feet, and it adheres to SCDOT standards. Such additional access shall be considered on a case-by-case basis, and is subject to approval by the Planning Commission, County Council, and/or Zoning Administration;
- v. Existing median crossovers are to remain. When applicable, access to a parcel shall be aligned directly with existing median crossover. When access does not align directly with existing median crossover, such access must adhere to the SCDOT ARMS Manual; and
- vi. A Traffic Impact Analysis shall be required for all parcels over (5) acres and shall meet the requirements set forth in § 13.7.10.1 (c) of the UDO. The Traffic Impact Analysis must be conducted and sealed by a licensed South Carolina

professional engineer. Any road improvements, which are determined to be necessary, based on the results of the Traffic Impact Analysis, shall be incorporated into the final site plan prior to County approval. The Traffic Impact Analysis shall be reviewed by the County and in conjunction with the SCDOT. If a County level traffic planner is not available to review the Traffic Impact Analysis at the time of submittal, the County may choose to hire a third-party consultant to assist in this review at the request of the planning department. The cost of the Traffic Impact Analysis, including any additional reviews requested by the County, shall be paid for by the applicant.

2. Connectivity: Reduction of access points to a corridor is required. The following shall apply:
 - i. Consolidation of Access Points:
 1. Shared driveways between two or more parcels shall be required where practicable and shall require mutually executed shared access agreements; and
 2. To the extent practicable, adjoining parking lots serving non-residential buildings shall be connected and shall require mutually executed shared access agreements and/or cross-access easements.
 - ii. Stub Outs
 1. Where an undeveloped adjacent parcel exists, a stub out or cross-access easement for future stub out, shall be required to allow for connection to future parking and/or shared driveways.

h. Parking and Vehicular Access:

1. Off-street Parking: Off-street surface parking shall be located primarily to the rear of the building it serves. Side yard parking is permissible and shall occupy no more than forty five percent (45%) of the principle corridor frontage line. The following shall also apply:
 - i. Side yard parking shall not be placed in an established side yard abutting an intersecting street;
 - ii. Where dimensions or topographical constraints of existing parcels restrict the location of off-street parking to the rear of the building it serves, the restrictions on side yard parking may be modified, on a case-by-case basis, by the Planning Commission, County Council, and/or Zoning Administration;
 - iii. Uninterrupted areas of parking areas shall be limited in size. Larger parking areas shall be broken by buildings and/or landscape features as outlined in item (k)(5) of this subsection (7); and
 - iv. Parking areas shall be designed to allow pedestrians to safely move from their vehicles to the building.
2. On-street Parking: On-street parking is permitted within a retail commercial development where adequate space for parking and maneuvering is provided outside of travel lanes. On-street parking shall comply with the requirements set forth in the SCDOT ARMS Manual.
3. Parking Count and Dimension Requirements: The number of parking spaces required and required parking space dimensions shall comply with the provisions set forth in § 11.2 and § 11.4 of the UDO.
4. Off-street Loading and Unloading Areas: Off-street loading and unloading areas shall comply with the provisions set forth in § 11.11 and shall be screened from view from all residential use districts and public right-of-way using an opaque screen. Such screening requirements may be increased, on a case-by-case basis, at the recommendation of the Zoning Administrator.
5. Driveway and Internal Street Standards:
 - i. All newly constructed streets within the Highway Corridor Overlay District shall meet the construction standards of Chapter 13 of the UDO and Chapter 26 of the Lancaster County Code. The minimum right-of-way and pavement widths shall

- comply with the provisions set forth in § 26-61 of the Lancaster County Code. Where applicable, such streets shall also comply with the standards established by SCDOT;
- ii. The minimum spacing between driveway accesses to a corridor shall comply with the provisions set forth in Item (g) of this subsection (7).
 - iii. Curb and gutter shall be required on all newly constructed streets and parking areas within the Highway Corridor Overlay District; and
 - iv. Interconnectivity between adjacent parcels is required and shall comply with the provisions set forth in item (g) of this subsection (7).
- i. **Signs:** In general, signage within the Highway Corridor Overlay District shall comply with the provisions set forth in Chapter 10 of the UDO. The following additional regulations shall also apply specifically to this overlay district:
1. **Permitted Signs:** All signs that are permitted within the Highway Corridor Overlay District shall compliment the surrounding buildings in material and architectural vernacular. The following signs are permitted in the Highway Corridor Overlay District:
 - i. **Free standing ground monument signs:** All ground monument signs shall have a setback requirement of five feet from any property line or right-of-way line. Ground monument signs shall not project into any street or highway right-of-way. No more than one (1) ground monument sign shall be permitted per lot and may contain a sign face on one (1) or more sides;
 - ii. **Wall signs:** Wall signs attached flat against a wall shall not extend more than eighteen (18) inches from a wall. When a wall sign extends two (2) or more inches from a wall it shall be a minimum of eight (8) feet above any sidewalk;
 - iii. **Projecting signs:** A projecting sign perpendicular to the wall of a building may be substituted for a wall sign provided it is a minimum of eight (8) feet above any sidewalk and projects no more than six (6) feet from the wall on which it is mounted;
 - iv. **Canopy or awning signs;**
 2. **Commercial Retail Developments and Centers:** All retail commercial development or use with two or more businesses shall be allowed no more than one (1) ground monument sign. Signage for individual businesses shall be consolidated onto one (1) such ground monument. The following shall also apply:
 - i. Where such a development fronts two (2) major streets with more than five hundred (500) feet of frontage on each, one (1) additional ground monument sign may be permitted provided no more than one (1) is located on each street;
 - ii. Directional and way finding signs within a retail commercial development or center shall be grouped where practicable, shall be consistent in size, color, ornamentation, and materials, and shall compliment the surrounding buildings; and
 - iii. For such developments, a ground monument sign shall not exceed a height of twelve (12) feet. Where such a development has a gross indoor floor area in excess of forty thousand (40,000) square feet, the maximum height may be increased to no more than twenty (20) feet for a ground monument sign.
 3. **Size and Height of Signs:** The maximum size of any sign shall be as established in Chapter 10 of the UDO. A sign for any individual nonresidential use shall not exceed a height of twelve (12) feet along a corridor and a height of (4) feet along any other street. A sign for a single-family development shall not exceed a height of ten (10) feet along any street. For a multifamily residential or attached single-family development, a sign shall not exceed six (6) feet in height along a corridor and (4) feet along any other street. The height of all signs shall be measured from the lowest adjacent grade at the base of the sign;
 4. **Prohibited Signs:** The following signs, in addition to those prohibited in Chapter 10 of the UDO, are prohibited in the Highway Corridor Overlay District:

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- i. Pylon signs;
 - ii. Flashing and pulsating signs;
 - iii. Signs imitating warning signals;
 - iv. Attached or painted signs;
 - v. Off-premise signs;
 - vi. Animated signs;
 - vii. Beacons;
 - viii. Neon gas tubing or similar signs;
 - ix. Inflatable signs and tethered balloons;
 - x. Illuminated tubing or string of lights typically used for outlining property lines, open sales areas, roof lines, doors, windows or wall edges of any building, except for "holiday season" lights as permitted in item (j) (7) of this subsection (7);
 - xi. Signs that move or give the appearance of moving, including but not limited to feather signs, pennants, inflatable figures, streamers, and other signs which flutter, undulate, swing, rotate, oscillate or otherwise move by natural or artificial means;
 - xii. Reader boards, digital message boards (LED), or other similar commercial electronic variable message signs whose static message or copy change more than once every ten (10) seconds;
 - xiii. Any sign that obstructs or impedes traffic safety or obscures traffic signals, signs, or other similar traffic safety devices. Signs shall not obstruct the view of motorists using any street, driveway, parking aisles or the approach to any street intersection as to cause a traffic safety hazard. Any sight obstruction determined by the County shall be corrected immediately;
 - xiv. Any sign which exhibits statements, words or pictures that are obscene in nature; and
 - xv. Any sign which is not permitted, abandoned signs, or signs which being structurally unsafe or hazardous;
 - xvi. Any sign placed with the primary purpose of providing a sign not otherwise allowed by this section.
5. Temporary Signs: The following temporary signs are permitted provided their use complies with the requirements set forth in Chapter 10 of the UDO, including duration of display and removal requirements:
 - i. Real estate signs;
 - ii. Construction site identification signs;
 - iii. Grand opening, going out of business signs, or similar;
 - iv. Holiday signs;
 - v. Special event signs;
 - vi. Roadside stand signs;
 - vii. Signs for onsite contractors;
 - viii. Banners for religious, charitable, civic, fraternal or similar organizations;
 - ix. Banners in non-residential districts;
 - x. Other temporary signs as may be restricted by Chapter 10 of the UDO.
6. Sign Illumination: Illuminated signs, including those with internal illumination, are permitted and shall be placed and shielded so that glare from the sign does not adversely affect any adjacent property, residential use district, cause glare hazardous to pedestrians, or interfere with the operation of a vehicle on any street right-of-way. Signs shall not have light-reflecting backgrounds or letters. The intensity of light shall not exceed twenty (20) foot candles at any point on the sign face;
7. Sign Landscaping: All ground monument signs shall have, at a minimum, landscaping in accordance with the standards set forth in Chapter 10 of the UDO. Where practicable,

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landscaping shall be integral with other landscaped areas as required by this district. Minimum plant sizes at installation shall also comply with this subsection (7). All landscaping at the base of a sign shall be located so as not to obstruct any motorist's view of other vehicles moving within a parking lot or entering/exiting a driveway.

- j. **Lighting:** In general, lighting within the Highway Corridor Overlay District shall comply with the provisions set forth in § 11.6.5 of the UDO. The purpose of this item (j) is to provide aesthetic regulations and to assure that exterior lights are shielded and do not cast direct light beyond a property line. Streets, driveways, parking areas, sidewalks, and building entrances shall be lighted in order to contribute to the security of a property and to facilitate the safe passage of persons using such streets, driveways, sidewalks, and parking areas after dark. However, measures shall be provided to limit the amount of ambient light perceptible from adjacent properties and glare that may impair the vision of motorists. The following shall also apply:
1. Light intensity shall not exceed twenty (20) foot candles at any point in the Highway Corridor Overlay District. Light intensity shall not exceed two (2) foot candles at a property line adjacent to a street right-of-way or non-residential use, and shall not exceed one-half (0.5) foot candle at a property line adjacent to a residential use district;
 2. The following light intensities measured in foot candles (fc) shall also apply:
 - i. Parking Lots: 0.6fc Minimum/2.4fc Average/10fc Maximum;
 - ii. Walkways & Driveways: 0.2fc Minimum/1.0fc Average/10fc Maximum;
 - iii. Landscape & Decorative: 0fc Minimum/0.5fc Average/5.0fc Maximum; and
 - iv. Outdoor Display of Merchandise: 0.5fc Minimum/1.0fc Average/15fc Maximum;
 3. Where a lighted intersection is required, a Mast-arm traffic light shall be installed;
 4. Decorative fixtures are desired and shall be consistent throughout a site. Each fixture shall be a down-directional lighting fixture with its source being recessed within an opaque housing. All light fixtures shall be located, aimed or shielded as to limit the amount of ambient light perceptible from adjacent properties and street right-of-way. The color of all such light sources shall be white;
 5. Street lighting shall comply with SCDOT requirements where applicable. All street lights shall be consistent along a corridor and throughout a site. Such fixtures shall be shielded except that decorative street lights shall have caps to direct light downward. The color of all such light sources shall be limited to white, off-white, or as required by SCDOT;
 6. All wiring and service connections for all lighting must be underground. Likewise, the back of all signs shall have a finished appearance unless it is screened with an opaque screen and is not visible from any residential use or street right-of-way;
 7. Holiday lighting displays, lighting for approved temporary events and directional lighting during construction are exempt from these requirements provided they do not exceed the maximum foot candles and do not negatively impact safety;
 8. Fixture heights shall not exceed eighteen (18) feet except in areas where the total number of parking spaces exceed one hundred (100) spaces. In such cases, fixtures shall not exceed twenty-five (25) feet provided they are limited to the central areas of the parking area. A luminary located within fifty (50) feet of a residential use district shall not exceed a height of twelve (12) feet. Fixtures along the primary vehicular/pedestrian streets shall not exceed a height of eighteen (18) feet;
 9. Outdoor lighting installed on canopies or drive-thru facilities are permitted with a maximum foot candle reading of twenty (20) foot candles under any illuminated area. Fixtures located under a building canopy shall be flush-mount with a flat lens, shall use diffusers and be shielded;
 10. Buildings shall be safely illuminated at entry/exit locations, and shall be illuminated using shielded lighting or off-building lighting that does not generate glare or otherwise allow the light to be viewed directly from an adjacent property. Building walls may be

- illuminated and may include up-lighting. However, no building illumination shall cause the site to exceed maximum light intensity limitation;
11. Landscape lighting may include up-lighting for accent. However, no landscaping illumination shall cause the site to exceed maximum light intensity limitation, and such fixtures shall be located, aimed or shielded as to limit the amount of ambient light perceptible from adjacent properties and street right-of-way;
 12. Security lighting shall be provided, particularly at pedestrian walkways. Motion detector security lights shall be exempt from the requirements of this section provided such lights are normally "off", and are limited to being "on" for four (4) minutes or less when motion is detected;
 13. Flood lights shall be permissible for security, loading areas, and other such applications provided they are focused toward the primary building or space intended to be illuminated. Likewise, they may be aimed at no higher than a forty-five (45) degree angle, and shall be generally aimed or shielded as to limit the amount of ambient light perceptible from adjacent properties and street right-of-way;
 14. The following lighting fixtures are prohibited: non-directional lighting fixtures, searchlights, laser source lights, flashing lights or any similar high-intensity light used to attract attention, except for use during emergencies by authorized emergency, police and fire personnel;
 15. Any damaged, broken or malfunctioning light fixture or pole shall be repaired or replaced immediately; and
 16. A lighting plan shall be submitted as part of a County site plan review. The County may adjust the standards for the maximum illumination at a property line if it is determined that the design and nature of the adjacent use creates a need to either reduce or increase the maximum illumination. Likewise, the Zoning Administrator may require changes to fixtures to bring the lighting levels into compliance, or as necessary to reduce impact on adjacent properties and street right-of-way.
- k. **Landscaping, Buffer Yard, and Screening Requirements:**
1. General Landscape Requirements:
 - i. Landscaping shall comply with SCDOT sight distance and sight triangle requirements. Landscaping shall not obstruct or impede traffic safety or obscure traffic signals, signs, or other similar traffic safety devices. Likewise, landscaping shall not obstruct the view of motorists using any street, driveway, parking aisles or the approach to any street intersection as to cause a traffic safety hazard. Any sight obstruction determined by the County shall be corrected immediately;
 - ii. Native species and related cultivars are desired and shall be used where practicable. In general, all trees and shrubs shall be low maintenance, locally adapted to the area and shall conform to the requirements in the latest edition of American Standards for Nursery Stock, published by the American Association of Nurserymen;
 - iii. The use of existing trees to satisfy the requirements of this section is desired. However, supplemental plantings may be required, in the addition to native plant material, by the Zoning Administrator;
 - iv. Vacant commercial parcels shall be landscaped while vacant to stabilize the site and maintain an attractive appearance along a corridor. At a minimum, such landscaping shall include turf grass or other vegetative ground cover to stabilize the soil;
 - v. Where practicable, earthen berms may be used to comply with the landscaping, buffer yard and screening regulations of this section provided they comply with all other requirements of this district. Likewise, additional screening in the form of earthen berms (or fencing) may be required, on a case-by-case basis, by the Planning Commission, County Council, and/or Zoning Administrator. In general,

The following shall also apply to earthen berms located within the Highway Corridor Overlay District :

1. Berms shall have a minimum height of two (2) feet and a minimum crown width of eight (8) feet;
 2. Berms shall not exceed a maximum height of six (6) feet;
 3. If four (4) feet in height or less, a berm shall have a side slope no greater than three to one (3:1). If greater than four (4) feet in height, a berm shall have a side slope no greater than four to one (4:1);
 4. Berms shall be designed and constructed with an undulating appearance to resemble the natural topographical features of a site as much as possible; and
 5. The Zoning Administrator may allow an exception to the minimum and maximum height requirements for an earthen berm where topography or other natural site features may justify such an exception.
- vi. Plants shall compliment the surrounding structures in form, color and height. Compliance of this requirement shall be determined during plan review by the Planning Commission and/or Zoning Administrator; and
- vii. Landscaping Completion and Maintenance:
1. Completion: All landscaping shall be installed pursuant to the requirements of this subsection (7) or County approved landscaping plans unless substitutions are approved under the regulations set forth in § 12.13 of the UDO. A certificate of occupancy for any business or use within the Highway Corridor Overlay District shall not be issued until the required landscaping is installed by the property owners, occupants, and tenants or their agents. If agreeable to County Council and/or the Zoning Administrator, a certificate of occupancy may be issued prior to the installation of required landscaping provided the owner furnishes a surety bond, letter of credit, cash escrow, or other guarantee acceptable to the County assuring completion of all landscaping, including labor; and
 2. Maintenance: The property owners, occupants, and tenants or their agents shall be jointly and severally responsible for the maintenance of all landscaping. All landscaping required by or installed pursuant to the requirements of this subsection (7) or County approved landscaping plans shall be free of disease and maintained in a healthy condition. All required landscaping shall be kept free of litter and debris, and shall be free of dead, diseased, or severely damaged plants. Likewise, any plants removed as the result of death, disease or damage shall be replaced in a timely manner.
2. Corridor Frontage Buffer: Landscaping shall be provided along corridor frontage within the first twenty-five (25) feet of front yard as measured from the edge of the road right-of-way. The following shall also apply:
- i. Three (3) canopy trees shall be planted per one hundred (100) feet of corridor frontage and shall be equally spaced on center where possible. Where overhead utility lines exist, five (5) understory trees shall be planted per one hundred (100) feet of corridor frontage instead and shall be equally spaced on center where possible. At installation, canopy trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 12-14'; understory trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 10-12';
 - ii. In addition to the tree requirement, the Corridor Frontage Buffer shall consist of any combination of shrubs, turf grass or other ground cover. In general, no portion of the Corridor Frontage Buffer shall contain bare soil;

- iii. No impervious surface shall be allowed in this area except for driveways connecting to the point of ingress and egress, required multi-use path (see item (f)(5) of this section), sidewalks, boundary fences or walls; and
 - iv. There shall be no display of merchandise for sale, or other similar display within this area.
 3. Screening and Buffer Yards: To minimize potential conflicts between zoning districts and/or uses, the screening and buffer yard regulations established in Chapter 12 of the UDO shall apply. The following shall also apply:
 - i. Containers, dumpsters, mechanical equipment, and similar structures shall be located to the rear and/or side of the building it serves. Where practicable, utility boxes shall also be located to the rear and/or side of the building it serves;
 - ii. All containers, dumpsters, mechanical equipment, utility boxes, and similar structures shall be screened from view from all adjacent properties, residential use districts and public right-of-way using an opaque screen;
 - iii. Where applicable containers, dumpsters, and similar structures shall be screened from view, using a semi-opaque screen, from the upper levels of adjacent buildings;
 - iv. Roof-top mounted mechanical equipment shall be screened to their full height by a parapet or other structure that is complimentary to the building in material and color. Ground-mounted mechanical equipment shall be screened to their full height on all sides using an opaque screen;
 - v. Outdoor vending machines and similar devices shall be located as to limit view from residential use districts and corridor right-of-way;
 - vi. Boundary fences or walls as may be permitted in Chapter 12 of the UDO shall comply with the materials requirements of item (f) of this subsection (7);
 - vii. Chain link, welded or woven wire, and other similar fencing is not permitted unless their use is temporary during construction; and
 - viii. Screening and buffer yard regulations within the Highway Corridor Overlay District may be increased on a case-by-case basis at the recommendation of the Zoning Administrator.
 4. Median & Right-of-Way Landscaping: Median and/or street right-of-way landscaping shall be required for retail commercial development or use with a gross indoor floor area in excess of forty thousand (40,000) square feet. This requirement shall also apply to all non-residential portions of a PDD development and all HOA controlled or maintained subdivision entrances. The following shall also apply:
 - i. All landscape improvements shall be approved by SCDOT, and shall comply with the requirements set forth in the SCDOT ARMS Manual;
 - ii. An encroachment permit with SCDOT shall be required for any landscape work performed within a public street or highway right-of-way;
 - iii. Landscape improvements shall comply with SCDOT sight distance and sight triangle requirements. Any sight obstruction determined by the County or SCDOT shall be corrected immediately;
 - iv. Irrigation shall be required as determined necessary by SCDOT, per the ARMS Manual;
 - v. As required by SCDOT, applicants shall furnish, install, and maintain all plantings. Applicants shall be responsible for maintaining all vegetation (and irrigation) within the right-of-way that is contiguous with the landscape improvements. SCDOT shall not be responsible for providing water, fertilizer, labor, materials, or maintenance within the landscaping limits of the right-of-way; and
 5. Parking Area Landscaping and Screening:
 - i. Perimeter Parking Area Planting:

1. A perimeter landscape strip with a minimum width of eight (8) feet shall be required on all sides of parking areas. This area shall not be located within the required Corridor Frontage Buffer;
 2. A continuous evergreen shrub screen is required within the perimeter landscape strip. Evergreen shrubs shall be at least thirty (30) inches in height with a minimum spread of twenty-four (24) inches at time of planting, and shall be spaced no more than five (5) feet on center. Shrubs shall have an average mature height of six (6) feet. A masonry wall, three (3) feet above ground level, may be used in place of a continuous evergreen shrub screen where practicable. Such perimeter screen may be penetrated for ingress/egress;
 3. Canopy trees shall line the perimeter of all parking areas and shall be spaced no more than 40' on center. At installation, canopy trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 12-14'. Where overhead utility lines exist, understory trees shall be planted instead and shall be spaced no more than 30' on center. Understory trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 10-12'. All trees shall have all limbs trimmed at least six (6) feet above ground level;
 4. No less than a minimum of one (1) tree planting area shall be provided for every ten (10) parking spaces. Additionally, a tree planting area shall be provided at both ends of all parking aisles. Each tree planting area shall be a minimum of two hundred (200) square feet in area, being at least ten (10) feet in width, and shall be edged with a curb at least six (6) inches in height. Each tree planting area shall be planted with one (1) canopy tree shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 12-14'. Where overhead utility lines exist, understory trees shall be planted instead and shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 10-12'. In addition to the tree requirement, each tree planting area shall consist of any combination of shrubs, turf grass or other ground cover so that no portion of the tree planting area shall contain bare soil. Where sight lines may not permit shrubs, tree planting areas shall contain turf grass or other ground cover. Shrubs in tree planting areas shall be maintained at a maximum height of three (3) feet. All trees shall have all limbs trimmed at least six (6) feet above ground level;
 5. The landscaping requirements of this item (k) (5) shall not be used to meet any other landscaping, buffer yard or screening requirements of the UDO; and
 6. Parking areas with less than twenty (20) spaces shall not be subject to the provisions of this item (k) (5) of this subsection (7).
6. Lists of Recommended Trees and Shrubs: The following lists are by no means comprehensive and are intended merely to suggest the types of flora which would be appropriate along the Highway Corridor Overlay District. Plants were selected for inclusion on these lists according to their general suitability for the climate and soil conditions of this area, ease of maintenance, tolerance of area conditions, and availability from area nurseries. If an introduced species has proven highly effective in this area, it too may be a proper selection.
1. Canopy Trees:
 2. Understory Trees:
 3. Evergreen Trees:

4. Shrubs:

I. Open Space and Tree Preservation:

- i. **Open Space:** A minimum of twenty-five (25) percent of the site must be devoted to open space, public greens, or other similar areas not covered by buildings or pavement. Required setbacks and buffer yards may be included in calculating this open space requirement. All open space shall be clearly labeled as such on any plans submitted for County review;
- ii. **Tree Preservation:** All required setbacks, buffer yards and open space shall be used as tree preservation areas. All canopy trees with a diameter (DBH) greater than twenty-four (24) inches shall remain unless the Planning Commission or Zoning Administrator determines there is no suitable alternative due to unavoidable grading, or because of required configuration of a street, driveway, sidewalk, permitted sign, essential utility or buildings. In general, all such shall be located as to preserve the maximum number of existing trees possible. All canopy trees with a diameter (DBH) greater than twelve (12) inches but less than twenty-four (24) inches and all understory trees with a diameter (DBH) greater than four (4) inches shall also remain where practicable. The following shall also apply:
 1. Such trees may only be removed from tree protection areas under one or more of the following conditions:
 - a. The tree is unhealthy, diseased or dead;
 - b. The tree causes a safety hazard to nearby buildings or pedestrian or vehicular circulation;
 - c. The tree is of a species that may drop debris or sap that can significantly affect property;
 - d. The tree is interfering with an existing underground utility line;
 - e. The tree is causing significant structural damage to a building or other similar structure; and/or
 - f. It is necessary to allow construction of a street or driveway essential for access to a parcel.
 2. To ensure protection of existing trees, protection shall be provided around tree preservation areas and shall comply with the provisions set forth in § 12.11.4 of the UDO;
 3. **Mitigation:** Any canopy trees with a diameter (DBH) greater than twelve (12) inches and all understory trees with a diameter (DBH) greater than four (4) inches that are removed from a tree preservation area for any reason shall be replaced with another similar tree elsewhere within the preservation area, or elsewhere on a parcel. Replacement trees shall be from the approved tree list. At installation, a replacement canopy tree shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 12-14'; a replacement understory trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 10-12'.

m. **Typical Corridor Cross Section:** The following Illustration 1.1 is a typical cross section along the Highway Corridor Overlay district.

n. **Other Zoning Requirements:** To the extent that this subsection (7), establishing the Highway Corridor Overlay District, may contain land development standards and requirements that are inconsistent with or conflict with land development standards and requirements contained elsewhere in the UDO, including permitted uses of the zoning districts which underlie this overlay district, the more restrictive and stringent regulations shall be deemed controlling. Likewise, when any existing county ordinance is amended, the more restrictive provisions of such revised ordinance shall apply even if the provisions of this

subsection (7) are more relaxed. In addition, all projects within the Highway Corridor Overlay District shall comply with all other applicable provisions of the UDO which are not in conflict with the preceding provisions of this subsection (7)./

HWY 521 Typical Section . NTS

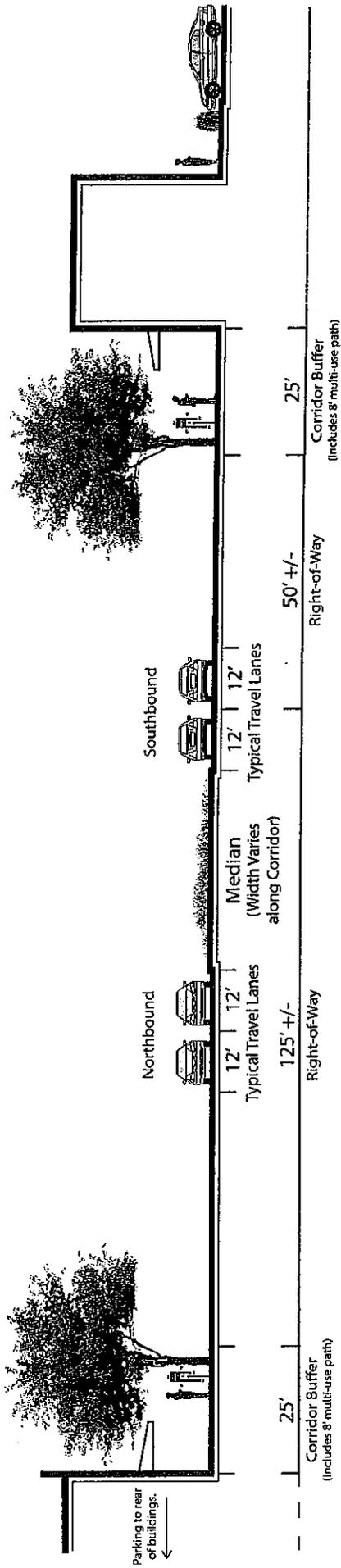


Illustration 1.1, Typical cross section along Highway Corridor Overlay District.

Section 2.1.5 of the Unified Development Ordinance of Lancaster County is amended by adding:

7. The Highway Corridor Overlay District is hereby established, and is subject to the following general provisions:
- a. **Purpose and Intent:** The Highway Corridor Overlay District is established to preserve and enhance corridors that serve as major gateways leading to, from and within Lancaster County. As both commercial and residential land uses exist along such corridors, there is a desire of the residents of Lancaster County to provide standards relative to connectivity, aesthetic appearance, and safety along major gateways. The land use recommendations and design requirements contained here within are the result of a community-wide effort. As such, the intent of this district is to provide unified land development regulations that promote a sense of place and create consistency along significant corridors by improving the visual character of adjacent development. The County Council may choose to establish Highway Corridor Overlay Districts by ordinance on roads in various areas of Lancaster County by amending Item (b) (1) of this Subsection (7).
 - b. **District Boundaries and Applicability:** The Highway Corridor Overlay District applies to the following:
 1. All parcels fronting on or within one thousand (1,000) feet of the right-of-way of the roads listed below, except for those properties zoned and used for single family residential, including the single-family portion of a PDD development:
 - i. US Highway 521 from SC Highway 75 (Waxhaw Highway) northward to the North/South Carolina state line; and
 - ii. SC Highway 160 from US Highway 521 westward to the York/Lancaster county line.
 2. This district shall apply to all non-residential portions of a PDD development and all HOA controlled or maintained subdivision entrances; and
 3. This district shall also apply to all shared access easements and/or cross-access easements located within the areas defined in Item (b) (1) of this Subsection (7), including, but not limited to, those that may be ~~that are~~ used to access ~~to~~ any parcel or parcels beyond the boundaries of this district.
 - c. **Permitted Uses:** As an overlay, the Highway Corridor Overlay District supplements standards established elsewhere in the Unified Development Ordinance of Lancaster County (the "UDO"). Any use permitted in the underlying zoning district, set forth in § 3.1 Table of Permissible Uses of the UDO, shall also be permitted in the Highway Corridor Overlay District provided it complies with the provisions of this Subsection (7).
 - d. **Exceptions and Non-conforming Situations:** Any property zoned and used for a single-family residential use shall be exempt from the provisions of this Subsection (7). However, if such property is rezoned for any use other than single-family, such property shall be subject to all regulations established here within. Likewise, existing development that is not single-family (including PDD development) being lawfully established prior to adoption of this Ordinance, shall also be exempt from the provisions of this Subsection (7), until such time the Building Official determines renovation or expansion of the site or development exceeds fifty (50) percent of its appraised value set by the Lancaster County Tax Assessor (or the Building Official for tax-exempt developments). In addition, amendment or modification of a PDD district being lawfully established prior to adoption of this Ordinance shall require PDD developments within such amended district(s) to comply with this Subsection (7).
 - e. **Design Review:** All development design and plan reviews, as required by the UDO, shall apply to this Subsection (7).
 - f. **General Requirements and Development Standards:**
 1. **Building Placement:** All buildings shall front onto a public or private street, or share a frontage line with a square or other similar common open space. The front facade of buildings shall be generally parallel to front property lines when placed along a corridor right-of-way. The following shall also apply:

- d. The multi-use path shall be designed and constructed in a meandering appearance as to avoid long straight runs, and shall accommodate the natural topographical features of a site as much as possible.
 - ii. Other Pedestrian Amenities:
 1. All retail commercial development or use with a gross indoor floor area in excess of forty thousand (40,000) square feet shall provide improved common open space for use by patrons. Such common open space shall be a minimum of five hundred (500) square feet in area and may include squares, plazas, greens or other similar spaces. This requirement shall also apply to all non-residential portions of a PDD development. The following shall also apply:
 - a. For purposes of this section, "improved" shall mean cleared of underbrush and debris, accessible to pedestrians and shall include one or more of the following: landscaping, walls, fences, walks or similar paved surfaces, fountains, statues, common lawns or greens, tables and chairs, benches or other seating, water fountains, litter and recycling receptacles, playground equipment or other similar furnishings and amenities;
 - b. Such spaces shall include canopy trees to provide shade. At installation, a canopy tree shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 12-14'; and
 - c. The property owners, occupants, and tenants or their agents shall be jointly and severally responsible for the maintenance and upkeep of all such common open space. All such areas shall be kept free of litter and debris, and shall generally be maintained with a neat and orderly appearance.
- g. Access Management:
1. Curb Cuts and Parcel Access:
 - i. All curb cuts shall adhere to the standards set forth by the South Carolina Department of Transportation ("SCDOT"), and shall comply with the requirements set forth in the latest edition of the Access and Roadside Management Standards ("ARMS Manual") as published by the SCDOT Traffic Engineering Division. However, within the Highway Corridor Overlay District, curb cuts along a corridor right-of-way shall be limited to one every three hundred (300) feet of street frontage. A greater distance of separation may be required as justified by a Traffic Impact Analysis or review by SCDOT;
 - ii. Parcels having three hundred (300) or more feet of corridor frontage may be permitted additional points of access provided they comply with this Subsection (7) and are justified by a Traffic Impact Analysis or review by SCDOT;
 - iii. Access points for smaller parcels, where access to a shared driveway is limited, shall be subject to SCDOT approval and shall adhere to SCDOT standards;
 - iv. Corner parcels located at an intersection of a corridor and a secondary street shall obtain access from the secondary street. Where such parcels have three hundred (300) or more feet of corridor frontage, a point of access to a corridor may be considered provided no other corridor access is located within three hundred (300) feet, and it adheres to SCDOT standards. Such additional access shall be considered on a case-by-case basis, and is subject to approval by SCDOT, ~~the Planning Commission, County Council, and/or the Zoning Administration~~;
 - v. Existing median crossovers are to remain. When applicable, access to a parcel shall be aligned directly with existing median crossover. When access does not

- align directly with existing median crossover, such access must adhere to the [latest edition of the](#) SCDOT ARMS Manual; and
- vi. A Traffic Impact Analysis shall be required for all parcels over (5) acres and shall meet the requirements set forth in § 13.7.10.1 (c) of the UDO. The Traffic Impact Analysis must be conducted and sealed by a licensed South Carolina professional engineer. Any road improvements, which are determined to be necessary, based on the results of the Traffic Impact Analysis, shall be incorporated into the final site plan prior to County approval. The Traffic Impact Analysis shall be reviewed by the County and in conjunction with the SCDOT. If a County level traffic planner is not available to review the Traffic Impact Analysis at the time of submittal, the County may choose to hire a third-party consultant to assist in this review at the request of the planning department. The cost of the Traffic Impact Analysis, including any additional reviews requested by the County, shall be paid for by the applicant.
2. Connectivity: Reduction of access points to a corridor is required. The following shall apply:
 - i. Consolidation of Access Points:
 1. Shared driveways between two or more parcels shall be required where practicable and shall require mutually executed shared access agreements; and
 2. To the extent practicable, adjoining parking lots serving non-residential buildings shall be connected and shall require mutually executed shared access agreements and/or cross-access easements.
 - ii. Stub Outs
 1. Where an undeveloped adjacent parcel exists, a stub out or cross-access easement for future stub out, shall be required to allow for connection to future parking and/or shared driveways.
- h. Parking and Vehicular Access:**
1. Off-street Parking: Off-street surface parking shall be located primarily to the rear of the building it serves. Side yard parking is permissible and shall occupy no more than forty five percent (45%) of the principle corridor frontage line. The following shall also apply:
 - i. Side yard parking shall not be placed in an established side yard abutting an intersecting street;
 - ii. Where dimensions or topographical constraints of existing parcels restrict the location of off-street parking to the rear of the building it serves, the restrictions on side yard parking may be modified, on a case-by-case basis, by the ~~Planning Commission, County Council, and/or~~ Zoning Administration;
 - iii. Uninterrupted areas of parking areas shall be limited in size. Larger parking areas shall be broken by buildings and/or landscape features as outlined in Item (k)(5) of this Subsection (7); and
 - iv. Parking areas shall be designed to allow pedestrians to safely move from their vehicles to the building.
 2. On-street Parking: On-street parking is permitted within a retail commercial development where adequate space for parking and maneuvering is provided outside of travel lanes. On-street parking shall comply with the requirements set forth in the [latest edition of the](#) SCDOT ARMS Manual.
 3. Parking Count and Dimension Requirements: The number of parking spaces required and required parking space dimensions shall comply with the provisions set forth in § 11.2 and § 11.4 of the UDO.
 4. Off-street Loading and Unloading Areas: Off-street loading and unloading areas shall comply with the provisions set forth in § 11.11 and shall be screened from view from all residential use districts and public right-of-way using an opaque screen. Such screening requirements may be increased, on a case-by-case basis, at the recommendation of the Zoning Administrator.

5. Driveway and Internal Street Standards:

- i. All newly constructed streets within the Highway Corridor Overlay District shall meet the construction standards of Chapter 13 of the UDO and Chapter 26 of the Lancaster County Code. The minimum right-of-way and pavement widths shall comply with the provisions set forth in § 26-61 of the Lancaster County Code. Where applicable, such streets shall also comply with the standards established by SCDOT;
 - ii. The minimum spacing between driveway accesses to a corridor shall comply with the provisions set forth in Item (g) of this Subsection (7).
 - iii. Curb and gutter shall be required on all newly constructed streets and parking areas within the Highway Corridor Overlay District; and
 - iv. Interconnectivity between adjacent parcels is required and shall comply with the provisions set forth in Item (g) of this Subsection (7).
- i. **Signs:** In general, signage within the Highway Corridor Overlay District shall comply with the provisions set forth in Chapter 10 of the UDO. The following additional regulations shall also apply specifically to this overlay district:
1. Permitted Signs: All signs that are permitted within the Highway Corridor Overlay District shall compliment the surrounding buildings in material and architectural vernacular. The following signs are permitted in the Highway Corridor Overlay District:
 - i. Free standing ground monument signs: All ground monument signs shall have a setback requirement of five feet from any property line or right-of-way line. Ground monument signs shall not project into any street or highway right-of-way. No more than one (1) ground monument sign shall be permitted per lot and may contain a sign face on ~~one (1) or more~~ no more than two (2) sides;
 - ii. Wall signs: Wall signs attached flat against a wall shall not extend more than eighteen (18) inches from a wall. When a wall sign extends two (2) or more inches from a wall it shall be a minimum of eight (8) feet above any sidewalk;
 - iii. Projecting signs: A projecting sign perpendicular to the wall of a building may be substituted for a wall sign provided it is a minimum of eight (8) feet above any sidewalk and projects no more than six (6) feet from the wall on which it is mounted;
 - iv. Canopy or awning signs: A canopy or awning signs shall be a minimum of nine (9) feet above any sidewalk or other pavement and shall not be placed higher than the bottom of the second floor or higher than the roofline of single-story structures.
 2. Commercial Retail Developments and Centers: All retail commercial development or use with two or more businesses shall be allowed no more than one (1) ground monument sign. Signage for individual businesses shall be consolidated onto one (1) such ground monument. The following shall also apply:
 - i. Where such a development fronts two (2) major streets with more than five hundred (500) feet of frontage on each, one (1) additional ground monument sign may be permitted provided no more than one (1) is located on each street;
 - ii. Directional and way finding signs within a retail commercial development or center shall be grouped where practicable, shall be consistent in size, color, ornamentation, and materials, and shall compliment the surrounding buildings; and
 - iii. For such developments, a ground monument sign shall not exceed a height of twelve (12) feet. Where such a development has a gross indoor floor area in excess of forty thousand (40,000) square feet, the maximum height may be increased to no more than twenty (20) feet for a ground monument sign.
 3. Size and Height of Signs: The maximum size of any sign shall be as established in Chapter 10 of the UDO. A sign for any individual non-residential use shall not exceed a height of twelve (12) feet along a corridor and a height of (4) feet along any other street. A sign for a single-family development shall not exceed a height of ten (10) feet along

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any street. For a multifamily residential or attached single-family development, a sign shall not exceed six (6) feet in height along a corridor and (4) feet along any other street. The height of all signs shall be measured from the lowest adjacent grade at the base of the sign;

4. Prohibited Signs: The following signs, in addition to those prohibited in Chapter 10 of the UDO, are prohibited in the Highway Corridor Overlay District:
 - i. Pylon signs;
 - ii. Flashing and pulsating signs;
 - iii. Signs imitating warning signals;
 - iv. Attached or painted signs;
 - v. Off-premise signs;
 - vi. Animated signs;
 - vii. Beacons;
 - viii. Neon gas tubing or similar signs;
 - ix. Inflatable signs and tethered balloons;
 - x. Illuminated tubing or string of lights typically used for outlining property lines, open sales areas, roof lines, doors, windows or wall edges of any building, except for "holiday season" lights as permitted in Item (j) (7) of this Subsection (7);
 - xi. Signs that move or give the appearance of moving, including but not limited to feather signs, pennants, inflatable figures, streamers, and other signs which flutter, undulate, swing, rotate, oscillate or otherwise move by natural or artificial means;
 - xii. Reader boards, digital message boards (including LED screens), or other similar commercial electronic variable message signs whose static message or copy change more than once every ~~ten (10)~~ thirty (30) seconds. In general, signs displaying continuous moving copy or image, whether digital or analog, shall not be permitted. Note: Signs using LED illumination and/or displays are permissible provided the copy or image being displayed remains static or changes no more than once every thirty (30) seconds;
 - xiii. Any sign that obstructs or impedes traffic safety or obscures traffic signals, signs, or other similar traffic safety devices. Signs shall not obstruct the view of motorists using any street, driveway, parking aisles or the approach to any street intersection as to cause a traffic safety hazard. Any sight obstruction determined by the County or SCDOT shall be corrected immediately;
 - xiv. Any sign which exhibits statements, words or pictures that are obscene in nature; **and**
 - xv. Any sign which is not permitted, abandoned signs, or signs which being structurally unsafe or hazardous; **and**
 - xvi. Any sign placed with the primary purpose of providing a sign not otherwise allowed by this section.
5. Temporary Signs: The following temporary signs are permitted provided their use complies with the requirements set forth in Chapter 10 of the UDO, including duration of display and removal regulations**requirements**:
 - i. Real estate signs;
 - ii. Construction site identification signs;
 - iii. Grand opening, going out of business signs, or similar;
 - iv. Holiday signs;
 - v. Special event signs;
 - vi. Roadside stand signs;
 - vii. Signs for onsite contractors;
 - viii. Banners for religious, charitable, civic, fraternal or similar organizations;
 - ix. Banners in non-residential districts;

- x. Other temporary signs as may be restricted by Chapter 10 of the UDO.
6. Sign Illumination: Illuminated signs, including those with internal illumination, are permitted and shall be placed and shielded so that glare from the sign does not adversely affect any adjacent property, residential use district, cause glare hazardous to pedestrians, or interfere with the operation of a vehicle on any street right-of-way. Signs shall not have light-reflecting backgrounds or letters. The intensity of light shall not exceed twenty (20) foot candles at any point on the sign face;
7. Sign Landscaping: All ground monument signs shall have, at a minimum, landscaping in accordance with the standards set forth in Chapter 10 of the UDO. Where practicable, landscaping shall be integral with other landscaped areas as required by this district. Minimum plant sizes at installation shall also comply with this Subsection (7). Likewise, all landscaping at the base of a sign shall comply with Item (k) (i) of this Subsection (7). ~~be located so as not to obstruct any motorist's view of other vehicles moving within a parking lot or entering/exiting a driveway.~~
- j. Lighting: In general, lighting within the Highway Corridor Overlay District shall comply with the provisions set forth in § 11.6.5 of the UDO. The purpose of this Item (j) is to provide aesthetic regulations and to assure that exterior lights are shielded and do not cast direct light beyond a property line. Streets, driveways, parking areas, sidewalks, and building entrances shall be lighted in order to contribute to the security of a property and to facilitate the safe passage of persons using such streets, driveways, sidewalks, and parking areas after dark. However, measures shall be provided to limit the amount of ambient light perceptible from adjacent properties and glare that may impair the vision of motorists. The following shall also apply:
1. Light intensity shall not exceed twenty (20) foot candles at any point in the Highway Corridor Overlay District. Light intensity shall not exceed two (2) foot candles at a property line adjacent to a street right-of-way or non-residential use, and shall not exceed one-half (0.5) foot candle at a property line adjacent to a residential use district;
 2. The following light intensities measured in foot candles (fc) shall also apply:
 - i. Parking Lots: 0.6fc Minimum/2.4fc Average/10fc Maximum;
 - ii. Walkways & Driveways: 0.2fc Minimum/1.0fc Average/10fc Maximum;
 - iii. Landscape & Decorative: 0fc Minimum/0.5fc Average/5.0fc Maximum; and
 - iv. Outdoor Display of Merchandise: 0.5fc Minimum/1.0fc Average/ 15fc Maximum;
 3. Where a lighted intersection is required, a mast-arm traffic light shall be installed. At a minimum, the standard metal mast-arm poles set forth by Duke Energy Corporation shall be installed. Complete cost of the installation shall be paid by the developer. In addition, the County may require the developer to furnish a surety bond, letter of credit, cash escrow, or other guarantee acceptable to the County to cover future repairs and replacement;
 4. Decorative fixtures are desired and shall be consistent throughout a site. Each fixture shall be a down-directional lighting fixture with its source being recessed within an opaque housing. All light fixtures shall be located, aimed or shielded as to limit the amount of ambient light perceptible from adjacent properties and street right-of-way. The color of all such light sources shall be white;
 5. Street lighting shall comply with SCDOT requirements where applicable. All street lights shall be consistent along a corridor and throughout a site. Such fixtures shall be shielded and down-directional except that decorative street ~~lamps~~lights with acorn style luminaries shall have caps to direct light downward. The color of all such light sources shall be limited to white, ~~off-white~~, or as required by SCDOT;
 6. All wiring and service connections for all lighting must be underground. Likewise, the back of all signs shall have a finished appearance unless it is screened with an opaque screen and is not visible from any residential use or street right-of-way;

7. Holiday lighting displays, lighting for approved temporary events and directional lighting during construction are exempt from these requirements provided they do not exceed the maximum foot candles and do not negatively impact safety;
 8. Fixture heights shall not exceed eighteen (18) feet except in areas where the total number of parking spaces exceed one hundred (100) spaces. In such cases, fixtures shall not exceed twenty-five (25) feet provided they are limited to the central areas of the parking area. A luminary located within fifty (50) feet of a residential use district shall not exceed a height of twelve (12) feet. Fixtures along the primary vehicular/pedestrian streets shall not exceed a height of eighteen (18) feet;
 9. Outdoor lighting installed on canopies or drive-thru facilities are permitted with a maximum foot candle reading of twenty (20) foot candles under any illuminated area. Fixtures located under a building canopy shall be flush-mount with a flat lens, shall use diffusers and be shielded;
 10. Buildings shall be safely illuminated at entry/exit locations, and shall be illuminated using shielded lighting or off-building lighting that does not generate glare or otherwise allow the light to be viewed directly from an adjacent property. Building walls may be illuminated and may include up-lighting, provided such fixtures comply with Item (j) (2). However, no building illumination shall cause the site to exceed maximum light intensity limitation;
 11. Landscape lighting may include up-lighting for accent, provided such fixtures comply with Item (j) (2). However, no landscaping illumination shall cause the site to exceed maximum light intensity limitation, and such fixtures shall be located, aimed or shielded as to limit the amount of ambient light perceptible from adjacent properties and street right-of-way;
 12. Security lighting shall be provided, particularly at pedestrian walkways. Motion detector security lights shall be exempt from the foot candle requirements of this section provided such lights are normally "off", and are limited to being "on" for four (4) minutes or less when motion is detected;
 13. Flood lights shall be permissible for security, loading areas, and other such applications provided they are focused toward the primary building or space intended to be illuminated. Likewise, they may be aimed at no higher than a forty-five (45) degree angle, and shall be generally aimed or shielded as to limit the amount of ambient light perceptible from adjacent properties and street right-of-way;
 14. The following lighting fixtures are prohibited: non-directional lighting fixtures, searchlights, laser source lights, flashing lights or any similar high-intensity light used to attract attention, except for use during emergencies by authorized emergency, police and fire personnel;
 15. Any damaged, broken or malfunctioning light fixture or pole shall be repaired or replaced immediately; and
 16. A lighting plan shall be submitted as part of a County site plan review. The County may adjust the standards for the maximum illumination at a property line if it is determined that the design and nature of the adjacent use creates a need to either reduce or increase the maximum illumination. Likewise, the Zoning Administrator may require changes to fixtures to bring the lighting levels into compliance, or as necessary to reduce impact on adjacent properties and street right-of-way.
- k. Landscaping, Buffer Yard, and Screening Requirements:**
1. General Landscape Requirements:
 - i. Landscaping shall comply with SCDOT sight distance and sight triangle requirements. Landscaping shall not obstruct or impede traffic safety or obscure traffic signals, signs, or other similar traffic safety devices. Likewise, landscaping shall not obstruct the view of motorists using any street, driveway, parking aisles or the approach to any street intersection as to cause a traffic safety hazard. Any sight obstruction determined by the County or SCDOT shall be corrected immediately;

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- ii. Native species and related cultivars are desired and shall be used where practicable. In general, all trees and shrubs shall be low maintenance, locally adapted to the area and shall conform to the requirements in the latest edition of American Standards for Nursery Stock, published by the American Association of Nurserymen;
- iii. The use of existing vegetation ~~trees~~ to satisfy the requirements of this section is desired. However, supplemental plantings may be required, in the addition to native plant material, by the Zoning Administrator;
- iv. Vacant commercial parcels shall be landscaped while vacant to stabilize the site and maintain an attractive appearance along a corridor. At a minimum, such landscaping shall include turf grass or other vegetative ground cover to stabilize the soil;
- v. Where practicable, earthen berms may be used to comply with the landscaping, buffer yard and screening regulations of this section provided they comply with all other requirements of this district. Likewise, additional screening in the form of earthen berms (or fencing) may be required, on a case-by-case basis, by ~~the the County Planning Commission, County Council, and/or Zoning Administrator~~. In general, The following shall also apply to earthen berms located within the Highway Corridor Overlay District:
 - 1. Berms shall have a minimum height of two (2) feet and a minimum crown width of eight (8) feet;
 - 2. Berms shall not exceed a maximum height of six (6) feet;
 - 3. If four (4) feet in height or less, a berm shall have a side slope no greater than three to one (3:1). If greater than four (4) feet in height, a berm shall have a side slope no greater than four to one (4:1);
 - 4. Berms shall be designed and constructed with an undulating appearance to resemble the natural topographical features of a site as much as possible; and
 - 5. The Zoning Administrator may allow an exception to the minimum and maximum height requirements for an earthen berm where topography or other natural site features may justify such an exception.
- vi. Plants shall compliment the surrounding structures in form, color and height. Compliance of this requirement shall be determined during site plan review by the ~~County Planning Commission and/or~~ Zoning Administrator; and
- vii. Landscaping Completion and Maintenance:
 - 1. Completion: All landscaping shall be installed pursuant to the requirements of this Subsection (7) or County approved landscaping plans unless substitutions are approved under the regulations set forth in § 12.13 of the UDO. A certificate of occupancy for any business or use within the Highway Corridor Overlay District shall not be issued until the required landscaping is installed by the property owners, occupants, and tenants or their agents. If agreeable to ~~County Council and/or~~ the Zoning Administrator, a certificate of occupancy may be issued prior to the installation of required landscaping provided the owner furnishes a surety bond, letter of credit, cash escrow, or other guarantee acceptable to the County assuring completion of all landscaping, including labor; and
 - 2. Maintenance: The property owners, occupants, and tenants or their agents shall be jointly and severally responsible for the maintenance of all landscaping. All landscaping required by or installed pursuant to the requirements of this Subsection (7) or County approved landscaping plans shall be free of disease and maintained in a healthy condition. All required landscaping shall be kept free of litter and debris, and shall be free of dead, diseased, or severely damaged plants. Likewise, any plants

- removed as the result of death, disease or damage shall be replaced in a timely manner.
2. Corridor Frontage Buffer: Landscaping shall be provided along corridor frontage within the first twenty-five (25) feet of front yard as measured from the edge of the road right-of-way. The following shall also apply:
 - i. Three (3) canopy trees shall be planted per one hundred (100) feet of corridor frontage and shall be equally spaced on center where possible. Where overhead utility lines exist, five (5) understory trees shall be planted per one hundred (100) feet of corridor frontage instead and shall be equally spaced on center where possible. At installation, canopy trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 12-14'; understory trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 10-12';
 - ii. In addition to the tree requirement, the Corridor Frontage Buffer shall consist of any combination of shrubs, turf grass or other ground cover. In general, no portion of the Corridor Frontage Buffer shall contain bare soil;
 - iii. No impervious surface shall be allowed in this area except for driveways connecting to the point of ingress and egress, required multi-use path (see Item (f)(5) of this section), or other sidewalks, boundary fences or walls; and
 - iv. There shall be no display of merchandise for sale, or other similar display within this area.
 3. Screening and Buffer Yards: To minimize potential conflicts between zoning districts and/or uses, the screening and buffer yard regulations established in Chapter 12 of the UDO shall apply. The following shall also apply:
 - i. Containers, dumpsters, mechanical equipment, and similar structures shall be located to the rear and/or side of the building it serves. Where practicable, utility boxes shall also be located to the rear and/or side of the building it serves;
 - ii. All containers, dumpsters, mechanical equipment, utility boxes, and similar structures shall be screened from view from all adjacent properties, residential use districts and public right-of-way using an opaque screen;
 - iii. Where applicable containers, dumpsters, and similar structures shall be screened from view, using a semi-opaque screen, from the upper levels of adjacent buildings;
 - iv. Roof-top mounted mechanical equipment shall be screened to their full height by a parapet or other structure that is complimentary to the building in material and color. Ground-mounted mechanical equipment shall be screened to their full height on all sides using an opaque screen;
 - v. Outdoor vending machines and similar devices shall be located as to limit view from residential use districts and corridor right-of-way;
 - vi. Boundary fences or walls as may be permitted in Chapter 12 of the UDO shall comply with the materials requirements of Item (f)(4) of this Subsection (7);
 - vii. Chain link, welded or woven wire, and other similar fencing is not permitted unless their use is temporary during construction; and
 - viii. Screening and buffer yard regulations within the Highway Corridor Overlay District may be increased on a case-by-case basis at the recommendation of the Zoning Administrator.
 4. Median & Right-of-Way Landscaping: Median and/or street right-of-way landscaping shall be required for retail commercial development or use with a gross indoor floor area in excess of forty thousand (40,000) square feet. This requirement shall also apply to all non-residential portions of a PDD development and all HOA controlled or maintained subdivision entrances. The following shall also apply:
 - i. All landscape improvements shall be approved by SCDOT, and shall comply with the requirements set forth in the latest edition of the SCDOT ARMS Manual;

- ii. An encroachment permit with SCDOT shall be required for any landscape work performed within a public street or highway right-of-way;
- iii. Landscape improvements shall comply with SCDOT sight distance and sight triangle requirements. Any sight obstruction determined by the County or SCDOT shall be corrected immediately;
- iv. Irrigation shall be required as determined necessary by SCDOT, per the latest edition of the ARMS Manual; and
- v. As required by SCDOT, applicants shall furnish, install, and maintain all plantings. Applicants shall be responsible for maintaining all vegetation (and irrigation) within the right-of-way that is contiguous with the landscape improvements. SCDOT shall not be responsible for providing water, fertilizer, labor, materials, or maintenance within the landscaping limits of the right-of-way; and-

5. Parking Area Landscaping and Screening:

- i. Perimeter Parking Area Planting:
 1. A perimeter landscape strip with a minimum width of eight (8) feet shall be required on all sides of parking areas. This area shall not be located within the required Corridor Frontage Buffer;
 2. A continuous evergreen shrub screen is required within the perimeter landscape strip. Evergreen shrubs shall be at least ~~thirty-six~~ (30) inches in height with a minimum spread of twenty-four (24) inches at time of planting, and shall be spaced no more than five (5) feet on center. Shrubs shall have an average mature height of six (6) feet. A masonry wall, three (3) feet above ground level, may be used in place of a continuous evergreen shrub screen where practicable. Such perimeter screen may be penetrated for ingress/egress;
 3. Canopy trees shall line the perimeter of all parking areas and shall be spaced no more than 40' on center. At installation, canopy trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 12-14'. Where overhead utility lines exist, understory trees shall be planted instead and shall be spaced no more than 30' on center. Understory trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 10-12'. All trees shall have all limbs trimmed at least six (6) feet above ground level;
 4. No less than a minimum of one (1) tree planting area shall be provided for every ten (10) parking spaces. Additionally, a tree planting area shall be provided at both ends of all parking aisles. Each tree planting area shall be a minimum of two hundred (200) square feet in area, being at least ten (10) feet in width, and shall be edged with a curb at least six (6) inches in height. Each tree planting area shall be planted with one (1) canopy tree shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 12-14'. Where overhead utility lines exist, understory trees shall be planted instead and shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 10-12'. In addition to the tree requirement, each tree planting area shall consist of any combination of shrubs, turf grass or other ground cover so that no portion of the tree planting area shall contain bare soil. Where sight lines may not permit shrubs, tree planting areas shall contain turf grass or other ground cover. Shrubs in tree planting areas shall be maintained at a maximum height of ~~thirty hree~~ (30) ~~inches~~feet. All trees shall have all limbs trimmed at least six (6) feet above ground level;

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5. The landscaping requirements of this Item (k) (5) shall not be used to meet any other landscaping, buffer yard or screening requirements of the UDO; and
 6. Parking areas with less than twenty (20) spaces shall not be subject to the provisions of this Item (k) (5) of this Subsection (7).
6. Lists of Recommended Trees and Shrubs: The following lists are by no means comprehensive and are intended merely to suggest the types of flora which would be appropriate along the Highway Corridor Overlay District. Plants were selected for inclusion on these lists according to their general suitability for the climate and soil conditions of this area, ease of maintenance, tolerance of area conditions, and availability from area nurseries. If an introduced species has proven highly effective in this area, it too may be a proper selection.

1. Canopy Trees:

Canopy Trees	
Common Name	Scientific Name
Red Maple	Acer rubrum
Sugar Maple	Acer saccharinum
River Birch	Betula nigra
American Hornbeam	Carpinus caroliniana
Bitternut Hickory	Carya cordiformis
Pecan	Carya illinoensis
Shagbark Hickory	Carya ovata
Chinese Chestnut	Castanea mollissima
Sugar Hackberry	Celtis laevigata
Common Hackberry	Celtis occidentalis
Persimmon	Diospyros virginiana
Beech	Fagus grandifolia
White Ash	Fraxinus americana
Green Ash	Fraxinus pennsylvanica
Ginkgo	Ginkgo biloba 'Fairmont' or 'LakeView'

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Shademaster Honeylocust	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster'
Kentucky Coffeetree	<i>Gymnocladus dioica</i>
Chinese Flame Tree	<i>Koelreuteria bipinnata</i>
Sweet Gum	<i>Liquidambar styraciflua</i> 'Rotundiloba'
Tulip poplar	<i>Liriodendron tulipifera</i>
Cucumber Magnolia	<i>Magnolia acuminata</i>
Dawn Redwood	<i>Metasequoia glyptostroboides</i>
Black Gum	<i>Nyssa sylvatica</i>
London Planetree	<i>Platanus x acerifolia</i>
Sawtooth Oak	<i>Quercus acutissima</i>
White Oak	<i>Quercus alba</i>
Scarlet Oak	<i>Quercus coccinea</i>
Southern Red Oak	<i>Quercus falcata</i>
Laurel Oak	<i>Quercus hemisphaerica</i>
Overcup Oak	<i>Quercus lyrata</i>
Water Oak	<i>Quercus nigra</i>
Nuttall Oak	<i>Quercus nuttallii</i>
Pin Oak	<i>Quercus palustris</i>
Willow Oak	<i>Quercus phellos</i>
Red Oak	<i>Quercus rubra</i>
Shumard Oak	<i>Quercus shumardii</i>
Post Oak	<i>Quercus stellata</i>
Black Oak	<i>Quercus velutina</i>

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Japanese Pagoda Tree	<i>Sophora japonica</i>
Bald Cypress	<i>Taxodium distichum</i>
Little Leaf Linden	<i>Tilia cordata</i>
Lacebark Elm	<i>Ulmus parvifolia</i>
Japanese Zelkova	<i>Zelkova serrata</i>

2. Understory Trees:

Understory Trees	
Common Name	Scientific Name
Trident Maple	<i>Acer buergerianum</i>
Amur Maple	<i>Acer ginnala</i>
Paperbark Maple	<i>Acer griseum</i>
Japanese Maple	<i>Acer palmatum</i>
Bottlebrush Buckeye	<i>Aesculus parviflora</i>
Serviceberry	<i>Amelanchier arborea</i>
European Hornbeam	<i>Carpinus betulus</i>
American Hornbeam	<i>Carpinus caroliniana</i>
Eastern Redbud	<i>Cercis canadensis</i>
Chinese Redbud	<i>Cercis chinensis</i>
Chinese Fringetree	<i>Chionanthus retusus</i>
Fringetree	<i>Chionanthus virginicus</i>
Flowering Dogwood	<i>Cornus florida</i>

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Kousa Dogwood	Cornus kousa
Rutger's Hybrid Dogwood	Cornus x 'Cultivar'
Smoketree	Cotinus coggygria
Washington Hawthorn	Crataegus phaenopyrum
Green Hawthorne	Crataegus viridis 'Winter King'
Carolina Silverbell	Halesia carolina
Golden Rain Tree	Koelreuteria paniculata
Crape Myrtle	Lagerstroemia indica, Lagerstroemia x fauriei
Star magnolia	Magnolia stellata
Saucer Magnolia	Magnolia x soulangeana
Japanese Flowering Crabapple	Malus floribunda
Flowering Crabapple	Malus hybrida
Wax Myrtle	Myrica cerifera
Sourwood	Oxydendrum arboreum
Chinese Pistache	Pistacia chinensis
Purpleleaf Plum	Prunus cerasifera 'Pissardii'
Kwanzan Cherry	Prunus serrulata 'Kwanzan'
Weeping Cherry	Prunus subhirtella pendula
Okame Cherry	Prunus x incam 'Okame'
Yoshino Cherry	Prunus x yedoensis
Pussy Willow	Salix discolor

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Chinese Elm	Ulmus parvifolia
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3. Evergreen Trees:

Evergreen Trees (Large Maturing)	
Common Name	Scientific Name
Deodar Cedar	Cedrus deodara
Japanese Cedar	Cryptomeria japonica
Savannah Holly	Ilex x attenuata 'Savannah'
Eastern Red Cedar	Juniperus virginiana
Southern Magnolia	Magnolia grandiflora
Shortleaf Pine	Pinus echinata
Loblolly Pine	Pinus taeda
Japanese Black Pine	Pinus thunbergiana
Laurel Oak	Quercus laurifolia
Green Giant Arborvitae	Thuja (<i>standishii</i> x <i>plicata</i>) 'Green Giant'
American Arborvitae	Thuja occidentalis
Canadian Hemlock	Tsuga canadensis
Carolina Hemlock	Tsuga caroliniana
Evergreen Trees (Small Maturing)	
Common Name	Scientific Name
Hinoki Falsecypress	Chamaecyparis obtusa 'Filicoides'
Foster Holly	Ilex x attenuate 'Fosteri'
American Holly	Ilex opaca
Greenleaf Holly	Ilex opaca 'Greenleaf'

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Yaupon Holly	<i>Ilex vomitoria</i>
'Emily Bruner' Holly	<i>Ilex</i> x 'Emily Bruner'
Nellie Stevens Holly	<i>Ilex</i> x 'Nellie R. Stevens'
Holly (large cultivars/varieties)	<i>Ilex</i> x 'Cultivar'
Little Gem Magnolia	<i>Magnolia grandiflora</i> 'Little Gem'
Virginia Pine	<i>Pinus virginiana</i>
Carolina Cherry Laurel	<i>Prunus caroliniana</i>
Emerald Arborvitae	<i>Thuja occidentalis</i> 'Emerald'

4. Shrubs:

Shrubs (Under 6 Feet)	
Common Name	Scientific Name
Glossy Abelia	<i>Abelia</i> x <i>grandiflora</i>
Wintergreen Barberry	<i>Berberis julianae</i>
Japanese Barberry	<i>Berberis thunbergii</i>
Mentor Barberry	<i>Berberis</i> x <i>mentorensis</i>
Purple Beautyberry	<i>Callicarpa dichotoma</i>
Flowering Quince	<i>Chaenomeles speciosa</i>
Japanese Falsecypress	<i>Chamaecyparis pisifera</i> 'Cultivar'
Spreading Euonymus	<i>Euonymus kiautschovicus</i>
Smooth Hydrangea	<i>Hydrangea arborescens</i>
Bigleaf Hydrangea	<i>Hydrangea macrophylla</i>
Oakleaf Hydrangea	<i>Hydrangea quercifolia</i>

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Mountain Hydrangea	Hydrangea serrata
Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'
Chinese Holly	Ilex cornuta 'Cultivar'
Convexa Japanese Holly	Ilex crenata 'Convexa'
Japanese Holly	Ilex crenata 'Cultivar'
Little Leaf Japanese Holly	Ilex crenata 'Microphylla'
Roundleaf Japanese Holly	Ilex crenata 'Rotundifolia'
Dwarf Yaupon Holly	Ilex vomitoria 'Stokes Dwarf'
Chinese Juniper	Juniperus chinensis 'Cultivar'
Juniper	Juniperus sp.
Pfitzer Juniper	Juniperus x pfitzeriana
Drooping Leucothoe	Leucothoe fontanesiana
Leatherleaf Mahonia	Mahonia bealei
Nandina	Nandina domestica 'Cultivar'
Mountain Pieris	Pieris floribunda
Japanese Andromeda	Pieris japonica
Narrow Leaved English Laurel	Prunus laurocerasus 'Angustifolia'
India Hawthorn	Rhaphiolepis indica
Yeddo Hawthorn	Rhaphiolepis umbellata
Glenn Dale Azalea	Rhododendron x 'Cultivar'
Gunrei Satzuki Azalea	Rhododendron x 'Cultivar'

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Kaempferi Azalea	Rhododendron kaempferi
Reeves' Spirea	Spiraea cantoniensis
Thunberg's Spirea	Spiraea thunbergii
Japanese Yew	Taxus cuspidata
Sandankwa Viburnum	Viburnum suspensum
Shrubs (Over 6 Feet)	
Common Name	Scientific Name
Aucuba	Aucuba japonica
Butterfly Bush	Buddleia davidii
Camellia	Camellia japonica
Sasanqua Camellia	Camellia sasanqua
Cleyera	Cleyera japonica
Twig Dogwood	Cornus sericea
Franchet Cotoneaster	Cotoneaster franchetii
Thorny Elaeagnus	Elaeagnus pungens
Winged Euonymus	Euonymus alatus
Greenspire Euonymus	Euonymus japonica
Border Forsythia	Forsythia x intermedia
Vernal Witch Hazel	Hamamelis vernalis
Common Witch Hazel	Hamamelis virginiana
Hybrid Witch Hazel	Hamamelis x intermedia

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Panicle Hydrangea	Hydrangea paniculata
English Holly	Ilex aquifolium
Bufford Holly	Ilex cornuta "Burfordii"
Chinese Holly	Ilex cornuta 'Cultivar'
Japanese Holly	Ilex crenata 'Cultivar'
Hetzi Japanese Holly	Ilex crenata 'Hetzii'
Inkberry Holly	Ilex glabra
Lusterleaf Holly	Ilex latifolia
Yaupon Holly	Ilex vomitoria
Emily Bruner Holly	Ilex x 'Emily Bruner'
Small Anise Tree	Illicium parviflorum
Chinese Juniper	Juniperus chinensis 'Cultivar'
Hollywood Juniper	Juniperus chinensis 'Kaizuka'
Laurel	Laurus nobilis
Japanese Privet	Ligustrum japonicum
Glossy Privet	Ligustrum lucidum
Loropetalum	Loropetalum chinense
Star Magnolia	Magnolia stellata
Wax Myrtle	Myrica cerifera
Northern Bayberry	Myrica pensylvanica
Fortune Tea Olive	Osmanthus fortunei

Fragrant Tea Olive	Osmanthus fragrans
Japanese Pittosporum	Pittosporum tobira
Podocarpus	Podocarpus macrophyllus maki
English Laurel	Prunus laurocerasus
Indian Azalea	Rhododendron indica
Bridalwreath Spirea	Spiraea prunifolia 'Plena'
Vanhoutte Spirea	Spiraea x vanhouttei
Oriental Arborvitae	Thuja orientalis
Doublefile Viburnum	Viburnum plicatum f. tomentosum
Leatherleaf Viburnum	Viburnum rhytidophyllum
Laurustinus Viburnum	Viburnum tinus
Judd Viburnum	Viburnum x juddii

i. Open Space and Tree Preservation:

- i. Open Space: A minimum of twenty-five (25) percent of the site must be devoted to open space, public greens, or other similar areas not covered by buildings or pavement. Required setbacks and buffer yards may be included in calculating this ~~open space~~ requirement. The Zoning Administrator may reduce this requirement for parcels less than (5) acres on a case-by-case basis. All open space shall be clearly labeled as such on any plans submitted for County review;
- ii. Tree Preservation: All required setbacks, buffer yards and other open space shall be used as tree preservation areas. In general, all such area shall be located to preserve the maximum number of existing trees possible. At a minimum twenty-five (25) percent of the existing tree area on a site shall be preserved. The Zoning Administrator may reduce this requirement for parcels less than (5) acres on a case-by-case basis. Existing tree area shall be included in any County site plan review and may be based on a current aerial photograph. In addition to tree preservation areas, all canopy trees with a diameter (DBH) greater than twenty-four (24) inches shall remain and shall be incorporated into the site plan unless the Zoning Administrator determines there is no suitable alternative due to unavoidable grading, or because of required configuration of a street, driveway, sidewalk, permitted sign, essential utility or buildings. The following shall also apply: All required setbacks, buffer yards and open space shall be used as tree preservation areas. All canopy trees with a diameter (DBH) greater than twenty-four (24) inches shall remain unless the Planning

~~Commission or Zoning Administrator determines there is no suitable alternative due to unavoidable grading, or because of required configuration of a street, driveway, sidewalk, permitted sign, essential utility or buildings. In general, all such shall be located as to preserve the maximum number of existing trees possible. All canopy trees with a diameter (DBH) greater than twelve (12) inches but less than twenty-four (24) inches and all understory trees with a diameter (DBH) greater than four (4) inches shall also remain where practicable. The following shall also apply:~~

1. Such trees may only be removed from tree protection areas under one or more of the following conditions:
 - a. The tree is unhealthy, diseased or dead;
 - b. The tree causes a safety hazard to nearby buildings or pedestrian or vehicular circulation;
 - c. The tree is of a species that may drop debris or sap that can significantly affect property;
 - d. The tree is interfering with an existing underground utility line;
 - e. The tree is causing significant structural damage to a building or other similar structure; and/or
 - f. It is necessary to allow construction of a street or driveway essential for access to a parcel.
 2. To ensure protection of existing trees, protection shall be provided around tree preservation areas and shall comply with the provisions set forth in § 12.11.4 of the UDO;
 3. Mitigation: ~~Any canopy trees with a diameter (DBH) greater than twenty-four (24) inches that are removed shall be replaced with another similar tree elsewhere within the preservation area, or elsewhere on a parcel. Replacement trees shall be from the approved tree list and at installation shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 12-14'. If a tree preservation areas or buffer yard is disturbed for any reason, including those outlined in Item (l) (ii) (1), shall be restored with similar trees elsewhere within the preservation area, or elsewhere on a parcel. Such replacement trees shall be planted at a rate of ten (10) trees per one thousand (1,000) square feet of area disturbed, and shall be from the approved tree list. At installation, such trees shall have a minimum caliper of 2.0 inches when measured six (6) inches above ground with a minimum height of 8-10'. Any canopy trees with a diameter (DBH) greater than twelve (12) inches and all understory trees with a diameter (DBH) greater than four (4) inches that are removed from a tree preservation area for any reason shall be replaced with another similar tree elsewhere within the preservation area, or elsewhere on a parcel. Replacement trees shall be from the approved tree list. At installation, a replacement canopy tree shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 12-14'; a replacement understory trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 10-12'.~~
- m. **Typical Corridor Cross Section:** The following Illustration 1.1 is a typical cross section along the Highway Corridor Overlay district.
- n. **Other Zoning Requirements:** To the extent that this Subsection (7), establishing the Highway Corridor Overlay District, may contain land development standards and requirements that are inconsistent with or conflict with land development standards and requirements contained elsewhere in the UDO, including permitted uses of the zoning districts which underlie this overlay district, the more restrictive and stringent regulations shall

| be deemed controlling. Likewise, when any existing county ordinance is amended, the more restrictive provisions of such revised ordinance shall apply even if the provisions of this Subsection (7) are more relaxed. ~~In addition, a~~All projects within the Highway Corridor Overlay District shall comply with all other applicable provisions of the UDO which are not in conflict with the preceding provisions of this Subsection (7)./

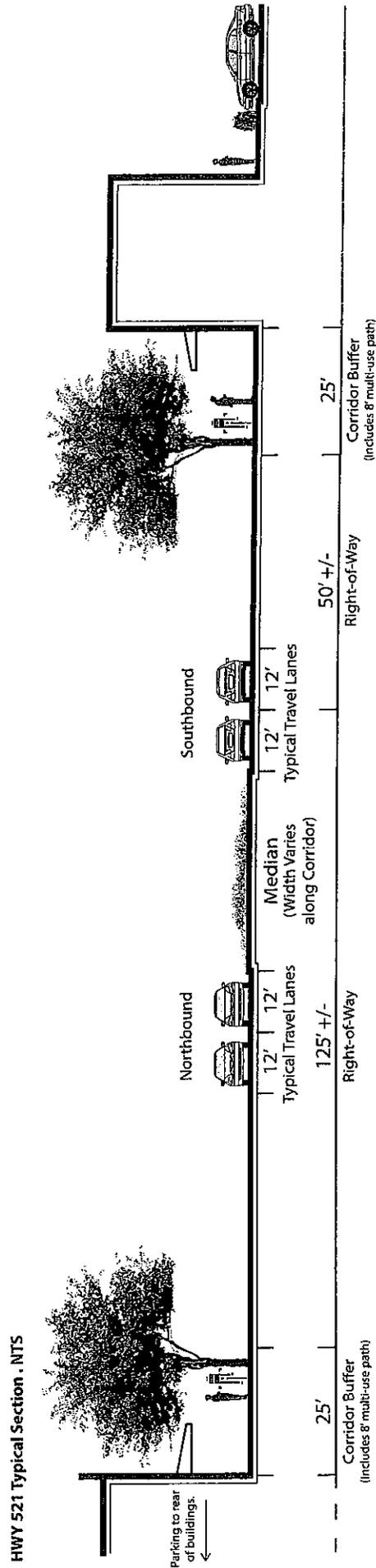


Illustration 1.1. Typical cross section along Highway Corridor Overlay District.

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER) ORDINANCE NO. 2014-____

Indicates Matter Stricken
Indicates New Matter

AN ORDINANCE

TO AMEND SECTION 2.1.5 OF APPENDIX B OF THE LANCASTER COUNTY CODE (UNIFIED DEVELOPMENT ORDINANCE OF LANCASTER COUNTY), RELATING TO OVERLAY DISTRICTS, SO AS TO PROVIDE FOR HIGHWAY CORRIDOR OVERLAY DISTRICTS; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

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

Section 1. Highway Corridor Overlay Districts.

Section 2.1.5 of Appendix B of the Lancaster County Code (Unified Development Ordinance of Lancaster County) is amended by adding:

- /7. The Highway Corridor Overlay District is hereby established, and is subject to the following general provisions:
 - a. **Purpose and Intent:** The Highway Corridor Overlay District is established to preserve and enhance corridors that serve as major gateways leading to, from and within Lancaster County. As both commercial and residential land uses exist along such corridors, there is a desire of the residents of Lancaster County to provide standards relative to connectivity, aesthetic appearance, and safety along major gateways. The land use recommendations and design requirements contained in this subsection are the result of a community-wide effort. As such, the intent of this district is to provide unified land development regulations that promote a sense of place and create consistency along significant corridors by improving the visual character of adjacent development. ~~The County Council may choose to establish Highway Corridor Overlay Districts by ordinance on roads in various areas of Lancaster County by amending item (b) (1) of this subsection (7).~~
 - b. **District Boundaries and Applicability:** The Highway Corridor Overlay District applies to the following:

1. The County Council shall designate the property that is subject to the provisions of this subsection by rezoning the properties in accordance with the procedures and requirements applicable to map amendments. In general, for those highways identified for Highway Corridor Overlay District status, the district designation shall apply to all parcels fronting on, within or partially within one thousand feet (1,000') of the right-of-way of the designated highway. The following highways are designated as a Highway Corridor Overlay District: ~~All parcels fronting on or within one thousand (1,000) feet of the right-of-way of the roads listed below, except for those properties zoned and used for single-family residential, including the single-family portion of a PDD development:~~
 - i. US Highway 521 from SC Highway 75 (Waxhaw Highway) northward to the North/South Carolina state line; and
 - ii. SC Highway 160 from US Highway 521 westward to the York/Lancaster county line.
2. The Highway Corridor Overlay District development regulations, as set forth in this subsection, applies to all uses on the properties zoned Highway Corridor Overlay District except for single-family housing as identified in Chapter 3, Table of Permissible Uses, 1.1.1 through 1.1.5. The development regulations applicable to single-family housing are the development regulations of the underlying zoning district. ~~This district shall apply to all non-residential portions of a PDD development and all HOA controlled or maintained subdivision entrances; and~~
3. This district shall also apply to all shared access easements and/or cross-access easements located within the areas defined in item (b) (1) of this subsection (7), including, but not limited to, those that may be ~~that are~~ used to access ~~to~~ any parcel or parcels beyond the boundaries of this district.
- c. **Permitted Uses:** As an overlay, the Highway Corridor Overlay District supplements standards established elsewhere in the Unified Development Ordinance of Lancaster County (the "UDO"). Any use permitted in the underlying zoning district, set forth in Chapter 3, Permissible Uses, of the UDO, shall also be permitted in the Highway Corridor Overlay District provided it complies with the provisions of this subsection (7).
- d. **Exceptions and Non-conforming Situations:** Any property zoned and used for a single-family residential use, including the single-family residential portion of a property zoned PDD, shall be exempt from the development standards of this subsection (7). The development standards of this overlay district shall apply to all other properties within the district boundaries as outlined in item (b) of this subsection (7). ~~Any property zoned and used for a single-family residential use shall be exempt from the provisions of this subsection (7). However, if such property is rezoned for any use other than single-family, such property shall be subject to all regulations established here within. Likewise, existing development that is not single family (including PDD development) being lawfully established prior to adoption of this Ordinance, shall also be exempt from the provisions of this subsection (7), until such time the Building Official determines renovation or expansion of the site or development exceeds fifty (50) percent of its appraised value set by the Lancaster County Tax Assessor (or the Building Official for tax exempt developments). In addition, amendment of a PDD district being lawfully established prior to adoption of this Ordinance shall require PDD developments within such amended district(s) to comply with this subsection (7).~~
- e. **Design Review:** All development design and plan reviews, as required by the UDO, shall apply to this subsection (7).

f. General Requirements and Development Standards:

1. Building Placement: All buildings shall front onto a public or private street, or share a frontage line with a square or other similar common open space. The front facade of buildings shall be generally parallel to front property lines when placed along a corridor right-of-way. The following shall also apply:

i. The development of retail commercial centers or villages is ~~favorable~~desired over commercial "strip development" in the Highway Corridor Overlay District.

2. Building Height: Maximum building height shall not exceed that permitted in the underlying zoning district, set forth in Chapter 5, Density and Dimensional Regulations, of the UDO.

3. Building Vernacular: Variation in architecture and materials is required. There shall be no large expanse of blank exterior walls along a corridor. Variation in exterior walls may be achieved through the use of windows, projections, recesses, columns, horizontal and vertical offsets, awnings, canopies, or other architectural features. ~~Likewise, r~~Rooflines of buildings adjacent to a corridor shall also be varied to add interest and complement the character of surrounding development and neighborhoods. Variation in rooflines may be achieved through the use of gables, eaves, parapets, cupolas, or other architectural features.

4. Materials:

i. Buildings, signs, walls, and other structures within the Highway Corridor Overlay District shall be constructed using quality finish materials (i.e., brick, wood, masonry, stone, concrete siding, or stucco). In general, the use of vinyl, tin, metal and masonry block (except split face/decorative masonry) shall be prohibited on the exterior walls of any building located within this district. Metal is permissible if in combination with other building materials for use as trim, windows, doors, roofing, other architectural elements, and signs. All sides of the building shall comply with this requirement except any side of a building that is not visible from any point on an adjoining road right-of-way. For the purposes of this subsection (7), sides of the building that are screened with landscaping, a fence, or some combination of the two shall be considered to be visible from an adjoining street and must comply with the requirements of this subsection (7).

4-ii. Fencing shall be of durable construction using quality material (i.e., brick, stone, other masonry, wood, metal, decorative vinyl, or any combination thereof). The finished side of the fence shall face a corridor right-of-way or other adjacent property. Chain link, welded or woven wire, and other similar fencing are not permitted in the Highway Corridor Overlay District. unless their use is temporary for construction and site development. In such conditions, the fencing shall be removed or replaced with a compliant material upon completion of construction. This requirement is for aesthetic purposes only and is not associated with building code requirements or standards.

5. Sidewalks and Pedestrian Amenities:

i. Sidewalks and Connectivity:

1. Sidewalks shall be located to allow pedestrians to safely move from their vehicles to the building;

2. Sidewalks shall connect to existing pedestrian circulation of adjacent parcels where not restricted by topography or other existing site features practicable;
3. When adjacent to a residential use district, sidewalks shall be provided to allow ~~residents~~ pedestrian access to and from a commercial retail development;
4. Sidewalks shall be required on both sides of public or private streets within a commercial retail development;
5. A multi-use path shall be required adjacent to a corridor right-of-way and shall be located in the Corridor Frontage Buffer as outlined in item (k) (2) of this subsection (7). The following shall also apply:
 - a. The multi-use path shall have a shared use for both pedestrian and bicycle circulation;
 - b. The multi-use path shall be a minimum of eight (8) feet in width, and shall be constructed of asphalt;
 - c. The multi-use path shall be located behind the required trees of the Corridor Frontage Buffer; and
 - d. The multi-use path shall be designed and constructed in a meandering appearance as to avoid long straight runs, and shall accommodate the natural topographical features of a site ~~as much as possible~~.

ii. Other Pedestrian Amenities:

1. All retail commercial development or use with a gross indoor floor area in excess of forty thousand (40,000) square feet shall provide improved common open space for use by patrons. Such common open space shall be a minimum of five hundred (500) square feet in area and may include squares, plazas, greens or other similar spaces. This requirement shall also apply to all non-residential portions of a PDD development. The following shall also apply:
 - a. For purposes of this item (f)(5)(ii), “improved” shall mean cleared of underbrush and debris, accessible to pedestrians and shall include one or more of the following: landscaping, walls, fences, walks or similar paved surfaces, fountains, statues, common lawns or greens, tables and chairs, benches or other seating, water fountains, litter and recycling receptacles, playground equipment or other similar furnishings and amenities;
 - b. Such spaces shall include canopy trees to provide shade. At installation, a canopy tree shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of ~~10-12’~~ 12-14’; and
 - c. The property owners, occupants, and tenants or their agents shall be jointly and severally responsible for the maintenance and upkeep of all such common open space. All such areas shall be kept free of litter and debris, and shall generally be maintained with a neat and orderly appearance.

g. Access Management:

1. Curb Cuts and Parcel Access:

- i. All curb cuts shall adhere to the standards set forth by the South Carolina Department of Transportation ("SCDOT"), and shall comply with the requirements set forth in the latest edition of the Access and Roadside Management Standards ("ARMS Manual") as published by the SCDOT Traffic Engineering Division. However, within the Highway Corridor Overlay District, curb cuts along a corridor right-of-way shall be limited to one every three hundred (300) feet of street frontage. A greater distance of separation may be required as justified by a Traffic Impact Analysis or review by SCDOT;
- ii. Parcels having three hundred (300) or more feet of corridor frontage may be permitted additional points of access provided they comply with this subsection (7) and are justified by a Traffic Impact Analysis or review by SCDOT;
- iii. Access points for smaller parcels, where access to a shared driveway is limited, shall be subject to SCDOT approval and shall adhere to SCDOT standards;
- iv. Corner parcels located at an intersection of a corridor and a secondary street shall obtain access from the secondary street. Where such parcels have three hundred (300) or more feet of corridor frontage, a point of access to a corridor may be considered provided no other corridor access is located within three hundred (300) feet, and it adheres to SCDOT standards. Such additional access shall be considered on a case-by-case basis, and is subject to approval by the Planning Commission, County Council, and/or Zoning Administrator or SCDOT when applicable;
- v. Existing median crossovers are to remain. When applicable, access to a parcel shall be aligned directly with existing median crossover. When access does not align directly with existing median crossover, such access must adhere to the latest edition of the SCDOT ARMS Manual; and
- vi. A Traffic Impact Analysis shall be required for all parcels over (5) acres and shall meet the requirements set forth in § 13.7.10.1 (c) of the UDO. The Traffic Impact Analysis must be conducted and sealed by a licensed South Carolina professional engineer. Any road improvements, which are determined to be necessary, based on the results of the Traffic Impact Analysis, shall be incorporated into the final site plan prior to County approval. The Traffic Impact Analysis shall be reviewed by the County and in conjunction with the SCDOT. If a County level traffic planner is not available to review the Traffic Impact Analysis at the time of submittal, the County may choose to hire a third-party consultant to assist in this review at the request of the planning department. The cost of the Traffic Impact Analysis, including any additional reviews requested by the County, shall be paid for by the applicant.

2. Connectivity: Reduction of access points to a corridor is required. The following shall apply:

i. Consolidation of Access Points:

1. Shared driveways between two or more parcels shall be required where not restricted by topography or other existing site features practicable and shall require mutually executed shared access agreements; and

2. ~~To the extent practicable~~Unless restricted by topography or other natural site features, adjoining parking lots serving non-residential buildings shall be connected and shall require mutually executed shared access agreements and/or cross-access easements.
- ii. Stub Outs
 1. Where an undeveloped adjacent parcel exists, a stub out or cross-access easement for future stub out, shall be required to allow for connection to future parking and/or shared driveways.
- h. **Parking and Vehicular Access:**
1. Off-street Parking: Off-street surface parking shall be located primarily to the rear of the building it serves. Side yard parking is permissible and shall occupy no more than forty five percent (45%) of the principle corridor frontage line. The following shall also apply:
 - i. Side yard parking shall not be placed in an established side yard abutting an intersecting street;
 - ii. Where dimensions or topographical constraints of existing parcels restrict the location of off-street parking to the rear of the building it serves, the restrictions on side yard parking may be modified, on a case-by-case basis, by the ~~Planning Commission, County Council, and/or~~ Zoning Administrator;
 - iii. Uninterrupted areas of parking areas shall be limited in size. Larger parking areas shall be broken by buildings and/or landscape features as outlined in item (k)(5) of this subsection (7); and
 - iv. Parking areas shall be designed to allow pedestrians to safely move from their vehicles to the building.
 2. On-street Parking: On-street parking is permitted within a retail commercial development where adequate space for parking and maneuvering is provided outside of travel lanes. On-street parking shall comply with the requirements set forth in the latest edition of the SCDOT ARMS Manual.
 3. Parking Count and Dimension Requirements: The number of parking spaces required and required parking space dimensions shall comply with the provisions set forth in § 11.2 and § 11.4 of the UDO.
 4. Off-street Loading and Unloading Areas: Off-street loading and unloading areas shall comply with the provisions set forth in § 11.11 and shall be screened from view from all residential use districts and public right-of-way using an opaque screen. Such screening requirements may be increased, on a case-by-case basis, at the recommendation of the Zoning Administrator.
 5. Driveway and Internal Street Standards:
 - i. All newly constructed streets within the Highway Corridor Overlay District shall meet the construction standards of Chapter 13 of the UDO and Chapter 26 of the Lancaster County Code. The minimum right-of-way and pavement widths shall comply with the provisions set forth in § 26-61 of the Lancaster County Code. Where applicable, such streets shall also comply with the standards established by SCDOT;
 - ii. The minimum spacing between driveway accesses to a corridor shall comply with the provisions set forth in item (g) of this subsection (7);
 - iii. Curb and gutter shall be required on all newly constructed streets and parking areas within the Highway Corridor Overlay District; and

- iv. Interconnectivity between adjacent parcels is required and shall comply with the provisions set forth in item (g) of this subsection (7).
- i. Signs: In general, signage within the Highway Corridor Overlay District shall comply with the provisions set forth in Chapter 10, Signs, of the UDO. The following additional regulations shall also apply specifically to this overlay district:
 - 1. Permitted Signs: All signs that are permitted within the Highway Corridor Overlay District shall complement the surrounding buildings in material and architectural vernacular. The following signs are permitted in the Highway Corridor Overlay District:
 - i. Free standing ground monument signs: All ground monument signs shall have a setback requirement of five feet from any property line or right-of-way line. Ground monument signs shall not project into any street or highway right-of-way. No more than one (1) ground monument sign shall be permitted per lot and may contain a sign face on ~~one (1) or no more than two (2)~~ more sides;
 - ii. Wall signs: Wall signs attached flat against a wall shall not extend more than eighteen (18) inches from a wall. When a wall sign extends two (2) or more inches from a wall it shall be a minimum of eight (8) feet above any sidewalk;
 - iii. Projecting signs: A projecting sign perpendicular to the wall of a building may be substituted for a wall sign provided it is a minimum of eight (8) feet above any sidewalk and projects no more than six (6) feet from the wall on which it is mounted; and
 - iv. Canopy or awning signs: A canopy or awning signs shall be a minimum of nine (9) feet above any sidewalk or other pavement and shall not be placed higher than the bottom of the second floor or higher than the roofline of single-story structures.
 - 2. Commercial Retail Developments and Centers: All retail commercial development or use with two or more businesses shall be allowed no more than one (1) ground monument sign. Signage for individual businesses shall be consolidated onto one (1) such ground monument. The following shall also apply:
 - i. Where such a development fronts two (2) major streets with more than five hundred (500) feet of frontage on each, one (1) additional ground monument sign may be permitted provided no more than one (1) is located on each street;
 - ii. Directional and way-finding signs within a retail commercial development or center shall be grouped ~~where practicable, and~~ shall be consistent in size, color, ornamentation, and materials, and shall complement the surrounding buildings; and
 - iii. For such developments, a ground monument sign shall not exceed a height of twelve (12) feet. Where such a development has a gross indoor floor area in excess of forty thousand (40,000) square feet, the maximum height may be increased to no more than twenty (20) feet for a ground monument sign.
 - 3. Size and Height of Signs: The maximum size of any sign shall be as established in Chapter 10, Signs, of the UDO. A sign for any individual nonresidential use shall not exceed a height of twelve (12) feet along a corridor and a height of (4) feet along any ~~secondary~~ other street. A sign for a single-family development shall not exceed a height of ten (10) feet along any street. For a multifamily residential or attached single-family development, a sign shall not exceed six (6) feet in height along a corridor and (4) feet

along any secondary ~~other~~ street. The height of all signs shall be measured from the lowest adjacent grade at the base of the sign;

4. Prohibited Signs: The following signs, in addition to those prohibited in Chapter 10, Signs, of the UDO, are prohibited in the Highway Corridor Overlay District:

- i. Pylon signs;
- ii. Flashing and pulsating signs;
- iii. Signs imitating warning signals;
- iv. ~~Attached or p~~Painted or handwritten signs;
- v. Off-premise signs;
- vi. Animated signs;
- vii. Beacons;
- viii. Neon gas tubing or similar signs;
- ix. Inflatable signs and tethered balloons;
- ~~ix.~~x. Banners in non-residential districts;
- ~~x.~~xi. Illuminated tubing or string of lights typically used for outlining property lines, open sales areas, roof lines, doors, windows or wall edges of any building, except for "holiday season" lights as permitted in item (j) (7) of this subsection (7);
- ~~xi.~~xii. Signs that move or give the appearance of moving, including but not limited to feather signs, pennants, inflatable figures, streamers, and other signs which flutter, undulate, swing, rotate, oscillate or otherwise move by natural or artificial means;
- xiii. Reader boards, digital message boards (including LED screens), or other similar commercial electronic variable message signs whose static message or copy change more than once every ~~ten (10)~~ thirty (30) seconds. In general, signs displaying continuous moving copy or image, whether digital or analog, shall not be permitted. Note: Signs using LED illumination and/or displays are permissible provided they are not attached to a building and the copy or image being displayed remains static or changes no more than once every thirty (30) seconds;
- ~~xii.~~xiv. Any sign placed within any public/private rights-of-way or easement;
- ~~xiii.~~xv. Any sign that obstructs or impedes traffic safety or obscures traffic signals, signs, or other similar traffic safety devices. Signs shall not obstruct the view of motorists using any street, driveway, parking aisles or the approach to any street intersection so as to cause a traffic safety hazard. Any sight obstruction determined by the County or SCDOT shall be corrected immediately;
- ~~xiv.~~xvi. Any sign which exhibits statements, words or pictures that are obscene in nature; and
- ~~xv.~~xvii. Any sign which is not permitted, abandoned signs, or signs which being structurally unsafe or hazardous; and
- ~~xvi.~~xviii. Any sign placed with the primary purpose of providing a sign not otherwise allowed by this item (i).

5. Temporary Signs: The following temporary signs are permitted provided their use complies with the requirements set forth in Chapter 10, Signs, of the UDO, including duration of display and removal regulations~~requirements~~:

- i. Real estate signs;

- ii. Construction site identification signs;
- iii. Grand opening, going out of business signs, or similar;
- iv. Holiday signs;
- v. Special event signs;
- vi. Roadside stand signs;
- vii. Signs for onsite contractors;
- viii. Banners for religious, charitable, civic, fraternal or similar organizations;
- ~~ix. Banners in non-residential districts;~~
- ~~x. ix. _____~~ Other temporary signs as may be restricted by Chapter 10, Signs, of the UDO.

6. Sign Illumination: Illuminated signs, including those with internal illumination, are permitted and shall be placed and shielded so that glare from the sign does not adversely affect any adjacent property, residential use district, cause glare hazardous to pedestrians, or interfere with the operation of a vehicle on any street right-of-way. Signs shall not have light-reflecting backgrounds or letters. The intensity of light shall not exceed twenty (20) foot candles at any point on the sign face;

7. Sign Landscaping: All ground monument signs shall have, at a minimum, landscaping in accordance with the standards set forth in Chapter 10, Signs, of the UDO. ~~Where practicable, the~~ landscaping shall be integral with other landscaped areas as required by this district. ~~In general, a~~ minimum plant sizes at installation shall also comply with this subsection (7). ~~However, landscaping shall not obstruct the view of a sign. —All landscaping at the base of a sign shall comply with Item (k) (i) of this subsection (7). be located so as not to obstruct any motorist's view of other vehicles moving within a parking lot or entering/exiting a driveway.~~

j. Lighting: In general, lighting within the Highway Corridor Overlay District shall comply with the provisions set forth in § 11.6.5 of the UDO. The purpose of this item (j) is to provide aesthetic regulations and to assure that exterior lights are shielded and do not cast direct light beyond a property line. Streets, driveways, parking areas, sidewalks, and building entrances shall be lighted in order to contribute to the security of a property and to facilitate the safe passage of persons using such streets, driveways, sidewalks, and parking areas after dark. However, measures shall be provided to limit the amount of ambient light perceptible from adjacent properties and glare that may impair the vision of motorists. The following shall also apply:

- 1. Light intensity shall not exceed twenty (20) foot candles at any point in the Highway Corridor Overlay District. Light intensity shall not exceed two (2) foot candles at a property line adjacent to a street right-of-way or non-residential use, and shall not exceed one-half (0.5) foot candle at a property line adjacent to a residential use district;
- 2. The following light intensities measured in foot candles (fc) shall also apply:
 - i. Parking Lots: 0.6fc Minimum/2.4fc Average/10fc Maximum;
 - ii. Walkways & Driveways: 0.2fc Minimum/1.0fc Average/10fc Maximum;
 - iii. Landscape & Decorative: 0fc Minimum/0.5fc Average/5.0fc Maximum; and
 - iv. Outdoor Display of Merchandise: 0.5fc Minimum/1.0fc Average/15fc Maximum;

3. Signalized intersections shall be limited to locations where significant collector streets connect with a corridor. For example, along US Highway 521 such an intersection is at Possum Hollow Road, and along SC Highway 160 such an intersection is at Calvin Hall Road. Where a signalized intersection is required by a Traffic Impact Analysis, or additional poles are required at an existing signalized intersection, a Mast-arm traffic signal shall be installed. At a minimum, the standard metal mast-arm poles set forth by Duke Energy Corporation shall be installed. Complete cost of the installation shall be paid by the developer. In addition, the County may require the developer to furnish a letter of credit, cash escrow, or other guarantee acceptable to the County to cover future repairs and replacement. ~~Where a lighted intersection is required, a Mast arm traffic light shall be installed;~~
4. ~~Decorative~~ All fixtures are desired and shall be consistent throughout a site in size, color, ornamentation, and materials, and shall complement the surrounding buildings ~~consistent throughout a site~~. Each fixture shall be a down-directional lighting fixture with its source being recessed within an opaque housing. All light fixtures shall be located, aimed or shielded as to limit the amount of ambient light perceptible from adjacent properties and street right-of-way. The color of all such light sources shall be white;
5. Street lighting shall comply with SCDOT requirements where applicable. All street lights shall be consistent along a corridor and throughout a site. Such fixtures shall be shielded and down-directional except that unshielded decorative street lamps -lights featuring globes or glass panes are permissible if shall designed to diffuse light and shall have caps to direct light downward. The color of all such light sources shall be limited to ~~white, off-white,~~ or as required by SCDOT;
6. All wiring and service connections for all lighting must be underground. Likewise, the back of all signs shall have a finished appearance unless it is screened with an opaque screen and is not visible from any residential use or street right-of-way;
7. Holiday lighting displays, lighting for approved temporary events and directional lighting during construction are exempt from these requirements provided they do not exceed the maximum foot candles and do not negatively impact safety;
8. Fixture heights shall not exceed eighteen (18) feet except in areas where the total number of parking spaces exceed one hundred (100) spaces. In such cases, fixtures shall not exceed twenty-five (25) feet provided they are limited to the central areas of the parking area. A luminary located within fifty (50) feet of a residential use district shall not exceed a height of twelve (12) feet. Fixtures along the primary vehicular/pedestrian streets shall not exceed a height of eighteen (18) feet;
9. Outdoor lighting installed on canopies or drive-thru facilities are permitted with a maximum foot candle reading of twenty (20) foot candles under any illuminated area. Fixtures located under a building canopy shall be flush-mount with a flat lens, shall use diffusers and be shielded;
10. Buildings shall be safely illuminated at entry/exit locations, and shall be illuminated using shielded lighting or off-building lighting that does not generate glare or otherwise allow the light to be viewed directly from an adjacent property. Building walls may be illuminated and may include up-lighting, provided such fixtures comply with Item (j) (2). However, no building illumination shall cause the site to exceed maximum light intensity limitation;

11. Landscape lighting may include up-lighting for accent, provided such fixtures comply with Item (j) (2). However, no landscaping illumination shall cause the site to exceed maximum light intensity limitation, and such fixtures shall be located, aimed or shielded as to limit the amount of ambient light perceptible from adjacent properties and street right-of-way;
 12. Security lighting shall be provided, particularly at pedestrian walkways. Motion detector security lights shall be exempt from the foot candle requirements of this item provided such lights are normally "off", and are limited to being "on" for four (4) minutes or less when motion is detected;
 13. Flood lights shall be permissible for security, loading areas, and other such applications provided they are focused toward the primary building or space intended to be illuminated. Likewise, they may be aimed at no higher than a forty-five (45) degree angle, and shall be generally aimed or shielded as to limit the amount of ambient light perceptible from adjacent properties and street right-of-way;
 14. The following lighting fixtures are prohibited: non-directional lighting fixtures, searchlights, laser source lights, flashing lights or any similar high-intensity light used to attract attention, except for use during emergencies by authorized emergency, police and fire personnel;
 15. Any damaged, broken or malfunctioning light fixture or pole shall be repaired or replaced immediately; and
 16. A professionally sealed site lighting plan shall be submitted as part of a County site plan review. The County may adjust the standards for the maximum illumination at a property line if it is determined that the design and nature of the adjacent use creates a need to either reduce or increase the maximum illumination. Likewise, the Zoning Administrator may require changes to fixtures to bring the lighting levels into compliance, or as necessary to reduce impact on adjacent properties and street right-of-way.
- k. **Landscaping, Buffer Yard, and Screening Requirements:**
1. **General Landscape Requirements:**
 - i. Landscaping shall comply with SCDOT sight distance and sight triangle requirements. Landscaping shall not obstruct or impede traffic safety or obscure traffic signals, signs, or other similar traffic safety devices. Likewise, landscaping shall not obstruct the view of motorists using any street, driveway, parking aisles or the approach to any street intersection so as to cause a traffic safety hazard. Any sight obstruction determined by the County or SCDOT shall be corrected immediately;
 - ii. Native species and related cultivars ~~are desired and~~ shall be used, ~~where practicable~~. In general, all trees and shrubs shall be ~~low maintenance~~, locally adapted to the area and shall conform to the requirements in the latest edition of American Standards for Nursery Stock, published by the American Association of Nurserymen;
 - iii. The use of existing ~~vegetation~~ ~~trees~~ to satisfy the requirements of this item is ~~permissible~~ ~~desired~~. However, supplemental plantings may be required, in addition to native plant material, by the Zoning Administrator;
 - iv. Vacant commercial parcels shall be landscaped while vacant to stabilize the site and maintain an attractive appearance along a corridor. At a minimum, such

landscaping shall include turf grass or other vegetative ground cover to stabilize the soil;

- v. ~~Where practicable, e~~ Earthen berms may be used to comply with the landscaping, buffer yard and screening regulations of this item provided they comply with all other requirements of this district. Likewise, additional screening in the form of earthen berms (or fencing) may be required, on a case-by-case basis, by the ~~Planning Commission, County Council, and/or~~ Zoning Administrator. In general, The following shall also apply to earthen berms located within the Highway Corridor Overlay District: :
 1. Berms shall have a minimum height of ~~three (3) two (2)~~ feet and a minimum crown width of eight (8) feet;
 2. Berms shall not exceed a maximum height of six (6) feet;
 3. If four (4) feet in height or less, a berm shall have a side slope no greater than three to one (3:1). If greater than four (4) feet in height, a berm shall have a side slope no greater than four to one (4:1);
 4. Berms shall be designed and constructed with an undulating appearance to ~~resemble~~ mimic the natural topographical features of a site ~~as much as possible~~; and
 5. The Zoning Administrator may allow an exception to the minimum and maximum height requirements for an earthen berm where topography or other natural site features may justify such an exception.
- vi. Plants shall complement the surrounding structures in form, color and height. Compliance of this requirement shall be determined during site plan review by the ~~County Planning Commission and/or Zoning Administrator~~; and
- vii. Landscaping Completion and Maintenance:
 1. Completion: All landscaping shall be installed pursuant to the requirements of this subsection (7) or County approved landscaping plans unless substitutions are approved under the regulations set forth in § 12.13 of the UDO. A certificate of occupancy for any business or use within the Highway Corridor Overlay District shall not be issued until the required landscaping is installed by the property owners, occupants, and tenants or their agents. If agreeable to ~~County Council and/or the Zoning Administrator~~ the County, a certificate of occupancy may be issued prior to the installation of required landscaping provided the owner furnishes a ~~surety bond~~, letter of credit, cash escrow, or other guarantee acceptable to the County assuring completion of all landscaping, including labor. Acceptance of any such form of guarantee is a the discretion of the County; and
 2. Maintenance: The property owners, occupants, and tenants or their agents shall be jointly and severally responsible for the maintenance of all landscaping. All landscaping required by or installed pursuant to the requirements of this subsection (7) or County approved landscaping plans shall be free of disease and maintained in a healthy condition. All required landscaping shall be kept free of litter and debris, and shall be free of dead, diseased, or severely damaged plants. Likewise, any plants

removed as the result of death, disease or damage shall be replaced in a timely manner.

2. Corridor Frontage Buffer: Landscaping shall be provided along corridor frontage within the first twenty-five (25) feet of front yard as measured from the edge of the road right-of-way. The following shall also apply:
 - i. Three (3) canopy trees shall be planted per one hundred (100) feet of corridor frontage and shall be equally spaced on center where possible. Where overhead utility lines exist, five (5) understory trees shall be planted per one hundred (100) feet of corridor frontage instead and shall be equally spaced on center where possible. At installation, canopy trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of ~~10-12'-12-14'~~; understory trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of ~~8-10'-10-12'~~;
 - ii. In addition to the tree requirement, the Corridor Frontage Buffer shall consist of any combination of shrubs, turf grass or other ground cover. In general, no portion of the Corridor Frontage Buffer shall contain bare soil;
 - iii. No impervious surface shall be allowed in this area except for driveways connecting to the point of ingress and egress, required multi-use path (see item (f)(5) of this section), or other sidewalks, ~~boundary fences or walls~~; and
 - iv. There shall be no display of merchandise for sale, or other similar display within this area.
3. Screening and Buffer Yards: To minimize potential conflicts between zoning districts and/or uses, the screening and buffer yard regulations established in Chapter 12, Landscaping Requirements, of the UDO shall apply. The following shall also apply:
 - i. Containers, dumpsters, mechanical equipment, and similar structures shall be located to the rear and/or side of the building it serves. ~~Where practicable~~New; utility boxes shall also be located to the rear and/or side of the building it serves;
 - ii. All containers, dumpsters, mechanical equipment, utility boxes, and similar structures shall be screened from view from all adjacent properties, residential use districts and public right-of-way using an opaque screen;
 - iii. Where applicable, containers, dumpsters, and similar structures shall be screened from view, using a semi-opaque screen, from the upper levels of adjacent buildings;
 - iv. Roof-top mounted mechanical equipment shall be screened to their full height by a parapet or other structure that is complementary to the building in material and color. Ground-mounted mechanical equipment shall be screened to their full height on all sides using an opaque screen;
 - v. Outdoor vending machines and similar devices shall be located as to limit view from residential use districts and corridor right-of-way;
 - vi. Boundary fences or walls as may be permitted in Chapter 12, Landscaping Requirements, of the UDO shall comply with the materials requirements of item (f)(4) of this subsection (7);
 - vii. Chain link, welded or woven wire, and other similar fencing is not permitted ~~unless their use is temporary during construction~~; and

viii. Screening and buffer yard regulations within the Highway Corridor Overlay District may be increased on a case-by-case basis at the recommendation of the Zoning Administrator.

4. Median & Right-of-Way Landscaping: Median and/or street right-of-way landscaping shall be required for retail commercial development or use with a gross indoor floor area in excess of forty thousand (40,000) square feet. This requirement shall also apply to all non-residential portions of a PDD development and all HOA controlled or maintained subdivision entrances. The following shall also apply:

- i. All landscape improvements shall be approved by SCDOT, and shall comply with the requirements set forth in the latest edition of the SCDOT ARMS Manual;
- ii. An encroachment permit with SCDOT shall be required for any landscape work performed within a public street or highway right-of-way;
- iii. Landscape improvements shall comply with SCDOT sight distance and sight triangle requirements. Any sight obstruction determined by the County or SCDOT shall be corrected immediately; and
- iv. Irrigation shall be required as determined necessary by SCDOT, per the latest edition of the ARMS Manual;
- v. As required by SCDOT, applicants shall furnish, install, and maintain all plantings. Applicants shall be responsible for maintaining all vegetation (and irrigation) within the right-of-way that is contiguous with the landscape improvements. SCDOT shall not be responsible for providing water, fertilizer, labor, materials, or maintenance within the landscaping limits of the right-of-way; and

5. Parking Area Landscaping and Screening:

i. Perimeter Parking Area Planting:

1. A perimeter landscape strip with a minimum width of eight (8) feet shall be required on all sides of parking areas. This area shall not be located within the required Corridor Frontage Buffer;
2. A continuous evergreen shrub screen is required within the perimeter landscape strip. Evergreen shrubs shall be at least thirty-~~six~~ (36) inches in height with a minimum spread of twenty-four (24) inches at time of planting, and shall be spaced no more than five (5) feet on center. Shrubs shall have an average mature height of six (6) feet. A masonry wall, three (3) feet above ground level, may be used in place of a continuous evergreen shrub screen ~~where practicable~~. Such perimeter screen may be penetrated for ingress/egress;
3. Canopy trees shall line the perimeter of all parking areas and shall be spaced no more than 40' on center. At installation, canopy trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of ~~10-12'~~ 12-14'. Where overhead utility lines exist, understory trees shall be planted instead and shall be spaced no more than ~~25'~~ 30' on center. Understory trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of ~~8-10'~~ 10-12'. All trees shall have all limbs trimmed at least six (6) feet above ground level;

4. No less than a minimum of one (1) tree planting area shall be provided for every ten (10) parking spaces. Additionally, a tree planting area shall be provided at both ends of all parking aisles. Each tree planting area shall be a minimum of two hundred (200) square feet in area, being at least ten (10) feet in width, and shall be edged with a curb at least six (6) inches in height. Each tree planting area shall be planted with one (1) canopy tree shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of ~~10-12'~~^{12-14'}. Where overhead utility lines exist, understory trees shall be planted instead and shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of ~~8-10'~~^{10-12'}. In addition to the tree requirement, each tree planting area shall consist of any combination of shrubs, turf grass or other ground cover so that no portion of the tree planting area shall contain bare soil. Where sight lines may not permit shrubs, tree planting areas shall contain turf grass or other ground cover. Shrubs in tree planting areas shall be maintained at a maximum height of ~~thirty (30) inches~~^{three (3) feet}. All trees shall have all limbs trimmed at least six (6) feet above ground level;
 5. The landscaping requirements of this item (k) (5) shall not be used to meet any other landscaping, buffer yard or screening requirements of the UDO; and
 6. Parking areas with less than twenty (20) spaces shall not be subject to the provisions of this item (k) (5) of this subsection (7).
6. Lists of Recommended Trees and Shrubs: The following lists are by no means comprehensive and are intended merely to suggest the types of flora which would be appropriate along the Highway Corridor Overlay District. Plants were selected for inclusion on these lists according to their general suitability for the climate and soil conditions of this area, ease of maintenance, tolerance of area conditions, and availability from area nurseries. If an introduced species has proven highly effective in this area, it too may be a proper selection.

1. Canopy Trees:

<u>Canopy Trees</u>	
<u>Common Name</u>	<u>Scientific Name</u>
<u>Red Maple</u>	<u>Acer rubrum</u>
<u>Sugar Maple</u>	<u>Acer saccharinum</u>
<u>River Birch</u>	<u>Betula nigra</u>
<u>American Hornbeam</u>	<u>Carpinus caroliniana</u>

<u>Bitternut Hickory</u>	<u>Carya cordiformis</u>
<u>Pecan</u>	<u>Carya illinoensis</u>
<u>Shagbark Hickory</u>	<u>Carya ovata</u>
<u>Chinese Chestnut</u>	<u>Castanea mollissima</u>
<u>Sugar Hackberry</u>	<u>Celtis laevigata</u>
<u>Common Hackberry</u>	<u>Celtis occidentalis</u>
<u>Persimmon</u>	<u>Diospyros virginiana</u>
<u>Beech</u>	<u>Fagus grandifolia</u>
<u>White Ash</u>	<u>Fraxinus americana</u>
<u>Green Ash</u>	<u>Fraxinus pennsylvanica</u>
<u>Ginkgo</u>	<u>Ginkgo biloba 'Fairmont' or 'LakeView'</u>
<u>Shademaster Honeylocust</u>	<u>Gleditsia triacanthos var. inermis 'Shademaster'</u>
<u>Kentucky Coffeetree</u>	<u>Gymnocladus dioicus</u>
<u>Chinese Flame Tree</u>	<u>Koelreuteria bipinnata</u>
<u>Sweet Gum</u>	<u>Liquidambar styraciflua 'Rotundiloba'</u>
<u>Tulip poplar</u>	<u>Liriodendron tulipifera</u>
<u>Cucumber Magnolia</u>	<u>Magnolia acuminata</u>
<u>Dawn Redwood</u>	<u>Metasequoia glyptostroboides</u>
<u>Black Gum</u>	<u>Nyssa sylvatica</u>

<u>London Planetree</u>	<u>Platanus x acerifolia</u>
<u>Sawtooth Oak</u>	<u>Quercus acutissima</u>
<u>White Oak</u>	<u>Quercus alba</u>
<u>Scarlet Oak</u>	<u>Quercus coccinea</u>
<u>Southern Red Oak</u>	<u>Quercus falcata</u>
<u>Laurel Oak</u>	<u>Quercus hemisphaerica</u>
<u>Overcup Oak</u>	<u>Quercus lyrata</u>
<u>Water Oak</u>	<u>Quercus nigra</u>
<u>Nuttall Oak</u>	<u>Quercus nuttallii</u>
<u>Pin Oak</u>	<u>Quercus palustris</u>
<u>Willow Oak</u>	<u>Quercus phellos</u>
<u>Red Oak</u>	<u>Quercus rubra</u>
<u>Shumard Oak</u>	<u>Quercus shumardii</u>
<u>Post Oak</u>	<u>Quercus stellata</u>
<u>Black Oak</u>	<u>Quercus velutina</u>
<u>Japanese Pagoda Tree</u>	<u>Sophora japonica</u>
<u>Bald Cypress</u>	<u>Taxodium distichum</u>
<u>Little Leaf Linden</u>	<u>Tilia cordata</u>
<u>Lacebark Elm</u>	<u>Ulmus parvifolia</u>
<u>Japanese Zelkova</u>	<u>Zelkova serrata</u>

2. Understory Trees:

<u>Understory Trees</u>	
<u>Common Name</u>	<u>Scientific Name</u>
<u>Trident Maple</u>	<u>Acer buergerianum</u>
<u>Amur Maple</u>	<u>Acer ginnala</u>
<u>Paperbark Maple</u>	<u>Acer griseum</u>
<u>Japanese Maple</u>	<u>Acer palmatum</u>
<u>Bottlebrush Buckeye</u>	<u>Aesculus parviflora</u>
<u>Serviceberry</u>	<u>Amelanchier arborea</u>
<u>European Hornbeam</u>	<u>Carpinus betulus</u>
<u>American Hornbeam</u>	<u>Carpinus caroliniana</u>
<u>Eastern Redbud</u>	<u>Cercis canadensis</u>
<u>Chinese Redbud</u>	<u>Cercis chinensis</u>
<u>Chinese Fringetree</u>	<u>Chionanthus retusus</u>
<u>Fringetree</u>	<u>Chionanthus virginicus</u>
<u>Flowering Dogwood</u>	<u>Cornus florida</u>
<u>Kousa Dogwood</u>	<u>Cornus kousa</u>
<u>Rutger's Hybrid Dogwood</u>	<u>Cornus x 'Cultivar'</u>
<u>Smoketree</u>	<u>Cotinus coggygia</u>
<u>Washington Hawthorn</u>	<u>Crataegus phaenopyrum</u>

<u>Green Hawthorne</u>	<u>Crataegus viridis 'Winter King'</u>
<u>Carolina Silverbell</u>	<u>Halesia carolina</u>
<u>Golden Rain Tree</u>	<u>Koelreuteria paniculata</u>
<u>Crape Myrtle</u>	<u>Lagerstroemia indica</u> <u>Lagerstroemia x fauriei</u>
<u>Star magnolia</u>	<u>Magnolia stellata</u>
<u>Saucer Magnolia</u>	<u>Magnolia x soulangeana</u>
<u>Japanese Flowering Crabapple</u>	<u>Malus floribunda</u>
<u>Flowering Crabapple</u>	<u>Malus hybrida</u>
<u>Wax Myrtle</u>	<u>Myrica cerifera</u>
<u>Sourwood</u>	<u>Oxydendrum arboreum</u>
<u>Chinese Pistache</u>	<u>Pistacia chinensis</u>
<u>Purpleleaf Plum</u>	<u>Prunus cerasifera 'Pissardii'</u>
<u>Kwanzan Cherry</u>	<u>Prunus serrulata 'Kwanzan'</u>
<u>Weeping Cherry</u>	<u>Prunus subhirtella pendula</u>
<u>Okame Cherry</u>	<u>Prunus x incam 'Okame'</u>
<u>Yoshino Cherry</u>	<u>Prunus x yedoensis</u>
<u>Pussy Willow</u>	<u>Salix discolor</u>
<u>Chinese Elm</u>	<u>Ulmus parvifolia</u>

3. Evergreen Trees:

<u>Evergreen Trees (Large Maturing)</u>	
<u>Common Name</u>	<u>Scientific Name</u>
<u>Deodar Cedar</u>	<u>Cedrus deodara</u>
<u>Japanese Cedar</u>	<u>Cryptomeria japonica</u>
<u>Savannah Holly</u>	<u>Ilex x attenuata 'Savannah'</u>
<u>Eastern Red Cedar</u>	<u>Juniperus virginiana</u>
<u>Southern Magnolia</u>	<u>Magnolia grandiflora</u>
<u>Shortleaf Pine</u>	<u>Pinus echinata</u>
<u>Loblolly Pine</u>	<u>Pinus taeda</u>
<u>Japanese Black Pine</u>	<u>Pinus thunbergiana</u>
<u>Laurel Oak</u>	<u>Quercus laurifolia</u>
<u>Green Giant Arborvitae</u>	<u>Thuja (standishii x plicata) 'Green Giant'</u>
<u>American Arborvitae</u>	<u>Thuja occidentalis</u>
<u>Canadian Hemlock</u>	<u>Tsuga canadensis</u>
<u>Carolina Hemlock</u>	<u>Tsuga caroliniana</u>
<u>Evergreen Trees (Small Maturing)</u>	
<u>Common Name</u>	<u>Scientific Name</u>
<u>Hinoki Flasecypress</u>	<u>Chamaecyparis obtusa 'Filicoides'</u>
<u>Foster Holly</u>	<u>Ilex x attenuate 'Fosteri'</u>
<u>American Holly</u>	<u>Ilex opaca</u>

<u>Greenleaf Holly</u>	<u>Ilex opaca 'Greenleaf'</u>
<u>Yaupon Holly</u>	<u>Ilex vomitoria</u>
<u>'Emily Bruner' Holly</u>	<u>Ilex x 'Emily Bruner'</u>
<u>Nellie Stevens Holly</u>	<u>Ilex x 'Nellie R. Stevens'</u>
<u>Holly (large cultivars/varieties)</u>	<u>Ilex x 'Cultivar'</u>
<u>Little Gem Magnolia</u>	<u>Magnolia grandiflora 'Little Gem'</u>
<u>Virginia Pine</u>	<u>Pinus virginiana</u>
<u>Carolina Cherry Laurel</u>	<u>Prunus caroliniana</u>
<u>Emerald Arborvitae</u>	<u>Thuja occidentalis 'Emerald'</u>

4. Shrubs:

<u>Shrubs (Under 6 Feet)</u>	
<u>Common Name</u>	<u>Scientific Name</u>
<u>Glossy Abelia</u>	<u>Abelia x grandiflora</u>
<u>Wintergreen Barberry</u>	<u>Berberis julianae</u>
<u>Japanese Barberry</u>	<u>Berberis thunbergii</u>
<u>Mentor Barberry</u>	<u>Berberis x mentorensis</u>
<u>Purple Beautyberry</u>	<u>Callicarpa dichotoma</u>
<u>Flowering Quince</u>	<u>Chaenomeles speciosa</u>
<u>Japanese Falsecypress</u>	<u>Chamaecyparis pisifera 'Cultivar'</u>

<u>Spreading Euonymus</u>	<u>Euonymus kiautschovicus</u>
<u>Smooth Hydrangea</u>	<u>Hydrangea arborescens</u>
<u>Bigleaf Hydrangea</u>	<u>Hydrangea macrophylla</u>
<u>Oakleaf Hydrangea</u>	<u>Hydrangea quercifolia</u>
<u>Mountain Hydrangea</u>	<u>Hydrangea serrata</u>
<u>Dwarf Burford Holly</u>	<u>Ilex cornuta 'Burfordii Nana'</u>
<u>Chinese Holly</u>	<u>Ilex cornuta 'Cultivar'</u>
<u>Convexa Japanese Holly</u>	<u>Ilex crenata 'Convexa'</u>
<u>Japanese Holly</u>	<u>Ilex crenata 'Cultivar'</u>
<u>Little Leaf Japanese Holly</u>	<u>Ilex crenata 'Microphylla'</u>
<u>Roundleaf Japanese Holly</u>	<u>Ilex crenata 'Rotundifolia'</u>
<u>Dwarf Yaupon Holly</u>	<u>Ilex vomitoria 'Stokes Dwarf'</u>
<u>Chinese Juniper</u>	<u>Juniperus chinensis 'Cultivar'</u>
<u>Juniper</u>	<u>Juniperus sp.</u>
<u>Pfitzer Juniper</u>	<u>Juniperus x pfitzeriana</u>
<u>Drooping Leucothoe</u>	<u>Leucothoe fontanesiana</u>
<u>Leatherleaf Mahonia</u>	<u>Mahonia bealei</u>
<u>Nandina</u>	<u>Nandina domestica 'Cultivar'</u>
<u>Mountain Pieris</u>	<u>Pieris floribunda</u>
<u>Japanese Andromeda</u>	<u>Pieris japonica</u>

Narrow Leaved English Laurel	Prunus laurocerasus 'Angustifolia'
India Hawthorn	Raphiolepis indica
Yeddo Hawthorn	Raphiolepis umbellata
Glenn Dale Azalea	Rhododendron x 'Cultivar'
Gunrei Satzuki Azalea	Rhododendron x 'Cultivar'
Kaempferi Azalea	Rhododendron kaempferi
Reeves' Spirea	Spiraea cantoniensis
Thunberg's Spirea	Spiraea thunbergii
Japanese Yew	Taxus cuspidata
Sandankwa Viburnum	Viburnum suspensum
Shrubs (Over 6 Feet)	
Common Name	Scientific Name
Aucuba	Aucuba japonica
Butterfly Bush	Buddleia davidii
Camellia	Camellia japonica
Sasanqua Camellia	Camellia sasanqua
Cleyera	Cleyera japonica
Twig Dogwood	Cornus sericea
Franchet Cotoneaster	Cotoneaster franchetii
Thorny Elaeagnus	Elaeagnus pungens

<u>Winged Euonymus</u>	<u>Euonymus alatus</u>
<u>Greenspire Euonymus</u>	<u>Euonymus japonica</u>
<u>Border Forsythia</u>	<u>Forsythia x intermedia</u>
<u>Vernal Witch Hazel</u>	<u>Hamamelis vernalis</u>
<u>Common Witch Hazel</u>	<u>Hamamelis virginiana</u>
<u>Hybrid Witch Hazel</u>	<u>Hamamelis x intermedia</u>
<u>Panicle Hydrangea</u>	<u>Hydrangea paniculata</u>
<u>English Holly</u>	<u>Ilex aquifolium</u>
<u>Bufford Holly</u>	<u>Ilex cornuta "Burfordii"</u>
<u>Chinese Holly</u>	<u>Ilex cornuta 'Cultivar'</u>
<u>Japanese Holly</u>	<u>Ilex crenata 'Cultivar'</u>
<u>Hetzi Japanese Holly</u>	<u>Ilex crenata 'Hetzii'</u>
<u>Inkberry Holly</u>	<u>Ilex glabra</u>
<u>Lusterleaf Holly</u>	<u>Ilex latifolia</u>
<u>Yaupon Holly</u>	<u>Ilex vomitoria</u>
<u>Emily Bruner Holly</u>	<u>Ilex x 'Emily Bruner'</u>
<u>Small Anise Tree</u>	<u>Illicium parviflorum</u>
<u>Chinese Juniper</u>	<u>Juniperus chinensis 'Cultivar'</u>
<u>Hollywood Juniper</u>	<u>Juniperus chinensis 'Kaizuka'</u>
<u>Laurel</u>	<u>Laurus nobilis</u>

<u>Japanese Privet</u>	<u>Ligustrum japonicum</u>
<u>Glossy Privet</u>	<u>Ligustrum lucidum</u>
<u>Loropetalum</u>	<u>Loropetalum chinense</u>
<u>Star Magnolia</u>	<u>Magnolia stellata</u>
<u>Wax Myrtle</u>	<u>Myrica cerifera</u>
<u>Northern Bayberry</u>	<u>Myrica pensylvanica</u>
<u>Fortune Tea Olive</u>	<u>Osmanthus fortunei</u>
<u>Fragrant Tea Olive</u>	<u>Osmanthus fragrans</u>
<u>Japanese Pittosporum</u>	<u>Pittosporum tobira</u>
<u>Podocarpus</u>	<u>Podocarpus macrophyllus maki</u>
<u>English Laurel</u>	<u>Prunus laurocerasus</u>
<u>Indian Azalea</u>	<u>Rhododendron indica</u>
<u>Bridalwreath Spirea</u>	<u>Spiraea prunifolia 'Plena'</u>
<u>Vanhoutte Spirea</u>	<u>Spiraea x vanhouttei</u>
<u>Oriental Arborvitae</u>	<u>Thuja orientalis</u>
<u>Doublefile Viburnum</u>	<u>Viburnum plicatum f. tomentosum</u>
<u>Leatherleaf Viburnum</u>	<u>Viburnum rhytidophyllum</u>
<u>Laurustinus Viburnum</u>	<u>Viburnum tinus</u>
<u>Judd Viburnum</u>	<u>Viburnum x juddii</u>

1. **Canopy Trees:**

~~2. Understory Trees:~~

~~3. Evergreen Trees:~~

~~4. Shrubs:~~

1. Open Space and Tree Preservation:

- i. Open Space: A minimum of twenty-five (25) percent of the site must be devoted to open space, public greens, or other similar areas not covered by buildings or pavement. Required setbacks and buffer yards may be included in calculating this ~~open space~~ requirement. The Zoning Administrator may reduce this requirement for parcels less than (5) acres on a case-by-case basis. All open space shall be clearly labeled as such on any plans submitted for County review;
- ii. Tree Preservation: All required setbacks, buffer yards and other open space shall be used as tree preservation areas. In general, all such area shall be located to preserve the maximum number of existing trees possible. At a minimum twenty-five (25) percent of the existing tree area on a site shall be preserved. The Zoning Administrator may reduce this requirement for parcels less than (5) acres on a case-by-case basis. Existing tree area shall be included in any County site plan review and may be based on a current aerial photograph. In addition to tree preservation areas, all canopy trees with a diameter (DBH) greater than twenty-four (24) inches shall remain and shall be incorporated into the site plan unless the Zoning Administrator determines there is no suitable alternative due to unavoidable grading, or because of required configuration of a street, driveway, sidewalk, permitted sign, essential utility or buildings. The following shall also apply:~~All required setbacks, buffer yards and open space shall be used as tree preservation areas. All canopy trees with a diameter (DBH) greater than twenty-four (24) inches shall remain unless the Planning Commission or Zoning Administrator determines there is no suitable alternative due to unavoidable grading, or because of required configuration of a street, driveway, sidewalk, permitted sign, essential utility or buildings. In general, all such shall be located as to preserve the maximum number of existing trees possible. All canopy trees with a diameter (DBH) greater than twelve (12) inches but less than twenty-four (24) inches and all understory trees with a diameter (DBH) greater than four (4) inches shall also remain where practicable. The following shall also apply:~~

1. Such trees may only be removed from tree protection areas under one or more of the following conditions:
 - a. The tree is unhealthy, diseased or dead;
 - b. The tree causes a safety hazard to nearby buildings or pedestrian or vehicular circulation;
 - c. The tree is of a species that may drop debris or sap that can significantly affect property;
 - d. The tree is interfering with an existing underground utility line;
 - e. The tree is causing significant structural damage to a building or other similar structure; and/or
 - f. It is necessary to allow construction of a street or driveway essential for access to a parcel.

2. To ensure protection of existing trees, protection shall be provided around tree preservation areas and shall comply with the provisions set forth in § 12.11.4 of the UDO;
3. Mitigation: Any canopy trees with a diameter (DBH) greater than twenty-four (24) inches that are removed shall be replaced with another similar tree elsewhere within the preservation area, or elsewhere on a parcel. Replacement trees shall be from the approved tree list and at installation shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 10-12'. If a tree preservation areas or buffer yard is disturbed for any reason, including those outlined in Item (l) (ii) (1), shall be restored with similar trees elsewhere within the preservation area, or elsewhere on a parcel. Such replacement trees shall be planted at a rate of ten (10) trees per one thousand (1,000) square feet of area disturbed, and shall be from the approved tree list. At installation, such trees shall have a minimum caliper of 2.0 inches when measured six (6) inches above ground with a minimum height of 10-12'.
~~Any canopy trees with a diameter (DBH) greater than twelve (12) inches and all understory trees with a diameter (DBH) greater than four (4) inches that are removed from a tree preservation area for any reason shall be replaced with another similar tree elsewhere within the preservation area, or elsewhere on a parcel. Replacement trees shall be from the approved tree list. At installation, a replacement canopy tree shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 12-14'; a replacement understory trees shall have a minimum caliper of 2.5 inches when measured six (6) inches above ground with a minimum height of 10-12'.~~

~~m. Typical Corridor Cross Section: The following Illustration 1.1 is a typical cross section along the Highway Corridor Overlay district.~~

m. Other Zoning Requirements: To the extent that this subsection (7), establishing the Highway Corridor Overlay District, may contain land development standards and requirements that are inconsistent with or conflict with land development standards and requirements contained elsewhere in the UDO, including permitted uses of the zoning districts which underlie this overlay district, the more restrictive and stringent regulations shall be deemed controlling. Likewise, when any existing county ordinance is amended, the more restrictive provisions of such revised ordinance shall apply even if the provisions of this subsection (7) are more relaxed. ~~In addition, a~~ All projects within the Highway Corridor Overlay District shall comply with all other applicable provisions of the UDO which are not in conflict with the preceding provisions of this subsection (7).

n. Typical Corridor Cross Section: The following Illustration 1.1 is a typical cross section along the Highway Corridor Overlay district./

Section 2. 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.

Exhibit 3

Section 3. Conflicting Provisions.

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

Section 4. Effective Date.

This ordinance is effective upon third reading.

AND IT IS SO ORDAINED, this ____ day of _____, 2014.

LANCASTER COUNTY, SOUTH CAROLINA

Larry McCullough, Chair, County Council

Jack Estridge, Secretary, County Council

ATTEST:

Debbie C. Hardin, Clerk to Council

First Reading:
Second Reading:
Third Reading;

Approved as to form:

County Attorney

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HWY 521 Typical Section . NTS

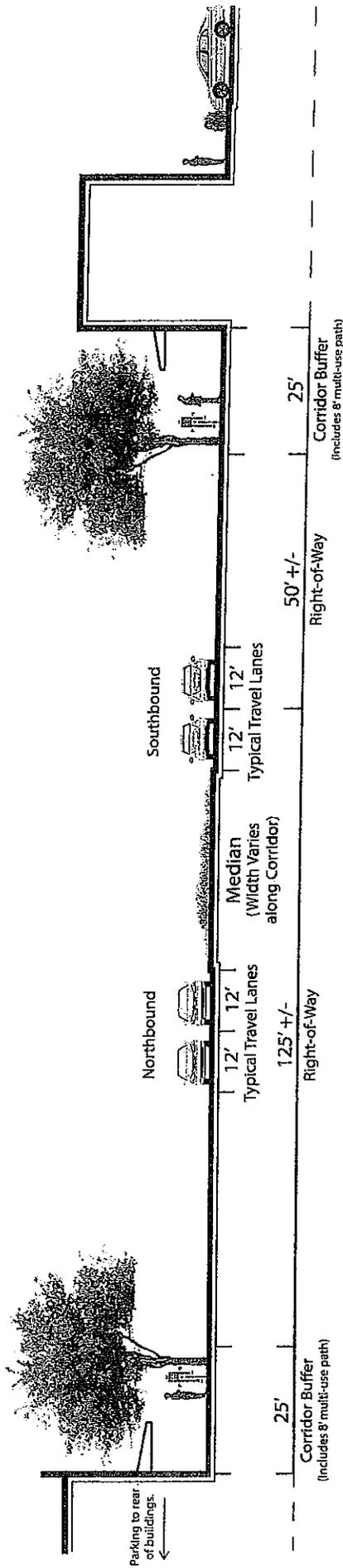


Illustration 1.1, Typical cross section along Highway Corridor Overlay District.

UDO-TA-014-007 – Application of Steve Willis, Lancaster County Administrator, to amend the text of Chapter 14, Streets and Sidewalks, Section 14.1.5, Procedure for Changing the Name of an Existing Road, in the Unified Development Ordinance. {Public Hearing} pgs. 133-137

Kathy Johnson

Conclusions:

Action items:

Person responsible:

Deadline:

Action items:	Person responsible:	Deadline:

PLANNING STAFF REPORT TA-014-007

I. Facts

General Information

This is the application of Steve Willis, Lancaster County Administrator, to amend the text of Chapter 14, Streets and Sidewalks, Section 14.1.5, Procedure for Changing the Name of an Existing Road, in the Unified Development Ordinance. This amendment would eliminate the petition requirement when, in order to ensure efficiency of the emergency response system, the County's Public Safety Communications Department initiates a road name change request.

In the text for Item #1 of Section 14.1.5, Procedure for Changing the Name of an Existing Road, the proposed additions are shown in bold font below. The amended text would now read:

Section 14.1.5 Procedure for Changing the Name of an Existing Road

1. Any person, firm, or corporation shall submit a written request to the planning department which proposes to change the name of a previously named road. Such request shall include any descriptive/locational information required by the planning department; designate a spokesperson by name, address, and telephone number; provide first and second road name choices; and be accompanied by a petition, signed by seventy-five (75) percent of the owners addressed on the affected road. The request must also include a reason for the name change. **When the Public Safety Communications Department files a road name change request pursuant to SC Code §23-47-60 (C) (2) or where needed to rename road segments for Computer Aided Dispatch database purposes, the requirement for the petition signed by 75 percent of the owners addressed on the road shall be waived and the request shall be considered by the Planning Commission at the appropriate scheduled meeting following submission.**

II. Findings

On occasion, Lancaster County's Public Safety Communications Department needs to change the name of a road in order to ensure efficiency of the County's emergency response system. As the Unified Development Ordinance states, any person may submit a written request to the Planning Department to change the name of a previously named road. However, the request must include a petition signed by seventy-five percent of the owners with addresses located on the affected road. As the Unified Development Ordinance is now written, this requirement also applies to the Public Safety Communications Department.

The South Carolina Code of Laws, Section 23-47-60 (Addressing), Item (C) (2) states that "Existing duplicate street names must be changed as necessary by the local government to ensure efficiency of the emergency response system." Since the State

requires local governments to eliminate duplicate street names, the Lancaster County Public Safety Communications Department should not have to meet an additional requirement (i.e., a petition) in order to comply with state law for changing the name of a road.

III. Recommendation

It is therefore the recommendation of the Planning Staff that the above text amendment be **approved**.

Attachments:

Exhibit 1: Application

Exhibit 2: UDO Chapter 14, Streets and Sidewalks, Section 14.1.5, Procedure for Changing the Name of an Existing Road and SC Code Title 23, Chapter 47, Section 60 (§ 23-47-60), Addressing

LANCASTER COUNTY
SOUTH CAROLINA

APPLICATION TO AMEND OR CHANGE THE TEXT OR MAP OF THE
LANCASTER COUNTY UNIFIED DEVELOPMENT ORDINANCE

Do Not Write In This Box

Application No. UDO-TA-014-007 Date Received 1-31-14 Fee Paid N/A

1. The application is for amendment to the: (check one)

District Boundary Map (fill in all items #2,3,4,5,6,7,&9 only)

Ordinance Text (fill in items # 8 & 9 only)

2. Give either exact address or tax map reference to property for which a district boundary change is requested: _____

3. How is this property presently designated on the map? _____

4. How is the property presently being used? _____

5. What new designation or map change do you propose for this property? _____

6. What new use do you propose for the property? _____

EXPLAIN UNDER ITEM #9 WHY THIS AREA SHOULD BE REDESIGNATED OR CHANGED.

7. Does the applicant own the property proposed for this change? | YES | NO If no, give the name and address of the property owner and attach notarized letter from property owner: _____

8. If this involves a change in the Ordinance text, what section or sections will be affected? _____

SECTION 14.1.5

9. Explanation of and reasons for proposed change: TO ELIMINATE THE PETITION

REQUIREMENT WHEN PUBLIC SAFETY COMMUNICATIONS MAKES THE REQUEST

(use back of form if additional space is needed)

NOTE: It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant.

APPLICANT'S NAME (PRINT)

STEVE WILKINS

ADDRESS:

PO Box 1809

LANCASTER, SC 29721

Phone:

416-9300



SIGNATURE

Strikethrough = deletion

Underline = addition

Section 14.1.5 Procedure for changing the name of an existing road.

1. Any person, firm, or corporation shall submit a written request to the planning department which proposes to change the name of a previously named road. Such request shall include any descriptive/locational information required by the planning department; designate a spokesperson by name, address, and telephone number; provide first and second road name choices; and be accompanied by a petition, signed by seventy-five (75) ^{percent} of the owners addressed on the affected road. The request must also include a reason for the name change. When the Public Safety Communications Department files a road name change request pursuant to SC Code §23-47-60 (C)(2) or where needed to rename road segments for Computer Aided Dispatch database purposes, the requirement for the petition signed by 75 percent of the owners addressed on the road shall be waived and the request shall be considered by the Planning Commission at the appropriate scheduled meeting following submission.

SECTION 23-47-60. Addressing.

(A) Local government, upon approval for implementation of a 911 system, shall standardize addressing within its area according to service supplier procedures. Enhanced 911 must not be placed in service until eighty-five percent of the residents have been provided with a standardized address by the local government. Those residents who do not have a standardized address provided by the local government will be placed in the service supplier's error file. Upon activation by enhanced 911 for the public, the service supplier's error file rate must not exceed one percent.

(B) Addressing costs are limited solely to establishing and maintaining addressing for a 911 system.

(C) Addressing must meet the following criteria:

(1) New street names assigned must not duplicate or be similar to an existing street name within the local government's geographical area.

(2) Existing duplicate street names must be changed as necessary by the local government to ensure efficiency of the emergency response system.

(3) Each house, building, or other occupied structure must be assigned a separate number. A number or

alphabetical letter must be assigned for each separate occupant within a building or other occupied structure. Examples include apartments, companies, etc.

(4) Written notification of the proper address of each house, building, or structure must be given to its owner, occupant, or agent in all instances where a new number has been assigned. Existing streets and addresses must receive verification of the correct address.