

FILED  
OFFICE OF CLERK  
OF COURT  
2015 MAR 26 AM 11:48  
CLERK OF COURT  
LANCASTER, SC

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LANCASTER )

ORDINANCE NO. 2015-1338

**AN ORDINANCE**

**TO AMEND CHAPTER 4, CONDITIONAL AND SPECIAL EXCEPTION USES, SECTION 4.1.17 MINI-WAREHOUSES SUBSECTION 6, OF THE LANCASTER COUNTY UNIFIED DEVELOPMENT ORDINANCE.**

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

**Section 1. MINI-WAREHOUSES**

Section 4.1.17 Mini-Warehouses, Subsection 6 of the Lancaster County Unified Development Ordinance is deleted:

**Section 4.1.17 Mini-Warehouses**

Due to the need to better integrate mini-warehouses into the fabric of the community; all such uses shall meet the following requirements:

1. Mini-warehousing sites shall be at least two acres but not more than ten acres in size.
2. Lot coverage of all structures shall be limited to 50 percent of the total area.
3. Vehicular ingress/egress shall be limited to one point for each side of property abutting on a street lot line.
4. No business activities conducted by tenants other than rental of storage units shall be permitted on the premises.
5. There shall be no outside storage of materials.
6. All outdoor lighting shall be installed so as not to exceed ten (10) feet in height and shall not shine or reflect directly onto any surrounding properties.

7. A Type 3 buffer yard, as defined in Chapter 12, shall be installed along any street frontage and any property line which abuts a residential district. All plants used to meet the requirements of the Type 3 buffer yard shall be evergreens.
8. When abutting any nonresidential district, a minimum of a Type 1 buffer yard shall be installed.
9. Individual storage units may be used for the storage of goods which are associated with any office, retail, or other business use. However, no business shall be allowed to operate from an individual storage unit.
10. The storage of radioactive materials, explosives, flammable, or hazardous chemicals shall be prohibited.
11. No parking spaces or drive aisles are allowed in any required side or rear yard.
12. The minimum drive aisle width shall be 24 feet in width and the entrance shall be setback a minimum of 75 feet from the right-of-way or easement line of the street from which the site has access.
13. The entrance to the site shall have a gate. The gate shall be setback a minimum of 75 feet from the right-of-way or easement line of the adjacent street. This space is required to allow for one (1) tractor trailer and one (1) automobile to be stacked while waiting to open the front gate.
14. The storage of vehicles on a temporary basis is only allowed to the rear of all the buildings on site.
15. The maximum building height limitation for B-3, General Commercial District is 50 feet; I-2, Heavy Industrial District is 60 feet; and all other zoning districts are 35 feet. If the building is not protected by sprinklers it can not exceed 35 feet in height for B-3, General Commercial or I-2, Heavy Industrial District properties.

**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.**

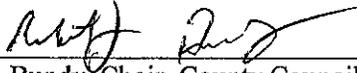
To the extent this ordinance contains provisions that conflict with provisions contained in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

**Section 4. Effective Date.**

This ordinance is effective upon Third Reading.

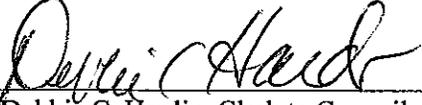
AND IT IS SO ORDAINED, this 23rd day of March, 2015.

**LANCASTER COUNTY, SOUTH CAROLINA**

  
\_\_\_\_\_  
Bob Bundy, Chair, County Council

  
\_\_\_\_\_  
Steve Harper, Secretary, County Council

ATTEST:

  
\_\_\_\_\_  
Debbie C. Hardin, Clerk to Council

First Reading:           February 9, 2015  
Second Reading:        March 9, 2015  
Third Reading:          March 23, 2015