

# LANCASTER COUNTY PLANNING COMMISSION

December 08, 2016  
6:30 PM  
Lancaster Co.  
Adm. Bldg.,  
Room 224  
(803) 285-6005

<b>Type of meeting:</b>	General Business Meeting	<b>Facilitator:</b>	Planning Staff
<b>Clerk:</b>	Judy Barrineau		
<b>Please read:</b>	Agenda Packet		
<b>Please bring:</b>	Agenda Packet & UDO		
Call To Order		Chairman	
Roll Call		Chairman	
Approve Agenda		Chairman	
Citizen's Comments		Chairman	
Approval of Minutes – November 15, 2016 Regular Minutes		Chairman	
<b>RZ-016-010</b> – Rezoning application of L & C Landholdings, Inc. to rezone 3 parcels from LI, Light Industrial District, to HI, Heavy Industrial District. The applicant wishes to market these properties for businesses that require rail service and to provide economic opportunities for Lancaster County. {Public Hearing}		Penelope Karagounis	
New Business:			



## **PLANNING STAFF REPORT - RZ-016-010**

---

### **I. Facts**

#### **A. General Information**

*Proposal:* Rezoning application of L & C Landholdings, Inc. to rezone 3 parcels from LI, Light Industrial District, to HI, Heavy Industrial District. The applicant wishes to market these properties for businesses that require rail service and to provide economic opportunities for Lancaster County.

*Property Location:* The first parcel consists of  $\pm$  28.35 acres and is located  $\pm$  700 feet south of the intersection of Nebo Road and Chester Highway. The second parcel consists of  $\pm$  313.38 acres and is located  $\pm$  1,200 feet south of the intersection of Nebo Road and Chester Highway. The third parcel consists of  $\pm$  231.34 acres and is located  $\pm$  1,020 feet southwest of the intersection of W. Meeting Street and West Manor Dr. All three parcels are located in Lancaster County, SC.

*Legal Description:* Tax Map 66, Parcel 34.00; Tax Map 83, Parcel 8.00 and 5.00

*Zoning Classification:* Current: LI, Light Industrial District. All three parcels are within the Airport Overlay District.

***Voting District: District 4- Larry Honeycutt***

#### **B. Site Information**

*Site Description:* The parcels are currently being used for timber.

#### **C. Vicinity Data**

*Surrounding Conditions:* The properties have six adjacent parcels to the north zoned LI, Light Industrial District, one adjacent parcel to the north is zoned HDR, High Density Residential District, and three adjacent parcels to the northwest are zoned INS, Institutional District. The property to the east has fifteen adjacent parcels zoned MDR, Medium Density Residential District. The properties are adjacent to one very large tract to the south zoned OSP, Open Space Preservation District. To the west thirty-three adjacent properties are zoned MDR, Medium Density Residential District.

#### **Exhibits**

1. Rezoning Application
2. Overall Vicinity Map
3. Vicinity Maps (Zoomed in view of each parcel)

4. Zoning Maps (Zoomed in view of each parcel)
5. Future Land Use Maps (Zoomed in view of each parcel)
6. Airport Overlay District Map
7. Tax Inquiry Sheet
8. UDO – Section: 2.3 - Districts
9. UDO- Section: 7.1A – Required Buffer Yards/ 7.1.B- Buffer Yard Types
10. UDO- Section: 5.9.1- Industry Restricted [HI] / 5.9.15- Wholesaling and Distribution [LI, HI]
11. Table of Uses- LI/ Table of Uses- HI

## **II. Findings**

### **Code Considerations:**

#### **Light Industrial District (LI)**

The Light Industrial District is established for activities that can be operated in a relatively clean and quiet manner, and which will not be obnoxious to adjacent residential or business districts. This includes warehousing and wholesaling activities with limited contact with the general public. It is designed to prohibit most heavy industry, which should be properly segregated, and to prohibit any other use which would substantially interfere with the development of industrial establishments in the district. Limited opportunities for retail sales and services are also provided.

#### **Heavy Industrial District (HI)**

The Heavy Industrial District is established to accommodate those industrial, manufacturing, or large-scale utility operations that, by their nature, may create some nuisance and which are not properly associated with, nor compatible with, residential, commercial, and service establishments. Retailing of manufactured items may be permitted in certain instances when it is conducted on the same building site as the principal use.

### **III. Conclusions:**

The applicant states that the proposed use for the property will be to market it to businesses that use the railroad service. If approved, this property will have to adhere to the set requirements in the Unified Development Ordinance including the installation of a type C buffer yard for any new buildings constructed. A type C buffer yard per the Unified Development Ordinance has a minimum width of 40 feet that must include evergreen trees, canopy trees, understory trees and evergreen shrubs (Exhibit 9). A type C buffer yard also has an option of providing less buffer width and less vegetation, but requires either a berm or wall/fence. A buffer yard must be installed around any residential and commercial property. The type C buffer yard required will further help screen new constructed buildings and uses from adjacent residential

and commercial property owners. Based on the unclear proposed use of the property, separation requirements may be needed if located near residential uses and if the use is an Industry (Restricted). Industry (Restricted) is defined as, a facility that involves the use, storage, production or processing of any hazardous materials or substances in quantities. Industry, Restricted (HI) the minimum separation is 2,640ft (or ½ mile). For Wholesale and Distribution, Restricted (HI) the minimum separation is 1,320 feet (or ¼ mile) (Exhibit 10). Due to the fact of the unknown use, once the use is known it has to comply and will be subject to the County Unified Development Ordinance. All three properties are within the Airport Overlay District and must follow height requirements for all buildings constructed.

The facts and findings of this report show that the rezoning request does complement the Future Land Use Map and Lancaster County Comprehensive Plan. The Future Land Use Map identifies this property as Industrial based on the *Lancaster County Comprehensive Plan 2014-2024*. This property is already zoned LI, Light Industrial District and may be used currently and marketed for light industrial businesses that wish to use the railroad service (Exhibit 11). If rezoned, any use in the HI, Heavy Industrial District table of uses may be allowed (Exhibit 11). Although some uses for the HI, Heavy Industrial will require a separate Special Exception or Conditional Use hearing. The applicant states that they do wish to be good neighbors to the surrounding property owners and wish to leave a substantial buffer between the residential properties by possibly donating land to the Katawba Valley Land Trust. Planning staff would also note that no such plan has been received at this time. By rezoning these properties to HI, Heavy Industrial District, it would provide economic opportunities for Lancaster County as well as jobs for citizens.

Planning staff would like to support economic development in Lancaster County, and at the same time be cognizant of the residential nature of the surrounding area. The location of this property does border several residential properties and must be taken into account if approved. In addition, a site plan will required to be reviewed through the development review process (Technical Review Committee). The site plan will be reviewed and approved by all departments for compliance. The planning staff would also like to note that multiple calls have been received from adjacent property owners concerned with the proximity of a heavy industrial uses so close to homes and possible noise issues.

#### **IV. Recommendation:**

It is therefore the recommendation of the planning staff that the rezoning request for all three properties be **denied** due to the residential nature of the area, the lack of a proposed site plan, and defined use for the properties.

# Exhibit 1

## LANCASTER COUNTY

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

Do Not Write In This Box		
Application#	Date	Paid
RZ-016-010	11-9-16	✓

- 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)
- Give either exact address or tax map reference to property for which a district boundary change is requested: TM# 0083-00-005.00; TM# 0066-00-034.00; TM#
- How is this property presently designated on the map? LIGHT INDUSTRIAL
- How is the property presently being used? TIMBER
- What new designation or map change do you purpose for this property? HEAVY INDUSTRIAL
- What new use do you propose for the property? \_\_\_\_\_

0083-00-005.00

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

- 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:
 

L&C LANDHOLDINGS, INC. 164 SKIPPER ST.  
FT. MILL, SC 29715

- If this involves a change in the Ordinance text, what section or sections will be affected? \_\_\_\_\_

- Explanation of and reasons for proposed change: WE WOULD LIKE TO MARKET THESE RAIL-SERVED SITES TO AN INDUSTRIAL USER TO BRING JOBS TO LANCASTER COUNTY  
(attach another page if additional space is needed)

- Applicant's can request a 5 minute PowerPoint presentation at County Council to be given during the ordinance reading time and at 1<sup>st</sup> reading only. You will be allowed 5 slides or less. This information must be given to the Clerk to Council by the Friday prior to the Monday Council meeting. Please check the appropriate box to indicate whether or not you will be giving a PowerPoint presentation.  YES  NO

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.

DAVID BRATTON  
APPLICANT'S NAME (PRINT)  
L&C LANDHOLDINGS, INC.

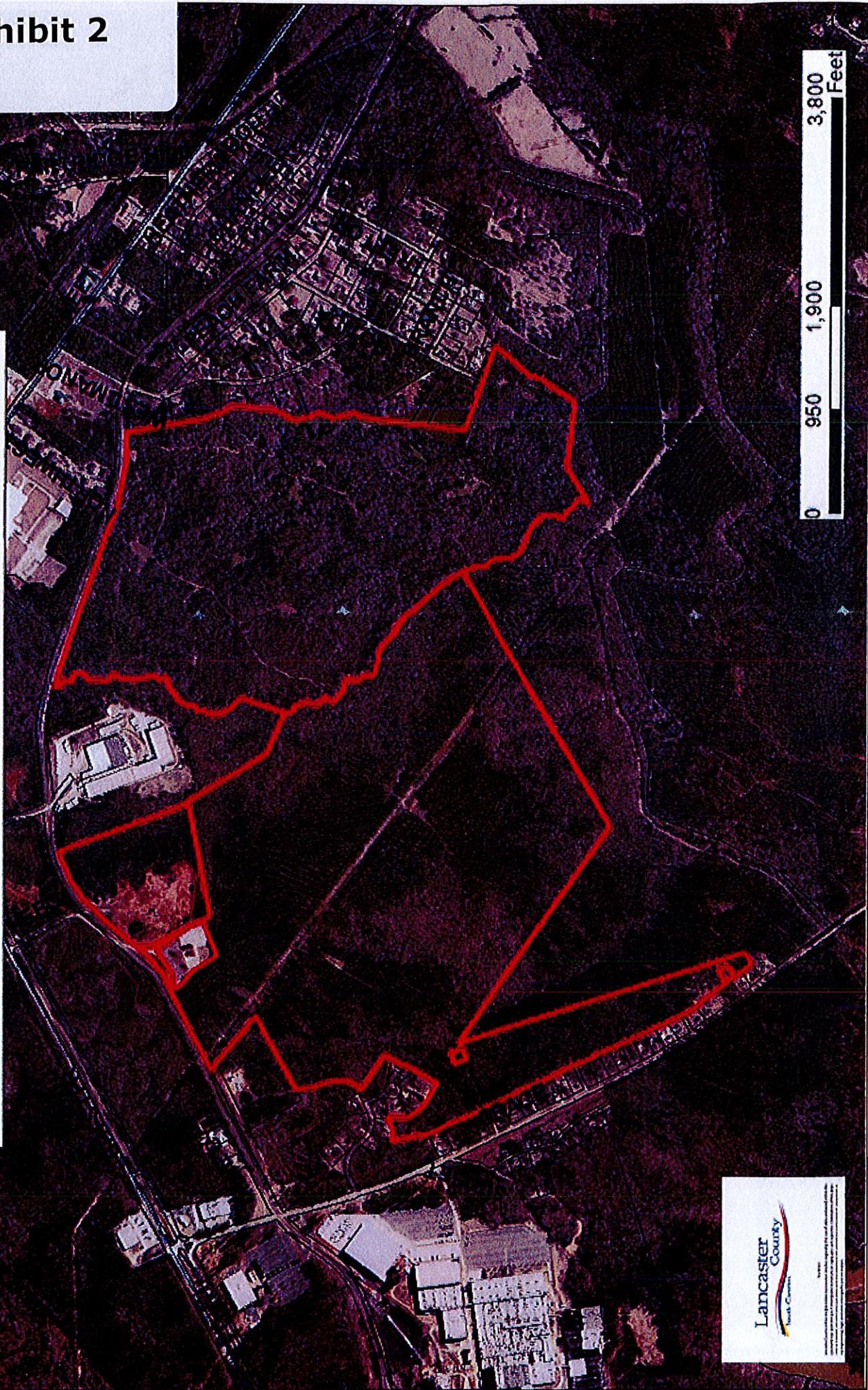
W. Debl Hart  
SIGNATURE

ADDRESS:  
164 SKIPPER ST.  
FT. MILL, SC 29715

Phone: (203) 548-6880

# Exhibit 2

**RZ-016-010**  
**Overall Vicinity Map**  
**0066-00-034.00, 0083-00-008.00, 0083-00-005.00**



# Exhibit 3

RZ-016-010  
0066-00-034.00  
Vicinity Map



Lancaster County  
South Carolina

Information on this map was prepared by the Planning and Zoning Department of Lancaster County, South Carolina. It is intended to provide a general overview of the subject property and is not intended to be used for any other purpose. The user of this map should consult the official records of the Planning and Zoning Department for more detailed information.

# Exhibit 3

RZ-016-010  
0083-00-008.00  
Vicinity Map



**Lancaster County**  
South Carolina

Revised: 10/2014  
This map is a vicinity map and does not show property boundaries. It is intended for informational purposes only. For more information, please contact the Planning and Zoning Department at 707 North Main Street, Lancaster, SC 29301. Phone: 803.781.2200. Fax: 803.781.2201. Website: www.lancastercountysc.gov

# Exhibit 3

RZ-016-010  
0083-00-005.00  
Vicinity Map

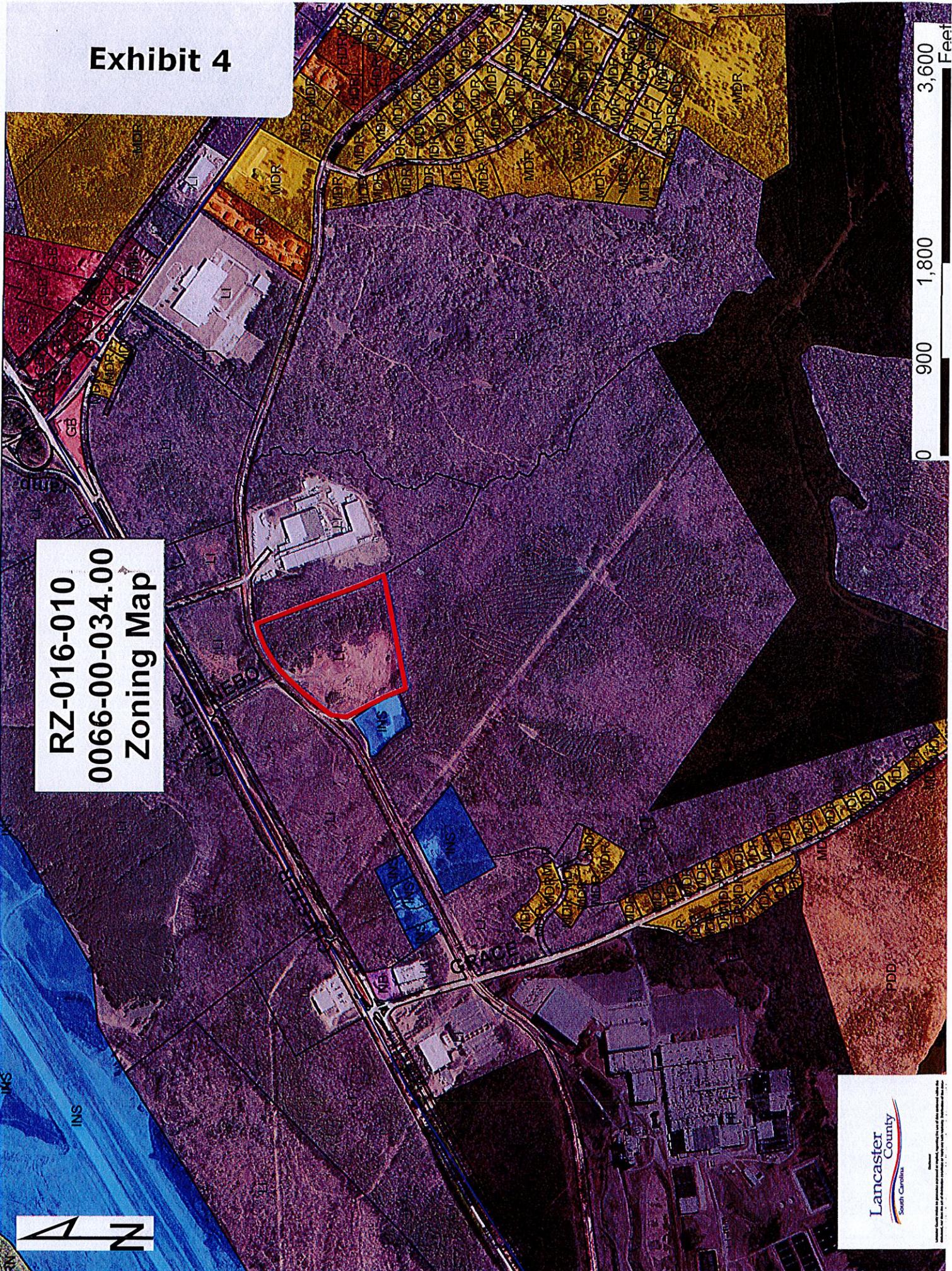


Lancaster  
County  
South Carolina

Map prepared by the Planning and Zoning Department, Lancaster County, South Carolina. All rights reserved. No warranty is made for the accuracy of the information shown on this map. The information shown on this map is for informational purposes only and does not constitute an offer of any financial product or service. The information shown on this map is subject to change without notice. The information shown on this map is not to be used for any purpose other than that for which it was prepared.

# Exhibit 4

**RZ-016-010  
0066-00-034.00  
Zoning Map**



# Exhibit 4

**RZ-016-010  
0083-00-008.00  
Zoning Map**



# Exhibit 4

**RZ-016-010**  
**0083-00-005.00**  
**Zoning Map**

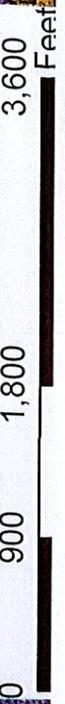
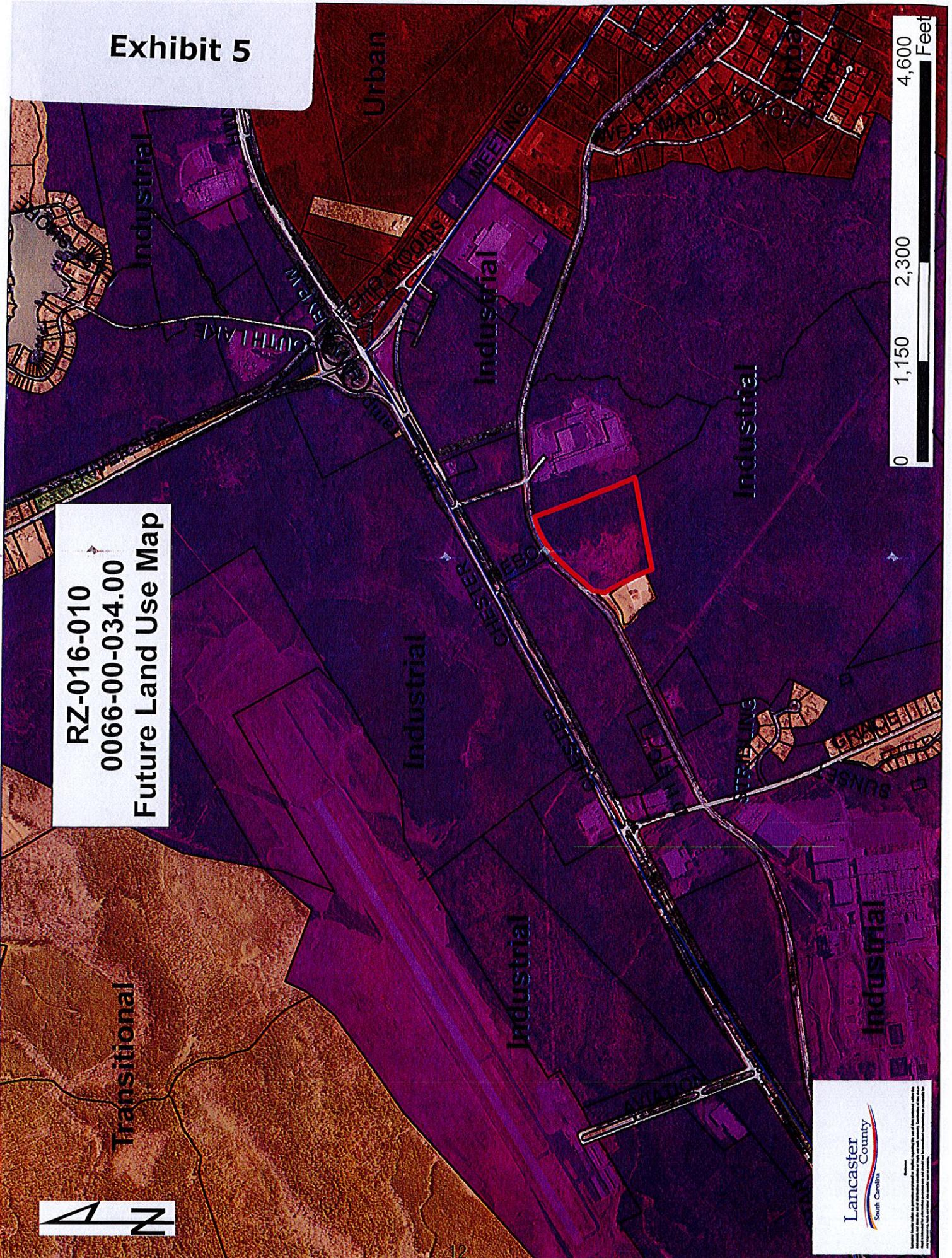


Exhibit 5

RZ-016-010  
0066-00-034.00  
Future Land Use Map

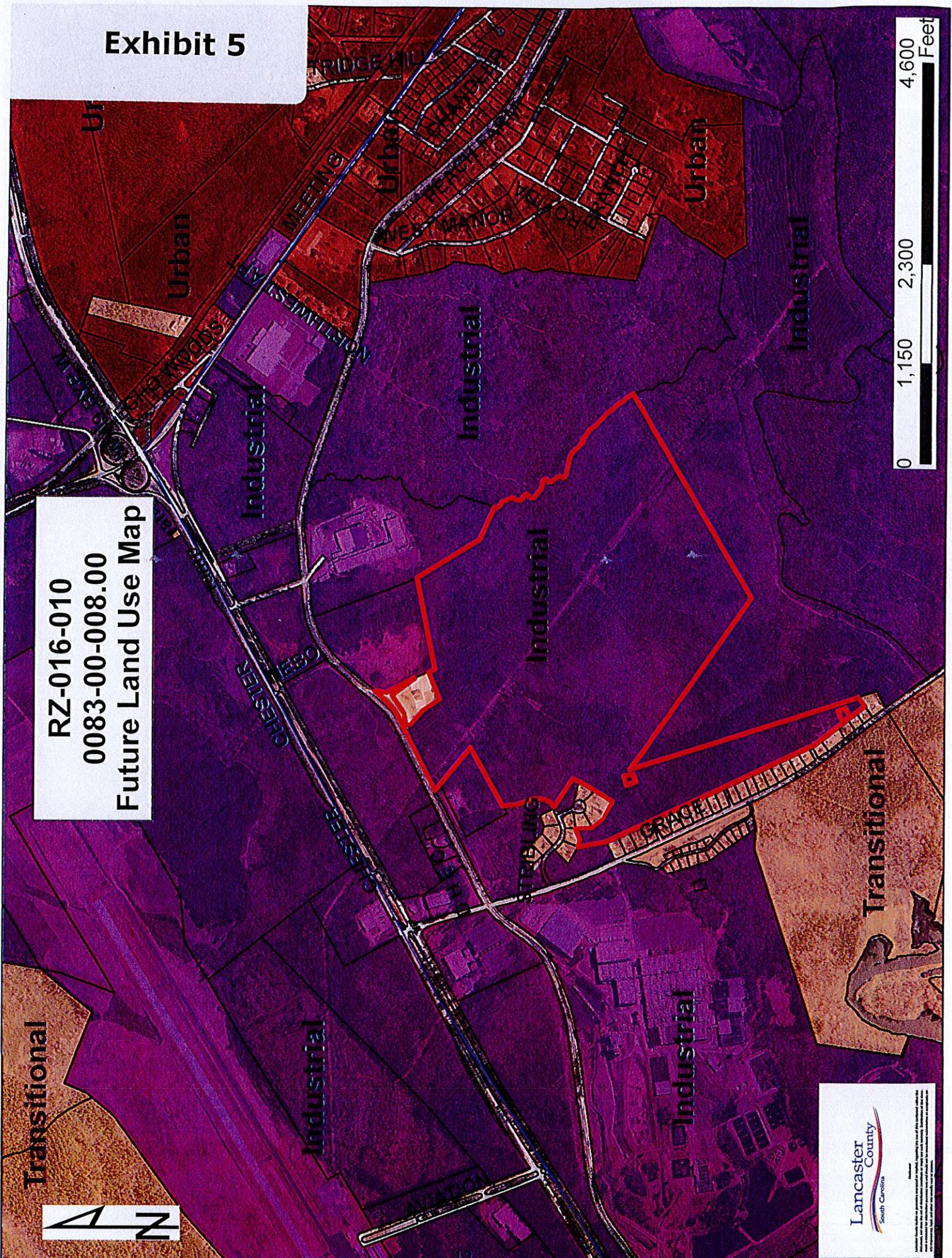


**Lancaster County**  
South Carolina

Map prepared by the Planning and Zoning Department, Lancaster County, South Carolina. The map is for informational purposes only and does not constitute a contract or any other legal instrument. The map is subject to change without notice. The map is not to be used for any other purpose without the express written consent of the Planning and Zoning Department.

# Exhibit 5

RZ-016-010  
0083-00-008.00  
Future Land Use Map

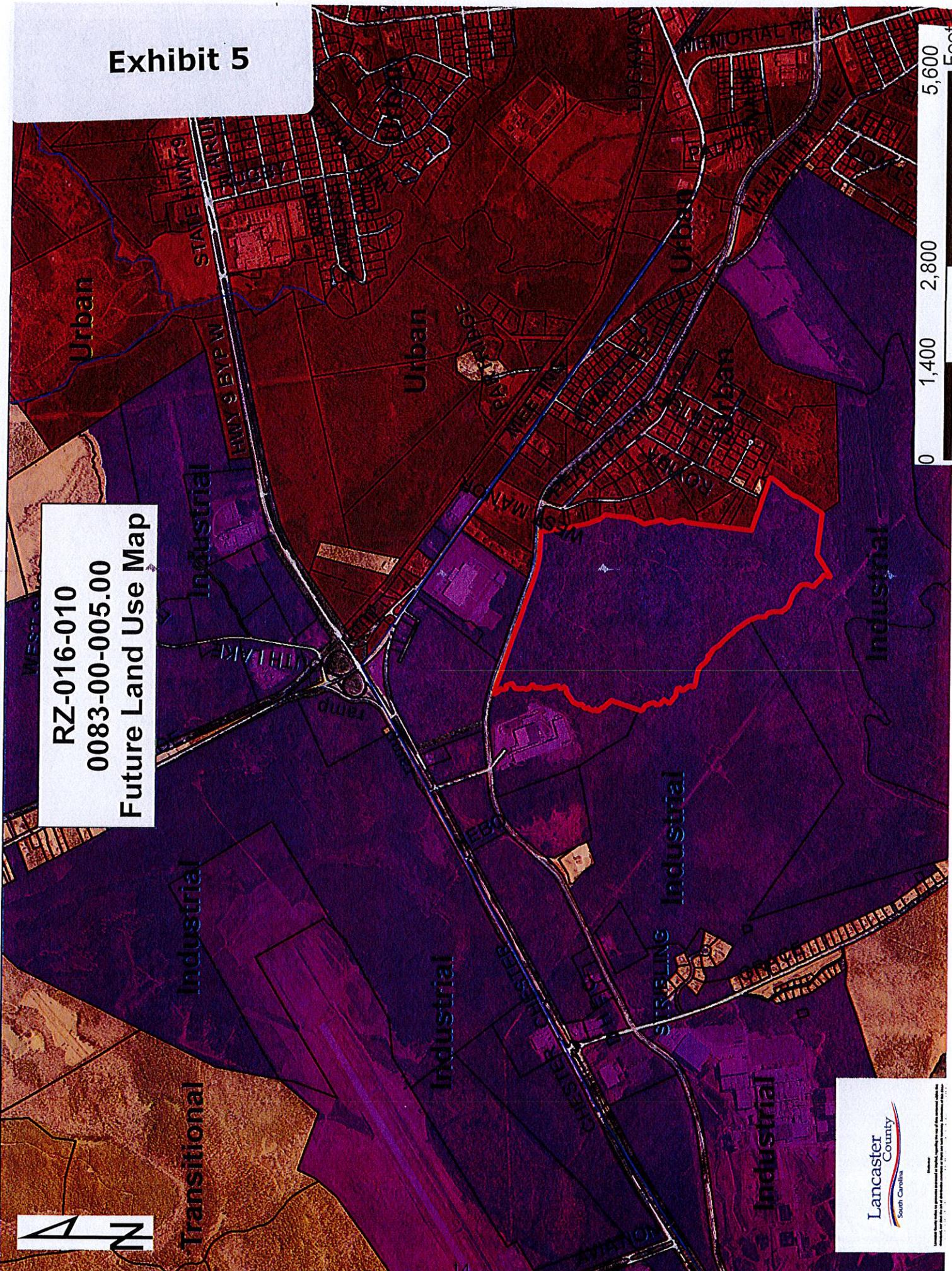


**Lancaster County**  
South Carolina

Approved by the Board of Commissioners on 11/15/2011. The map is subject to change without notice. The map is not a warranty, representation, or guarantee of accuracy. The map is for informational purposes only. The map is not to be used for legal or financial purposes. The map is not to be used for any other purpose. The map is not to be used for any other purpose.

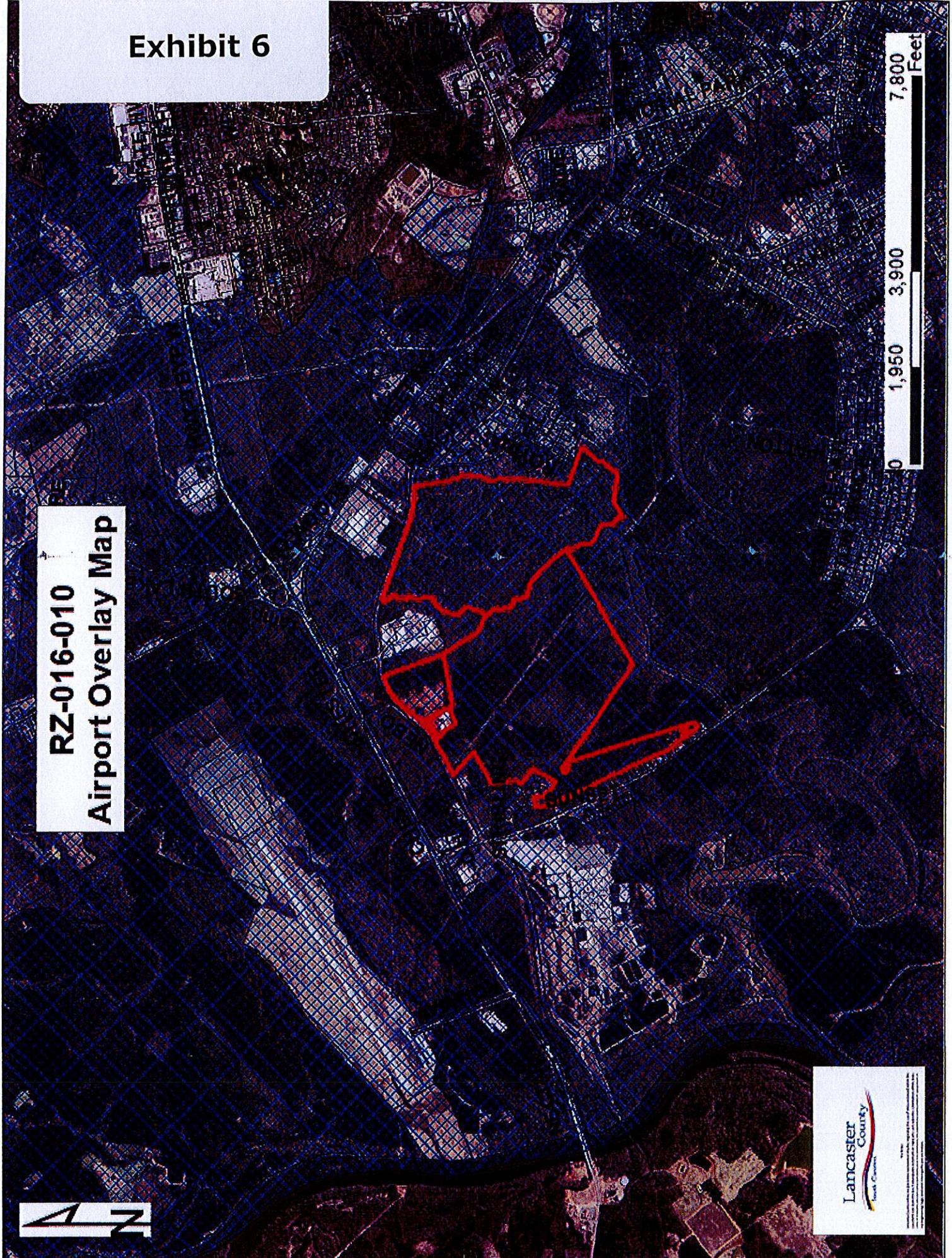
# Exhibit 5

RZ-016-010  
0083-00-005.00  
Future Land Use Map



# Exhibit 6

**RZ-016-010**  
**Airport Overlay Map**



# Exhibit 7

Situation/Location Information		Sales Information	
Location:	S OFF HWY 9 BY PASS	Legal Ref:	604-29
City:	Lancaster	Date:	3/3/2011
Zip:	29720	Grantor:	LANCASTER-CHESTER RAILROAD
Account Information		Validity:	9J
Parcel ID:	0066-00-034.00	LUC:	NLN
Property ID:	7256	Legal Ref:	F006-1355
User Account:	Imp/Vac/VI:	Date:	1/22/1985
Property LUC:	NCOR - CorpAg	Grantor:	LANCASTER-CHESTER RAILWAY CO
Primary Juris:	1 - COUNTY	Validity:	
Assessed Size:	28.35000	Unit Type:	AC - ACRES
District Group:	4 - 4	District Code:	01 - County
Council District:		Appraisal Area:	03 - 03
Owner/Mailing Information		Valuation Information	
Owner Name:	L & C LAND HOLDINGS INC	Appraised: In Process	Last 2015 - FV
Mailing Address:	164 SKIPPER ST, FORT MILL, SC, 29715	Mkt Adj Cost	Mkt Adj Cost
Associated Parcels:		Total Land:	\$190,530
Enter Parcel ID:		Ag Credit:	\$187,071
Validate & Add	X	Land:	\$3,459
		Building:	
		Yard:	
		Mkt Total:	\$190,530
		Total:	\$3,459
		Assessed:	
		Land:	\$208
		Building:	
		Yard:	
		Total:	\$208
		Limited Total:	
		Limited Taxable:	
Narrative - Click for Building Info...	This Parcel contains 28.350 AC of land mainly classified as CorpAg. It has 1 building(s) with a total of 0 square feet.		
Legal Description			
Picture	No image data		
Sketch	No image data		
		Last Modified:	

# Exhibit 7

Situation/Location Information		Sales Information	
Location:	GRACE AVE & LCRR	Legal Ref:	E006-1639
City:	Lancaster	Date:	11/12/1981
Zip:	29720	Grantor:	SPRINGLAND INC
Account Information		Validity:	LUC:
Parcel ID:	0083-00-008-00	Legal Ref:	
Property ID:	15602	Date:	Price:
User Account:	Imp/Vac/YT:	Grantor:	Price:
Property LUC:	NCOR - CorpAg	Validity:	LUC:
Primary Juris:	1 - COUNTY	Valuation Information	
Assessed Size:	313.38300	<b>Appraised: In Process</b>	
District Group:	4 - 4	Mkt Adj Cost	Last 2015 - FV
Council District:	Appraisal Area: 03 - 03	Total Land:	Mkt Adj Cost
Owner/Mailing Information		Ag Credit:	\$781,760
Owner Name:	SPRINGLAND INC	Land:	\$743,533
Mailing Address:	164 SKIPPER STREET, FORT MILL, SC, 29715	Building:	\$38,233
Associated Parcels:	Narrative - Click for Building Info..	Yard:	
Enter Parcel ID:	This Parcel contains 313.383 AC of land mainly classified as CorpAg. It has 1 building(s) with a total of 0 square feet.	Mkt Total:	\$781,760
Validate & Add		Total:	\$38,233
Legal Description		Assessed:	
		Land:	\$2,294
		Building:	
		Yard:	
		Total:	\$2,294
		Limited Total:	
		Limited Taxable:	
Picture		Sketch	
No image data		No image data	
Edit		Last Modified:	

# Exhibit 7

<b>Situs/Location Information</b> Location: S OF HWY 9 City: Lancaster Zip: 29720 <input type="button" value="Edit"/>		<b>Sales Information</b> Legal Ref: 604-29 Date: 3/3/2011 Price: \$0 Grantor: LANCASTER CHESTER RAILROAD Validity: 9J LUC: NCOR		Picture No image data Edit #: <input type="text"/> <input type="button" value="Upload"/> <input type="button" value="Refresh"/> Sketch No image data Last Modified: <input type="text"/> <input type="button" value="X"/>	
<b>Account Information</b> Parcel ID: 0083-00-005.00 Property ID: 15594 User Account: <input type="text"/> Property LUC: NCOR - CorpAg Primary Juris: 1 - COUNTY Assessed Size: 231.34000 District Group: 4 - 4 Council District: <input type="text"/>		Legal Ref: B008-0328 Date: 12/8/1988 Price: \$300,547 Grantor: L & C DEVELOPMENT CORP Validity: 0 LUC:		Valuation Information <b>Appraised: In Process</b> Mkt Adj Cost Total Land: \$555,912 Ag Credit: \$527,689 Land: \$28,223 Building: Yard: Mkt Total: \$555,912 Total: \$28,223 <b>Assessed:</b> Land: \$1,693 Building: Yard: Total: \$1,693 Limited Total: Limited Taxable:	
<b>Owner/Mailing Information</b> Owner Name: L & C LAND HOLDINGS INC Mailing Address: 164 SKIPPER ST, FORT MILL, SC, 29715 <input type="button" value="Edit"/>		Associated Parcels: Enter Parcel ID: <input type="text"/> <input type="button" value="Validate &amp; Add"/>			
Narrative - Click for Building Info... This Parcel contains 231.340 AC of land mainly classified as CorpAg. It has 1 building(s) with a total of 0 square feet.		Legal Description			

# Exhibit 8

BASE DISTRICT	DESCRIPTION
<b>Light Industrial District (LI)</b>	The Light Industrial District is established for activities that can be operated in a relatively clean and quiet manner, and which will not be obnoxious to adjacent residential or business districts. This includes warehousing and wholesaling activities with limited contact with the general public. It is designed to prohibit most heavy industry, which should be properly segregated, and to prohibit any other use which would substantially interfere with the development of industrial establishments in the district. Limited opportunities for retail sales and services are also provided.
<b>Heavy Industrial District (HI)</b>	The Heavy Industrial District is established to accommodate those industrial, manufacturing, or large-scale utility operations that, by their nature, may create some nuisance and which are not properly associated with, nor compatible with, residential, commercial, and service establishments. Retailing of manufactured items may be permitted in certain instances when it is conducted on the same building site as the principal use.
<b>Mining District (M)</b>	The Mining District is established for large-scale operations that extract and process mineral materials. This district may create some nuisance which is not properly associated with, nor compatible with, residential, commercial, and service establishments.
<b>Urban Residential District (UR)</b>	The Urban Residential District is established to accommodate a variety of housing types in a neighborhood setting with a density of 4 dwellings units per acre. The regulations of this district are intended to provide areas of the community for those persons desiring urban-sized in relatively high density neighborhoods within walking or biking distance from mixed-use centers.
<b>High Density Residential District (HDR)</b>	The High Density Residential District is established to serve as a transitional zoning district between rural and urban developments at a density of 8.0 dwelling units per acre. These regulations are further intended to discourage any detrimental effects to the predominately single-family residential areas adjacent to the district that provides for multiple family residential dwellings.
<b>Residential Mixed-Use District (RMX)</b>	The Residential Mixed-Use District is intended to provide for mixed-use transitional areas immediately adjacent to or in close proximity of mixed-use centers that permit some limited commercial uses and a wide variety of housing types in pedestrian-scaled, residential-style structures.

**A. REQUIRED BUFFER YARDS**

- Required Yards by District:** Buffer yards shall be required in accordance with the table below, and the buffer yard types defined Section 7.1.5.B.

		Adjacent Zoning District					
		AR, RR, RM, OSP, MH, LDR, MDR, HDR	UR, RMX, INS	NC, GB	MX, IMX, PB, NB, GB	RB	LI, HI, M
District of Proposed Development	AR, RR, RN, OSP, MH, LDR, MDR, HDR	X	X	X	X	C*	C*
	UR, RMX, INS**	A	X	X	X	X	X
	NB, GB**	B	A	X	X	X	X
	MX, IMX, PB, NB, GB	A	A	X	X	X	X
	RB	C	C	B	A	X	X
	LI, HI, M	C	C	C	C	B	X
	* Only required where adjacent, more intense use is pre-existing and no equivalent buffer is provided on the adjacent property						X=No
** Only multifamily and non-residential uses shall provide buffers between adjacent single family uses in detached homes						Buffer Required	

- Required Buffer Yards around Existing Single Family Homes in the NB, GB, RB, LI, and HI Districts:** A Type A buffer shall be required for any non-residential development that occurs immediately adjacent to an existing single family home located within the NB, GB, RB, LI, and HI Districts. This buffer may be removed at such time that the existing single family home changes to a multifamily or non-residential use.
- Additional Buffer and Screening Requirements for Specific Uses:** Additional buffer and screening requirements for certain specific uses are included in use regulations for each use found in Chapter 5.
- Location:** Buffer yards are intended to be constructed along the perimeter of the property; however, when there is irregular topographic conditions such as when the perimeter of the property is at a lower grade than the use being screened, the Administrator may require the relocation of the required buffer yard in order to better serve its purpose.
- Relationship to Required Yards and Setbacks:** Where front, side, and rear yards are required by this chapter, buffer yards may be established within such yards. If a yard requirement is less than the minimum buffer requirement, the buffer width requirement shall override the minimum yard requirement.
- More Restrictive to Apply:** Where a proposed use or development-type abuts multiple use types or zoning districts along the same side or rear yard, the largest buffer requirement will apply along the entire side or rear property line.

7. **Buffer Location Restrictions:** Buffers shall not be located on any portion of any existing or proposed street right-of-way or utility easement (unless permitted by the easement holder).

## B. BUFFER YARD TYPES

1. **Type A Buffer Yard:** A Type A buffer yard is a planting strip intended to separate uses, provide vegetation in densely developed areas, and enhance the appearance of individual properties.

Type A Buffer Yard Options	Minimum Depth	Minimum Plantings per 100 linear feet	Wall, Fence, or Berm	Required Opacity
Option 1	20 feet	1 Canopy Tree 2 Understory Trees 8 Evergreen Shrubs	Not Required	Semi-opaque (i.e., having only seasonal horizontal openings not exceeding 25% of the total width from the ground to a height of 6 feet within 2 years of planting)
Option 2	10 feet	2 Canopy Trees 2 Understory Trees 12 Evergreen Shrubs	Not Required	

2. **Type B Buffer Yard:** A Type B buffer yard is a medium density screen which is intended to create a visual separation between uses and zoning districts.

Type B Buffer Yard Options	Minimum Depth	Minimum Plantings per 100 linear feet	Wall, Fence, or Berm	Required Opacity
Option 1	20 feet	2 Evergreen Trees 1 Canopy Tree 2 Understory Trees 12 Evergreen Shrubs	Not Required	Semi-opaque (i.e., having only seasonal horizontal openings not exceeding 10% of the total width from the ground to a height of 8 feet within 2 years of planting)
Option 2	10 feet	1 Evergreen Tree 1 Canopy Tree 3 Understory Trees 24 Evergreen Shrubs	Not Required	

- Type C Buffer Yard:** A Type C buffer yard is intended to provide a very dense all-season sight barrier to significantly separate uses and zoning districts. It is intended to reduce intrusive lighting and noise from adjacent properties.

Type C Buffer Yard Options	Minimum Depth	Minimum Plantings per 100 linear feet	Wall, Fence, or Berm	Required Opacity
Option 1	40 feet	4 Evergreen Trees 4 Canopy Trees 4 Understory Trees 36 Evergreen Shrubs	Not Required	Completely opaque (i.e., having no horizontal openings from the ground to a height of 8 feet within 2 years of planting)
Option 2	25 feet	4 Evergreen Trees 4 Canopy Trees 4 Understory Trees	Wall or Fence	
Option 3	10 feet	2 Evergreen Trees 2 Canopy Trees 2 Understory Trees 12 Evergreen Shrubs	Berm	

### C. BUFFER DETAILS

- Fences and Walls:** Any required 6-foot-tall privacy fence or wall shall be made of any combination of treated and stained wood, brick, stone, wrought iron, polymer, decorative face block, or other composite material as approved by the Administrator and maintained in a like-new manner with the finished side facing towards the zone to be buffered (protected). The material(s) used shall provide an opaque fence. All required vegetation shall be placed on the unfinished side of the fence or wall. A chain link fence with slats is not considered a solid fence for purposes of this section.
- Berms:** All berms, if provided, shall not exceed a slope with maximum rise of 1 foot to a run of 2 feet (a ratio of 1:2) and a maximum height of 4 feet with a compacted flat top of at least 15 inches wide. All berms, regardless of size, shall be stabilized with a ground cover or other suitable vegetation or permanent slope retention device. A combination of trees and shrubs are to be installed in an appropriate design scheme along the berm for appearance, durability, and maintenance as approved by the Administrator. Berms taller than 4 feet shall be approved by the Administrator on a case-by-case basis.
- Existing Vegetation, Fences, Walls, and Berms:** Existing vegetation berms, walls, or fences within the landscaped area, but not including chain link fencing, may be used to fulfill the standards for the type of landscaping required provided that these elements are in good condition as determined by the Administrator. Where existing vegetative areas are to be credited, they shall be shown on the plan with a certification by a licensed landscape architect that the existing vegetation fully complies with the landscape requirements.
- Riparian Buffer:** Any required riparian buffer may be used to satisfy other buffer requirements, provided the plants are equivalent in number and type required by the landscape ordinance. Additional plant materials shall be installed in the riparian buffer to satisfy any remaining plant requirements. Additional plantings shall meet best management practices as determined by the Administrator.

Family residential district or street shall be buffered with a solid fence extending from the ground to a height of not less than 6 feet and a Type C buffer.

## 5.9 INDUSTRY/WHOLESALE/STORAGE USES

### 5.9.1 INDUSTRY, RESTRICTED [HI]

#### A. Purpose

1. The Lancaster County Council finds that it is necessary to set forth the appropriate special requirements by which Industry, Restricted may be established within the unincorporated areas of Lancaster County.
2. Industry, Restricted is having serious objectionable operational characteristics, particularly when they are located near residential areas or educational, religious, or recreational uses.
3. The County Council finds that the regulation of these uses is necessary to ensure that potential adverse effects do not contribute to the blighting of surrounding neighborhoods and to protect the quality of life in Lancaster County.

#### B. Permitted Location and Size

1. Such uses shall be sited on a parcel of not less than 10 acres.
2. Such uses shall be sited only in areas zoned for Heavy Industry.
3. All storage of hazardous materials shall comply with the provisions of the International Fire Code.
4. Exterior storage of hazardous materials not contained in vehicles for transportation, permanent on-site storage vessels, or containers shall be maintained so as to not create environmental hazards that may pose a threat to ground or surface water quality, air quality, wildlife, and/or humans.
5. All exterior storage of hazardous materials shall not exceed a height of 12 feet and arranged carefully to provide adequate spacing between incompatible substances as approved by the Fire Marshal.

#### C. Separation Requirements

1. Such uses shall not be located closer than 2,640 feet (or 1/2 mile) to any of the following:
  - a. LDR, MDR, HDR, PB, NB, INS, UR, RMX, MX, and IMX Districts;
  - b. All Residential uses, all Civic uses, and all Educational/Institutional uses as per the Use Table in Section 2.5.3.
  - c. All essential public facilities, or other similar uses.
2. Such uses shall not be located closer than 1,320 feet (or 1/4 mile) to any highway access points (on-ramps/off-ramps), except as required to gain immediate access to the facility from a road. The waiver of separation requirements allowance in Section 3.1.3 shall not be applicable to this requirement.
3. Such uses shall not be located closer than 500 feet from any floodplain or wetland area and a berm shall be constructed such that any runoff of water or other liquids will not enter the floodplain or wetland area.
4. A 6-foot high berm shall encompass the entire property where it adjoins with other properties, except on the frontage or address side of the property where it adjoins a road.
5. Such uses shall not be located closer than 600 feet to another Industry, Restricted except where a single 6-foot high berm and 6-foot high chain-link fence separates the properties

## E. Screening

1. A minimum 100-foot buffer area is required along all property lines and right-of-way. No materials, processes, or activities, including parking, access roads, or buildings, shall occur in the buffer area. All existing trees within the buffer area shall be preserved, except to allow for construction of necessary road crossings and monitoring of wells.
2. A chain link security fence, a minimum of 6 feet in height, shall enclose the entire site. The fence may be placed inside the 100-foot buffer area.

## F. Vehicular Access

Vehicular access to the site shall be provided on a major or minor thoroughfare, or on a road improved to necessary industrial capacity as determined by the Administrator.

### 5.9.14 WHOLESALING AND DISTRIBUTION

Wholesaling and distribution shall comply with the following:

- A. **Access:** The use shall have direct access onto an arterial or major collector road.
- B. **Screening of Outdoor Storage Areas:** The use shall locate outdoor storage areas to the rear of the principal structure to the maximum extent practicable and screen them with a wooden fence or masonry wall no less than 8 feet in height in accordance with Chapter 7. One evergreen shrub shall be installed for every 5 linear feet of fence or wall on the side of the fence or wall facing a neighboring property or public right-of-way.
- C. The use shall be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements.

### 5.9.15 WHOLESALING AND DISTRIBUTION RESTRICTED [LI, HI]

#### A. Purpose

1. The Lancaster County Council finds that it is necessary to set forth the appropriate special requirements by which Wholesaling and Distribution Restricted may be established within the unincorporated areas of Lancaster County.
2. Wholesaling and Distribution Restricted, because of the very nature, is recognized as having serious objectionable operational characteristics, particularly when they are located near residential areas or educational, religious, or recreational uses.
3. The County Council finds that the regulation of these uses is necessary to ensure that potential adverse effects do not contribute to the blighting of surrounding neighborhoods and to protect the quality of life in Lancaster County.

#### B. Permitted Location and Size

1. Such uses shall be sited on a parcel of not less than 5 acres.
2. All structures housing hazardous materials shall be of fire resistant construction and meet applicable International Building Code requirements.
3. All storage of hazardous materials shall comply with applicable International Fire Code requirements, as amended.
4. Outside storage of hazardous materials is prohibited.

#### C. Separation Requirements

1. Such uses shall not be located closer than 1,320 feet (or ¼ mile) to any of the following:
  - a. LDR, MDR, HDR, PB, NB, INS, UR, RMX, MX, and IMX Districts;

- b. All Residential uses, all Civic uses, and all Educational/Institutional uses as per the Use Table in Section 2.5.3.
2. Such uses located closer than 500 feet from any floodplain or wetland area shall have a berm constructed such that any contaminated runoff of water or other liquids will not enter the floodplain or wetland area.
3. A 3-foot high berm shall encompass the entire property where it adjoins with other properties, except on the frontage or address side of the property where it adjoins a road.
4. Such uses shall not be located closer than 250 feet to any Industry, Restricted except where a single 6-foot high berm and 6-foot high chain-link fence separates the properties and the 250-foot setback is maintained from the property line to all structures and/or roadways and the 300-foot setback is maintained from the property line to any roads or structures within the Industry, Restricted zoned parcel except as required for necessary inspection wells and access routes to inspection wells.
5. Such uses shall not be located closer than 250 feet to any Industrial use.
6. Such uses shall not be located adjacent to Storage - Warehouse Indoor, Restricted or Wholesaling and Distribution, Restricted.

#### D. Required Setbacks

Such uses shall maintain a 250-foot setback from the property line to all structures and/or roadways, and from roads and sidewalks.

#### E. Screening

1. A minimum 100-foot buffer area is required along all property lines and public rights-of-way. No materials, processes, or activities, including parking, access roads, or buildings, shall occur in the buffer area. All existing trees within the buffer area shall be preserved, except to allow for construction of necessary road crossings and monitoring of wells.
2. A chain link security fence, a minimum of 6 feet in height, shall enclose the entire site. The fence may not be placed inside the 100-foot buffer area.

#### F. Vehicular Access

Vehicular access to the site shall be provided on a major or minor thoroughfare, or on a road improved to necessary industrial capacity as determined by the Administrator.

#### G. Reclamation Plan Required

Applicant shall file with the Emergency Management, Fire Rescue, and Register of Deeds a reclamation plan for the site facilities and location. The plan shall indicate any anticipated hazardous materials, secondary materials, spent materials or sludges, or other products which will require reclamation, the name of the applicant, or other entity approved by Lancaster County Council, as the owner and which shall remain the owner and liable for the site forever, or until Lancaster County Council approval is given to release this requirement.

# Exhibit 11

Section 2.5.3 Use Table (For detailed Use Definitions see Chapter 10.)

USE TYPES	RURAL			TRANSITIONAL						SPECIAL						NEIGHBORHOOD						
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
<b>A. RESIDENTIAL</b>																						
Dwelling - Single Family	P	P	P	-	P	P	P	P	-	-	-	-	-	-	-	-	P	-	P	-	-	-
Dwelling - Two Family	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	-	-	-	5.2.1
Dwelling - Townhome	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	P	P	P	P	P	-
Dwelling - Multifamily	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	5.2.2
Dwelling - Accessory	PR	PR	PR	-	PR	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	-	-	-	5.2.3
Halfway Homes	-	-	-	-	-	-	-	-	SE	-	-	SE	-	-	-	-	-	-	-	-	-	5.2.4
Live-Work Units	-	-	-	PR	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	5.2.5
Manufactured Housing	PR	PR	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Manufactured Home Park	SE	-	-	-	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Residential/Family Care Home (5 or fewer residents)	P	P	P	-	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-
Residential Care Facilities (6 or more residents)	-	-	-	PR	-	-	-	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.2.7
<b>B. LODGING</b>																						
Bed and Breakfast Homes (up to 8 rooms)	PR	PR	PR	PR	-	PR	-	PR	PR	-	-	PR	-	-	-	-	PR	PR	-	-	PR	5.3.1
Bed and Breakfast Inn (up to 12 rooms)	-	-	-	-	-	-	-	PR	PR	-	-	PR	-	-	-	-	-	-	-	-	PR	5.3.1
Boarding or Rooming House	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	5.3.2
Campground	SE	SE	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-	-	5.3.3
Dormitory	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
Fraternity/Sorority House	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
Hotel/Motel	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-
<b>C. OFFICE/SERVICE</b>																						
ATM	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-
Banks, Credit Unions, Financial Services	-	-	-	P	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Business Support Services	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Crematoria	-	-	-	-	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	5.4.1
Dry Cleaning and Laundry Services	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Funeral Homes	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Home Occupation	PR	PR	PR	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	PR	PR	5.4.2
Kennels, Indoor	PR	PR	PR	PR	-	-	-	-	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.4.3
Kennels, Outdoor	PR	PR	CU	PR	-	-	-	-	-	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	5.4.4
Medical Clinic	-	-	-	PR	-	-	-	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.4.5

P – Permitted by Right      PR – Permitted with Review      CU – Conditional Use Required      SE – Special Exception Required





# Exhibit 11

DISTRICT STANDARDS  
2.5 USES PERMITTED | 2

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL										TRANSITIONAL										SPECIAL										NEIGHBORHOOD																																																						
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	
<b>H. INDUSTRY/WHOLESALE/STORAGE</b>	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	
Artist Studio/Light Manufacturing Workshops	-	-	-	P	-	-	-	-	-	P	P	-	-	P	P	-	-	-	-	-	P	P	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF
Industry, Light	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF
Industry, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF
Industry, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF
Junkyard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF
Landfill – Class Two	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	-	-	-	-	-	-	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF
Landfill – Class Three	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	-	-	-	-	-	-	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF
Mining - Major In-Depth Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	P	-	-	-	-	-	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF
Mining - Minor Surface Resource Extraction	PR	PR	PR	PR	-	-	-	-	-	PR	PR	PR	-	-	PR	PR	P	-	-	PR	PR	PR	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF
Private Recycling Collection Stations	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	PR	PR	-	-	-	-	-	-	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF
Public Recycling and Waste Collection Facilities	-	-	-	PR	-	-	-	-	-	-	-	PR	-	-	PR	PR	-	-	-	-	-	-	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF
Research and Development Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	PR	PR	-	-	-	-	-	-	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF
Storage – Self Service (Mini)	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	PR	PR	-	-	-	-	-	-	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF
Storage – Warehouse Indoor	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	PR	PR	-	-	-	-	-	-	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF
Storage – Warehouse Indoor, Restricted	-	-	-	-	-	-	-	-	-	-	CU	-	-	-	PR	PR	-	-	-	-	-	-	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF
Wholesaling and Distribution, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF
<b>I. AGRICULTURE</b>	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	
Agriculture and Crop Production/Harvesting	P	P	P	P	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF
Agricultural Support Services/Nurseries	P	P	P	P	-	-	-	-	-	P	P	-	-	-	P	P	-	-	-	-	-	-	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF
Agritourism	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	AR	RR	RN	RUB	MH																																																										

# Exhibit 11

DISTRICT STANDARDS  
2.5 USES PERMITTED

2

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL					SPECIAL					NEIGHBORHOOD						
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
<b>I. AGRICULTURE (CONTINUED)</b>																						
Commercial Stables	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Ecotourism	P	P	P	P	-	-	-	-	-P	P	P	-	-	-	-	-	-	-	-	-	-	-
Farmer's Markets and Roadside Stands	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.10.5
Forestry	P	P	P	P	-	P	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-	-
Gardens (Community and Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	P	-
Wineries	PR	PR	PR	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.6
<b>J. INFRASTRUCTURE</b>																						
Airstrip/Airport	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Geothermal Energy Systems	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	PR	-	-	-	-	-	-	5.11.1
Solar Energy Systems	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.2
Solar Farms	CU	CU	CU	-	-	-	-	-	-	-	-	-	-	CU	CU	-	-	-	-	-	-	5.11.3
Utilities – Class 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	5.11.4
Utilities – Class 2	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Utilities – Class 3	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Wireless Communication Facility (Concealed)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5
Wireless Communication Facility (Up to 60.00')	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5
Wireless Communication Facility (60.01' to 199.99')	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	5.11.5
Wireless Communication Facility (200' and Over)	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	SE	-	-	-	-	-	5.11.5
<b>K. OTHER</b>																						
Temporary Uses	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Temporary Uses	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.12

P – Permitted by Right      PR – Permitted with Review      CU – Conditional Use Required      SE – Special Exception Required