
STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 2023-1857

COUNTY OF LANCASTER

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AN ORDINANCE

TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (“UDO”) SECTION 7.4.5, SIGNAGE STANDARDS BY CATEGORY, TO INCLUDE A MAXIMUM WALL SIGN ALLOWANCE FOR A “LARGE-SCALE RETAILER” 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 allows for wall-mounted (“attached”) signs in the LI, HI, GB, and RB zones to be installed using the ratio of sign to wall being one (1) square foot of signage per linear foot of building wall, with a cap of 50 square feet per wall, and 75 square feet per building maximum.
- (d) This current requirement leaves larger buildings (such as a large-scale retail operation over 100,000 square feet in area) with signage allowances that are out of scale with their expansive walls.
- (e) The proposed text amendment would create a new allowance for a “large-scale retail” facility that would more closely address the scale of signage to wall space. It would also limit the signage to two walls per facility, which allows the building enough signage to be seen from the road without creating visual clutter by allowing more than is necessary to convey the facility’s name and entrance doors.
- (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 6-0 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 7.4 SIGNS

7.4.5 SIGNAGE STANDARDS BY CATEGORY – *include text as underlined below*

A. ATTACHED SIGN STANDARDS

	Permitted Location	Maximum Area	Max Height	Other	Max Number
Wall Signs	AR, RR, RN, LDR, MDR, HDR, UR, RUB, PB, HDR (non-residential uses only, but not Home Occupations)	30 square feet OR 1 square foot per linear foot of building wall, whichever is greater. 50 square ft building maximum	No sign shall extend above the roofline	12-inch maximum protrusion	None. May not exceed maximum calculated square footage on any wall (cannot move allotment from one wall to another)
	NB, INS, RMX, MX, IMX	30 square feet OR 1 square foot per linear foot of building wall, whichever is greater. 50 square foot building maximum.			
	LI, HI, GB, RB	50 square feet OR 1square foot per linear foot of building wall, whichever is greater. 75 square foot per building maximum, except maximum 400 square feet each on a maximum of two walls (totaling 800 square feet per project) for Large-Scale Retailer.			