
STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 2023-1856

COUNTY OF LANCASTER

)

)

AN ORDINANCE

TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (“UDO”) SECTION 7.2.6, BICYCLE PARKING, TO MODIFY STANDARDS PERTAINING TO THE REQUIRED NUMBER OF SHORT-TERM AND LONG-TERM SPACES FOR LARGE-SCALE RETAILERS ON THE EFFECTIVE DATE OF THIS ORDINANCE

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

Section 1. Findings and Determinations.

The Council of Lancaster County (“Council”) finds and determines that:

- (a) Lancaster County initiated a full rewrite of the Unified Development Ordinance (UDO) in October 2021 to address substantive issues with the UDO, has retained a UDO consultant to assist in the full rewrite of the UDO, and the full rewrite is expected to take another twelve (12) to eighteen (18) months to complete.
- (b) Development interest and activity in Lancaster County continues to increase and at time, economic development projects are presented to the Council that, in order to comply with technical requirements of the UDO, require an amendment to said technical requirements.
- (c) The current Lancaster County UDO requires one (1) short-term bicycle parking space per and one (1) long-term bicycle parking space per 5,000 square feet of gross floor area, for all retail uses. For a large-scale retailer with more than 100,000 square feet of floor area, this could equal much more bicycle parking than the market demands.
- (d) The proposed text amendment would create a maximum number of short-term bicycle parking spaces required for customers, and a long-term parking requirement that is based on accommodations for employees, both restricted to application for a large-scale retailer. This proposal more closely resembles the current demand, while also addressing the need to accommodate alternative transportation options for employees.
- (e) The amendment is compatible with the *Comprehensive Plan* by accommodating the designs incorporated in a “Walkable Neighborhood” community type and the underlying Future Land Use category of “Neighborhood Mixed Use,” both of which encourage advancement of transportation alternatives to using vehicles for every trip.
- (f) The text amendment is consistent with the applicable provisions of the Comprehensive Plan as required by UDO Section 9.2.15.B.3, as well as applicable provisions of South Carolina Code, Title VI.
- (g) Lancaster County Planning Commission considered the proposed text amendment at its meeting on May 16, 2023 and by a 5-1 vote recommended approval of the proposed text amendment.

Section 2. Amendment of Ordinance 2016-1442 (Unified Development Ordinance)

Ordinance 2016-1442 (Unified Development Ordinance), is amended as set forth in the “Interim Ordinance - Exhibit 1” attached hereto and incorporated herein by reference.

Section 3. 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 4. Conflicting Provisions.

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

Section 5. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2023.

LANCASTER COUNTY, SOUTH CAROLINA

Steve Harper, Chair, County Council

Billy Mosteller, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

First Reading: June 12, 2023
Public Hearing: June 12, 2023
Second Reading: June 26, 2023
Third Reading: July 17, 2023

Approved as to form:

Virginia Merck-Dupont, County Attorney

AMENDMENT

SECTION 7.2 PARKING AND DRIVEWAYS

7.2.6 BICYCLE PARKING

A. REQUIRED SPACES – *include language underlined below*

Use	Required Short-Term Spaces	Required Long-Term Spaces
Dwelling, Multi-Family	1 per 20 units, 3 minimum	1 per 5 units (Projects with 10+ units only)
All Other Residential Uses	None Required	None Required
All Retail Uses	1 per 5,000 SF of gross floor area, 3 minimum	1 per 5,000 SF of gross floor area
All Commercial Uses	1 per 10,000 SF of gross floor area, 3 minimum	1 per 5,000 SF of gross floor area
<u>Large-Scale Retailer Use</u>	<u>1 per 10,000 SF of gross floor area, 15 maximum</u>	<u>1 for every 50 employees</u>
All Civic Uses	1 per 5,000 SF of gross floor area, 3 minimum	None Required