

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

ORDINANCE NO. 2014-1271

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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.
 - 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. Only the following highways are designated as a Highway Corridor Overlay District:
 - 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.
3. Any property within the Highway Corridor Overlay District zoned and used for industrial use, I-1 and I-2, shall be subject to the provisions set forth in item (n) of this subsection (7); and
4. 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 used to access 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). When a parcel has a vested right in effect, that parcel may be exempt from certain provisions of this subsection (7), as outlined in Chapter 13 of the UDO. 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).
- 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 the corridor right-of-way. The following shall also apply:
 - i. In general, the setback requirements set forth in § 5.4 of the UDO shall apply. When fronting the corridor right-of-way, the front setback for buildings with a commercial district use may be reduced to a minimum of (25) feet.

- ii. When fronting the corridor right-of-way, buildings shall have access from the front and rear of the building;
 - iii. The development of retail commercial centers or villages is favorable 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 the 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. Rooflines of buildings adjacent to the 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).
 - 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 the 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 for sports field and recreational complexes. In such conditions, the fencing shall be color coated with a manufacturer applied finish. Finish color to be approved by the Development Review Committee (DRC). Such fencing may also be permitted for temporary use during construction and site development provided it is 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. At a minimum, sidewalks shall comply with the construction requirements set forth in § 21.12 of the UDO;

2. Sidewalks shall be located to allow pedestrians to safely move from their vehicles to the building;
 3. Sidewalks shall connect to existing pedestrian circulation of adjacent parcels where not restricted by topography or other existing site features;
 4. When adjacent to a residential use district, sidewalks shall be provided to allow pedestrian access to and from a commercial retail development;
 5. Sidewalks shall be required on both sides of public or private streets within a commercial retail development;
 6. A multi-use path shall be required adjacent to the corridor right-of-way and shall be located in the Corridor Frontage Buffer as outlined in item (k) (2) of this subsection (7). Sidewalks are not required adjacent to the corridor. 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 installed by the property owner or developer. The path shall be dedicated to the County for public use and will be maintained by the County;
 - c. The multi-use path shall be a minimum of eight (8) feet in width, and shall be constructed of asphalt;
 - d. The multi-use path shall extend the entire frontage of a parcel fronting the corridor, from property line to property line;
 - e. The multi-use path shall connect to existing sections of path on adjacent parcels;
 - f. The multi-use path shall connect to other existing pedestrian circulation of adjacent parcels, including existing sidewalks, where not restricted by topography or other existing site features;
 - g. The multi-use path shall be located behind the required trees of the Corridor Frontage Buffer; and
 - h. 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.
- 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’;
- c. Such spaces shall be accessible from sidewalks and other pedestrian circulation within the development; and
- d. 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, including both public and private streets, 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. At a minimum, within the Highway Corridor Overlay District, curb cuts along the 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 the SCDOT ARMS Manual;
- ii. Individual 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 parcels (5) acres or less, 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 the corridor and an existing or proposed secondary street, including both public and private streets, 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 the corridor may be considered if 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 Zoning Administrator or SCDOT when applicable;
- v. Existing median crossovers are to remain as located. Where justified by a Traffic Impact Analysis, access to a parcel may be required to align directly with an existing median crossover. Likewise, a Traffic Impact Analysis may require improvement to an existing crossover to meet current SCDOT standards. When a proposed access does not align directly with an 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 any development that will generate over one hundred (100) trips in the peak hour according to the latest edition of the SCDOT ARMS Manual and shall meet all other 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. For a Traffic Impact Analysis within the Highway Corridor Overlay District, this engineer shall be chosen by the applicant from a preapproved list provided by Planning Department. 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 consult with a preapproved third-party reviewer to assist in this review at the request of the planning department. This third-party review is to assist the County with only the review of a submitted Traffic Impact Analysis and is not a second analysis. 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 the corridor is required. The following shall apply:
 - i. **Consolidation of Access Points:**
 1. Shared driveways between two or more parcels shall be required where there is not a conflict in use and a shared driveway is not restricted by topography or other existing site features. Shared driveways shall require mutually executed shared access agreements; and
 2. Unless restricted by topography or other natural site features, adjoining parking lots serving non-residential buildings of non-conflicting use shall be connected and shall require mutually executed shared access agreements.
 - 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; and
 2. Where a developed adjacent parcel exists, existing stub outs shall be utilized.
 - h. **Parking and Vehicular Access:**
 1. **Off-street Parking:** For buildings fronting on the corridor, 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 Zoning Administrator;
- iii. Uninterrupted areas of parking areas shall be limited in size. Parking areas with more than twenty (20) space 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 not permitted on the corridor or other public street. On-street parking is permitted on private streets 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.
 5. **Driveway and Internal Street Standards:**
 - i. All newly constructed streets within the Highway Corridor Overlay District shall meet the construction standards of Chapters 13 and 21 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 and § 26-65 of the Lancaster County Code. Where applicable, such streets shall also comply with the standards established by SCDOT;
 - ii. Private and public roads are as defined in Chapter 13 of the UDO;
 - iii. The minimum spacing between driveway accesses to the corridor shall comply with the provisions set forth in item (g) of this subsection (7);
 - iv. Curb and gutter shall be required on all newly constructed private streets, drives and parking areas within the Highway Corridor Overlay District and shall comply with the requirements set forth in § 21.11 of the UDO; and
 - v. Interconnectivity between adjacent parcels is required when there is not a conflict in use and is subject to 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 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 to provide for pedestrian clearance;
 - 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 to provide for pedestrian clearance 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 not be placed higher than the bottom of the second floor or higher than the roofline of single-story structures. A canopy or awning sign shall be a minimum of eight (8) feet above any sidewalk or other pavement to provide for pedestrian clearance.
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) or more streets with more than five hundred (500) feet of frontage on each, additional ground monument signs may be permitted provided no more than one (1) is located on each street;
 - ii. Directional and wayfinding signs within a retail commercial development or center shall be grouped 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 ten (10) 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 ten (10) feet along the corridor and a height of (4) feet along any secondary 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 the corridor and (4) feet along any secondary 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. 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;

- x. Banners in non-residential districts;
 - 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);
 - 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 twenty (20) seconds, and the change sequence must be accomplished within an interval of two (2) seconds or less. Such signs shall not include animated, continuous, moving, rolling, or scrolling messages. Fluttering, blinking, or flashing elements including video is prohibited. In general, signs displaying continuous moving copy or image, whether digital or analog, shall not be permitted. In addition, such signs shall not be used for paid advertising. 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 twenty (20) seconds. This section only applies to the use of reader boards and LED displays on permitted signs. The regulations for outdoor advertising signs (billboards) are outlined in § 10.16 and § 10.19.1 in the UDO;
 - xiv. Any sign placed within any public/private rights-of-way or easement;
 - 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;
 - xvi. Any sign which exhibits statements, words or pictures that are obscene in nature;
 - xvii. Any sign which is not permitted, abandoned signs, or signs which being structurally unsafe or hazardous; and
 - 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:
- 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. 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. Landscaping shall be integral with other landscaped areas as required by this district. In general, 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) (1) (i) of this subsection (7).
- j. **Lighting:** In general, lighting within the Highway Corridor Overlay District shall comply with the provisions set forth in § 11.6, § 15.8 and § 15.9 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 thirty (30) 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. A greater light intensity may be permitted for competitive sports fields during competitive play provided the light intensity does not exceed that set forth by the regulating athletic agency;
 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 the 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 Traffic Impact Analysis requires a new signalized intersection, the standard metal or concrete poles as set forth by SCDOT shall be installed. This requirement shall also apply to an existing signalized intersection where additional lanes and signalization changes are required. All poles shall be professionally painted black. Wood poles are only permissible for temporary use during repairs and installation. 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;

4. All fixtures shall be consistent throughout a site in size, color, ornamentation, and materials, and shall complement the surrounding buildings. 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, as required by § 15.8 and § 15.9 of the UDO, shall comply with SCDOT requirements where applicable. All street lights shall be consistent along the corridor and throughout a site. Such fixtures shall be shielded and down-directional except that unshielded decorative street lamps featuring globes or glass panes are permissible if designed to diffuse light and shall have caps to direct light downward. The color of all such light sources shall be limited to 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 shall be used. In general, all trees and shrubs shall be drought tolerant and 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 to satisfy the requirements of this item is permissible. 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 the corridor. At a minimum, such landscaping shall include turf grass or other vegetative ground cover to stabilize the soil;
 - v. 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 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) 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 mimic the natural topographical features of a site; 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; 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 the County, a certificate of occupancy may be issued prior to the installation of required landscaping provided the owner furnishes a 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 at 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: A Corridor Frontage Buffer shall be established as a public easement within the first twenty-five (25) feet of front yard as measured from the edge of the road right-of-way. The Corridor Frontage Buffer shall be designated for the multi-use path as outlined in item (f) (5) (i) (6) of this subsection (7). 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';

- 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’;
- 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 streets and driveways connecting to the point of ingress and egress, signs permitted in this subsection (7), required multi-use path (see item (f)(5) of this section), or sidewalks when connecting to the multi-use path; 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. 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. Stormwater management basins shall be screened from view from the corridor with a continuous evergreen screen as outlined in item (k)(5)(i)(2) of this subsection (7);
 - vii. 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);
 - viii. Chain link, welded or woven wire, and other similar fencing is not permitted; and
4. **Median & Right-of-Way Landscaping:** In general, there shall be no bare soil between the right-of-way and edge of pavement. At a minimum, this area shall include maintained turf grass. Maintenance is the responsibility of the owner. Additional 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. Such additional landscaping shall consist of a combination of trees, shrubs, turf grass or other ground cover as approved by SCDOT and the DRC. The following provisions shall 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. Median improvements shall include the entire width of the median, not just the side adjacent to the commercial development. At a minimum such improvements shall extend the full length of the proposed commercial development. However, in some cases SCDOT may require median improvements to extend to the nearest median crossover;
 - iv. 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
 - v. Irrigation shall be required as determined necessary by SCDOT, per the latest edition of the ARMS Manual;
 - vi. As required by SCDOT, applicants shall furnish, install, and maintain all plantings. Applicants shall be responsible for perpetual maintenance of all vegetation (and irrigation when applicable) 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;
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. Such perimeter screen may be penetrated for ingress/egress, including stub out and shared drive easements;
 - 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'. Where overhead utility lines exist, understory trees shall be planted instead and shall be spaced no more than 25' 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'. 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'. 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'. 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. 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 the recommended trees and shrubs for 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. However, plants not included in the following lists shall be approved by the DRC or Zoning Administrator prior to installation.

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	<i>Carya cordiformis</i>
Pecan	<i>Carya illinoensis</i>
Shagbark Hickory	<i>Carya ovata</i>
Chinese Chestnut	<i>Castanea mollissima</i>
Sugar Hackberry	<i>Celtis laevigata</i>
Common Hackberry	<i>Celtis occidentalis</i>
Persimmon	<i>Diospyros virginiana</i>
Beech	<i>Fagus grandifolia</i>
White Ash	<i>Fraxinus americana</i>
Green Ash	<i>Fraxinus pennsylvanica</i>
Ginkgo	<i>Ginkgo biloba</i> 'Fairmont' or 'LakeView'
Kentucky Coffeetree	<i>Gymnocladus dioicus</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	Quercus acutissima
White Oak	Quercus alba
Scarlet Oak	Quercus coccinea
Southern Red Oak	Quercus falcata
Laurel Oak	Quercus hemisphaerica
Overcup Oak	Quercus lyrata
Water Oak	Quercus nigra
Nuttall Oak	Quercus nuttallii
Pin Oak	Quercus palustris
Willow Oak	Quercus phellos
Red Oak	Quercus rubra
Shumard Oak	Quercus shumardii
Post Oak	Quercus stellata
Black Oak	Quercus velutina
Japanese Pagoda Tree	Sophora japonica
Bald Cypress	Taxodium distichum
Little Leaf Linden	Tilia cordata
Lacebark Elm	Ulmus parvifolia
Japanese Zelkova	Zelkova serrata

2. Understory Trees:

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

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

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	<i>Ilex opaca</i> 'Greenleaf'
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>
Purple Beautyberry	<i>Callicarpa dichotoma</i>
Flowering Quince	<i>Chaenomeles speciosa</i>
Japanese Falsecypress	<i>Chamaecyparis pisifera</i> 'Cultivar'

Spreading Euonymus	Euonymus kiautschovicus
Smooth Hydrangea	Hydrangea arborescens
Bigleaf Hydrangea	Hydrangea macrophylla
Oakleaf Hydrangea	Hydrangea quercifolia
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'

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

Thorny Elaeagnus	Elacagnus 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
Panicle Hydrangea	Hydrangea paniculata
English Holly	Ilex aquifolium
Burford 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	<i>Juniperus chinensis</i> 'Cultivar'
Hollywood Juniper	<i>Juniperus chinensis</i> 'Kaizuka'
Laurel	<i>Laurus nobilis</i>
Japanese Privet	<i>Ligustrum japonicum</i>
Glossy Privet	<i>Ligustrum lucidum</i>
Loropetalum	<i>Loropetalum chinense</i>
Star Magnolia	<i>Magnolia stellata</i>
Wax Myrtle	<i>Myrica cerifera</i>
Northern Bayberry	<i>Myrica pensylvanica</i>
Fortune Tea Olive	<i>Osmanthus fortunei</i>
Fragrant Tea Olive	<i>Osmanthus fragrans</i>
Japanese Pittosporum	<i>Pittosporum tobira</i>
Podocarpus	<i>Podocarpus macrophyllus maki</i>
English Laurel	<i>Prunus laurocerasus</i>
Indian Azalea	<i>Rhododendron indica</i>
Bridalwreath Spirea	<i>Spiraea prunifolia</i> 'Plena'
Vanhoutte Spirea	<i>Spiraea x vanhouttei</i>
Oriental Arborvitae	<i>Thuja orientalis</i>
Doublefile Viburnum	<i>Viburnum plicatum</i> f. <i>tomentosum</i>

Leatherleaf Viburnum	Viburnum rhytidophyllum
Laurustinus Viburnum	Viburnum tinus
Judd Viburnum	Viburnum x juddii

i. **Impervious Surface Standards:** The amount of on-site impervious surface areas shall be limited to the prescribed ratios set forth in § 5.8 of the UDO.

m. **Open Space and Tree Preservation:**

i. **Open Space:** A minimum of ten (10) percent of the site must be devoted to usable open space which may include greens, unaltered natural features, or other similar areas not covered by impervious surface as required in § 5.8 of the UDO. Required setbacks and buffer yards may be included in calculating this requirement. The Zoning Administrator may reduce this requirement for parcels (5) acres or less 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 and buffer yards shall be used as tree preservation areas. The provisions set forth in § 12.11 of the UDO, retention and protection of large trees, shall be required for all development within the Highway Corridor Overlay District. In addition, all canopy trees with a diameter (DBH) greater than twenty-four (24) inches shall be incorporated into the site plan unless 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:

1. Such trees may only be removed 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 located within the building envelope as determined by building placement standards within the UDO;
- f. The tree is causing significant structural damage to a building or other similar structure; and/or
- g. 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:** The requirements set forth in § 12.11 of the UDO shall apply. Any canopy trees with a diameter (DBH) greater than twenty-four (24) inches that are removed shall also be replaced with another similar tree elsewhere on the parcel. Any replacement tree within the Highway Corridor Overlay District shall have a minimum caliper of 2.0 inches when measured six (6) inches above ground with a minimum height of 10-12.
- n. **Industrial Districts:** In general, the requirements of this subsection (7) shall apply to all industrial use. The following exceptions shall apply to industrial use:
 1. **Setbacks:** When fronting the corridor, a front setback of (25) feet is permitted and preferred for buildings with an industrial use. The setbacks requirements set forth in § 5.4 of the UDO shall otherwise apply;
 2. **Building Materials:** The building material requirements of § 2.1.3 of the UDO shall apply;
 3. **Building Vernacular:** At a minimum, variation in architectural appearance is required for an industrial use fronting the corridor. Large expanse of blank exterior walls fronting the corridor shall be limited through the use of varied color, pattern, horizontal and vertical lines, or other architectural features; and
 4. **Off-Street Parking:** For buildings with an industrial use fronting on the corridor, it is preferred that off-street surface parking is located primarily to the rear or side of the building it serves. However, for industrial use parking may also be located at the front of the building it serves. The parking area landscaping and screening requirements of this subsection (7) shall apply.
 - o. **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. 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).
 - p. **Typical Corridor Cross Section:** The following Illustration 1.1 is a typical cross section along the Highway Corridor Overlay district./

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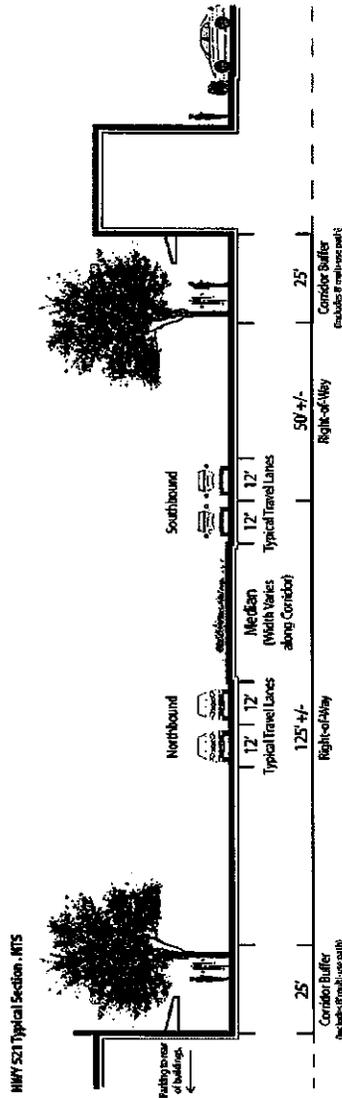


Illustration 1.1, Typical cross section along Highway Corridor Overlay District.

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.

Section 3. Conflicting Provisions.

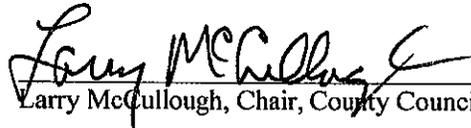
To the extent this ordinance contains provisions that conflict with provisions contained in the Lancaster County Code or other County orders, resolutions and ordinances, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

Section 4. Effective Date.

This ordinance is effective upon third reading.

AND IT IS SO ORDAINED, this 9th day of June, 2014.

LANCASTER COUNTY, SOUTH CAROLINA


Larry McCullough, Chair, County Council

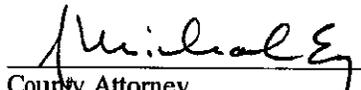

Jack Estridge, Secretary, County Council

ATTEST:


Debbie C. Hardin, Clerk to Council

First Reading: April 14, 2014
Second Reading: April 18, 2014
Third Reading: June 9, 2014

Approved as to form:


County Attorney

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