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<b>PROPOSAL:</b>	Amend Unified Development Ordinance Chapters 2 and 4: Standards for Medium Density Residential District and Cluster Subdivision Overlay District.
<b>APPLICABLE CHAPTER(S):</b>	UDO Chapters 2 and 4
<b>APPLICANT:</b>	Lancaster County
<b>STATUTORY NOTICES:</b>	Hearing notice published 12/31/2022 in The Lancaster News And 1/11/2023 in Carolina Gateway Posted agenda in lobby 1/10/2023

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#### **PROJECT SUMMARY & PROPOSAL:**

Growth management has been an active discussion with the County Council over the course of the last several months. With the previously proposed Interim Ordinance being disapproved, active discussion and citizen engagement has occurred prompting the County Council to initiate proposed changes to the Medium Density Residential (MDR) Zoning District and its associated Cluster Subdivision Overlay District (CSOD).

The underlying intent of the amendments (as understood by staff) include: 1) Decreasing density of residential developments, 2) Increasing residential lot sizes, 3) Increasing useable open space acreage in neighborhoods, 4), Breaking up residential block faces, and 5) Expanding driveway parking within neighborhoods.

The proposed amendments are also a recognition that additional rezonings may be forthcoming in association with the Cane Creek Basin Sewer Extension Project (i.e. Roselyn) and wishing to be better prepared for future growth in this area prior to completion of the full rewrite of the UDO.

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#### **OUTLINE OF TEXT AMENDMENT:**

The following sections of the UDO are proposed to be amended:

UDO Section 2.4 (Dimensional Table): The changes to this section include the following items:

- Increases MDR District front setback to 40-ft for garages only (provide more driveway parking)
- Increases MDR District lot area to 12,000 sq. ft. to better accommodate setback changes and create lots more in keeping with Lancaster County character
- Reduces density to 2.0 dwelling units per-acre (from 2.5). The current density limit has never been achieved under this UDO (to staff's knowledge). The proposed changes will further reduce density opportunities. Council (and staff) would like to have a more realistic maximum density.

- Notational changes at bottom of the dimensional table to implement modifications related to MDR District density calculation and open space. The amendments implementing these changes will apply to both Cluster Subdivisions and the MDR District and therefore staff is simply making references in the use table (for code writing efficiency). Under this amendment, conventional MDR projects will meet the same open space standards as the CSOD.

UDO Section 4.4.1: Cluster Subdivision Overlay District: At the 1/5/23 Planning Commission Workshop, there was feedback received to consider not having two distinct lot types in the proposed CSOD amendment. In place of distinct lot types, the suggestion was to establish a minimum 70-ft lot type and allow a lesser amount of smaller, 50-ft lot types. This suggestion also requires modifying the minimum lot areas and other CSOD sections.

Staff has proposed two versions of the Chapter 4 amendments for Planning Commission consideration that includes the version presented at the workshop (Version #1) and the alternative version (Version # 2). The alternative provisions in Version 2 have been highlighted in yellow. The remaining sections are consistent with Version 1. The following will outline the proposed changes to Chapter 4.

- Increases CSOD front setback for garages only to 40-ft (provide more driveway parking)
- Increases CSOD minimum lot area for 50-ft wide lots to 7,000 sq. ft. in recognition the existing minimum 5,000 sq. ft. lot area may not be in keeping with the character of Lancaster County. Minimum lot areas for 70-ft wide lots were established for the alternative ordinance version.
- Limits the amount of floodplain being eligible as required open space to 50%. The CSOD already prohibits stream channels, water bodies, and wetlands from being included (i.e. Primary Conservation land). This section also carries over the 5% park space requirement from the conventional MDR District to make the two sections consistent.
- Creates block face breaks in order to reduce the number of uninterrupted lots along a block face.
- Limits the site acreage used for density calculations. Under the proposed amendment, no more than 50% of Primary Conservation land and floodplain acreage may be used for calculating required density. The current UDO allows 100% to be included.
- Deleted Section K regarding formula calculations as it duplicates formulas already outlined in CSOD Sections 4.4.1.F and G.

Based on staff's findings, we offer the modifications attached to the Draft Ordinance for the Commission's consideration. For ease of reference, new text is referenced in red/underlined font and deletions are referenced in ~~striketrough~~ font. The proposed language is found in Attachment 1.

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**FINDINGS AND CONCLUSIONS:**

The proposed text amendment has been found to be consistent with the applicable provisions of the Comprehensive Plan as required by UDO Section 9.2.15.B.3, as well as with the applicable provisions of SC Code Title VI.

This amendment will improve the quality of new subdivisions within the MDR District and its associated CSOD by virtue of increasing lots sizes, incorporation of more useable open space, proving more onsite parking, and reducing uninterrupted block faces.

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**STAFF RECOMMENDATION:**

Staff recommends **approval** of the proposed text amendment. Staff also recommends Planning Commission and County Council give further consideration regarding the proposed changes to the site acreage used in density calculations (i.e. 50% of Primary Conservation and floodplain) as it may challenge the feasibility of development projects.

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**ATTACHMENTS:**

1. Proposed Text Amendment
2. TA Application

**STAFF CONTACT:**

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