

Minutes
York County Council Workshop
November 10, 2021
1070 Heckle Boulevard, Rock Hill, SC
Large Conference Room
6:00pm

The York County Council met on the above date for a York County Council Workshop at 6:00pm located at 1070 Heckle Boulevard, Large Conference Room, Rock Hill, South Carolina. The following Council members were present: Vice-Chairman Robert Winkler, Council member Tom Audette (left approximately 6:30pm), Council member Allison Love, Chairwoman Christi Cox, Council member Brandon Guffey, and Council member Joel Hamilton. Also present were County Manager, David Hudspeth, Assistant County Manager, Mike Moore, Assistant County Manager/Finance Director, Kevin Madden, County Attorney Michael Kendree and Clerk to Council, Karen Brogdon.

Staff members Jonathan Buono, Diane Dil, Josh Reinhardt and Mark Bolin were present as well.

Chairwoman Christi Cox called the meeting to order.

County Manager, David Hudspeth opened the meeting and provided a brief overview of why the County started the York County recode project. Mr. Hudspeth explained that the original code was written in the 1980's and over the years it was amended piece by piece and this is an opportunity to redo the entire code at one time and bring it up to date.

Consultants from White and Smith Planning and Law highlighted the major changes proposed in the Recode draft. Council members discussed various topics and provided some preliminary feedback on what was presented. The consultants presented a powerpoint (which is hereby attached and incorporated herein within these minutes) laying out all 4 modules and the proposed changes.

Module 1 - Zoning Districts and Use Regulations,

- New zoning districts
- Consolidation of AGC + AGC-I and RUD + RUD-I districts
- Renamed zoning districts
- Consolidated and revised base district dimensional standards
- Revised overlay districts
- Changed UD to a legacy zoning district
- Revised use table
- New and revised use regulations
- Revised regulations for accessory uses and structures
- New regulations for temporary uses

Module 2 – Development and Design Standards

- Expanded building design standards and applicability
- Revised bufferyard standards (perimeter, ROW, utility lines)

- Expanded riparian buffers
- Parking ratios
- Parking maximums
- Alternative parking plans
- Off-street loading
- Revised sign regulations

Module 3 – Administration and Procedures

- Consolidated procedures with common workflow
- New/revised procedures
- Planning Commission role
- Consolidated application submittal requirements
- Technical studies

Module 4 – Land Development Code

- New Development Standards
- Context Sensitive Design and Infrastructure Standards
- New standards for trails
- Entrance stacking and vehicle queuing
- Low impact development incentives
- Tree save and planting
- Grand trees redefined
- Fee-in-Lieu of tree preservation or mitigation

Staff explained that all of this information has been available to the public on the County's website since October 8, 2021 and the final draft will be made available for first reading and will serve as staff's professional recommendation to the County Council for adoption.

Remaining Schedule (subject to change)

December 6, 2021: First Reading of County Council

December 13, 2021: Planning Commission (Recode recommendation deferred from October 25)

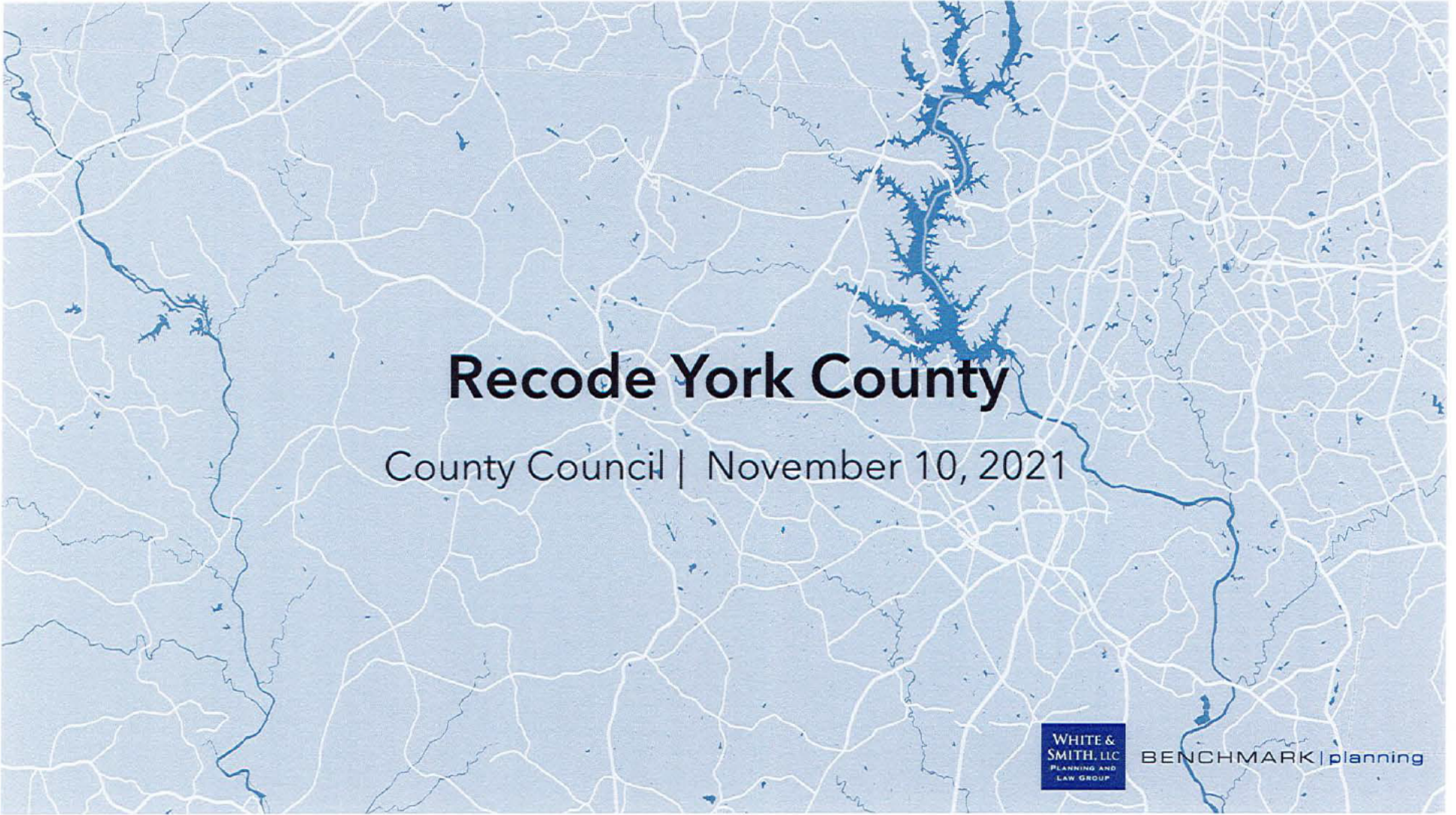
December TBD, 2021: Input meetings with developers and engineers on Land Development Manual, a design compliment to the Land Development Code

January 3, 2022: Public Hearing and Second Reading of County Council

January 18, 2022: Third Reading of County Council

March 1, 2022: Effective date of Recode revisions

There being no further discussion, the meeting adjourned at 9:08pm. Motion carried.



Recode York County

County Council | November 10, 2021

WHITE &
SMITH, LLC
PLANNING AND
LAW GROUP

BENCHMARK | planning

Agenda

Project schedule

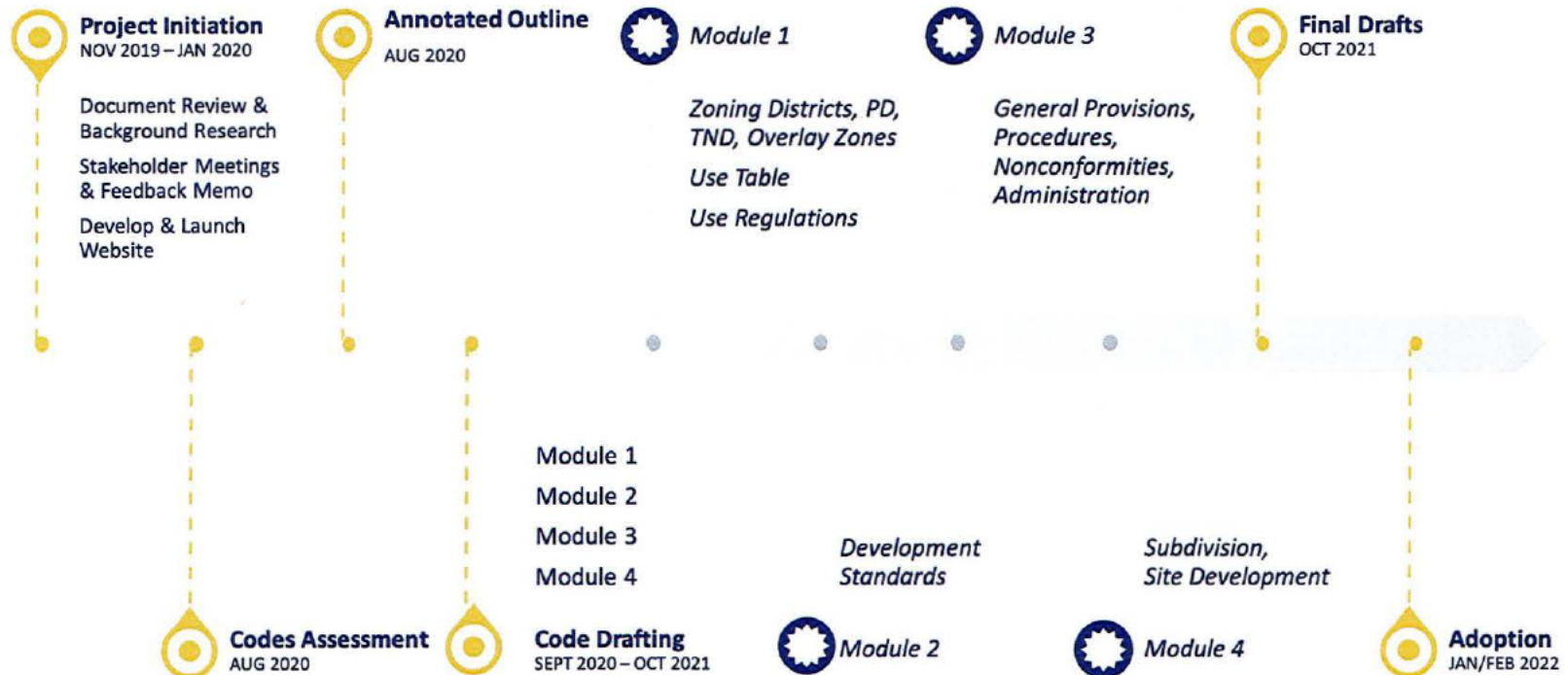
Progress so far

Zoning Code and Land
Development Code
review (by module)



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Project Schedule



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Annotated Outline

Staff Updates to PC and Council

Module 2 Public Meeting

(August 2021)

Module 4 Public Meeting

(September 2021)



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**YORK COUNTY ZONING & SUBDIVISION CODE UPDATE
COMMUNITY LISTENING SESSIONS**

— Tuesday, August 14, 2018 —

QUESTIONS AND TOPICS TO CONSIDER:

1. How are zoning codes changed in your jurisdiction (county and township)?
2. What information about the update process is in the meeting agenda?
3. After the meeting, will I get a copy of the Board's final recommendations, and will they be included in the next York County and York Township Code Update? Can I see the code?
4. To be considered for a place, a request for a zoning change, a rezoning, or a subdivision, what are the steps?
5. Are there any "fast-track" applications? Are there incentives?
6. For zoning and subdivision, what are the steps and processes to follow the zoning and subdivision code?
7. Are there zoning requests that are not currently allowed in the zoning code?
8. Will there be a public hearing to discuss the zoning code update?
9. Will there be a public hearing to discuss the subdivision code update?
10. Will there be a public hearing to discuss the zoning and subdivision code update?
11. Will there be a public hearing to discuss the zoning and subdivision code update?
12. Will there be a public hearing to discuss the zoning and subdivision code update?

Don't forget to sign up for the meeting to hear the zoning and subdivision code update.

?

York County Planning & Development Services Office
100 West 1st Street, York, PA 17401
717.761.1234

[illegible]

The image shows the front cover of a report titled "ZONING & SUBDIVISION CODES ASSESSMENT". The title is in white, bold, sans-serif capital letters on a dark blue background. To the right of the title is the York County Seal, which features a plow and a sheaf of wheat within a circular border containing the text "York County South Carolina". Below the title and seal is a wide, horizontal aerial photograph of a suburban area with houses, roads, and green spaces. At the bottom of the cover, the text "FINAL | AUGUST 6, 2020" is printed in a dark blue, sans-serif font. Below this, the subtitle "Zoning & Subdivision Codes Rewrite: York County, South Carolina" is written in a smaller, dark blue font, followed by the website "www.rcode.yorkcounty.org". A thin dark blue horizontal line is at the very bottom of the cover.



RECODE YORK COUNTY
Planning and Information Development Services

MODULE I

COUNTY COUNCIL UPDATE

April 13, 2021



RECODE YORK COUNTY

Zoning and Subdivision Ordinance Rewrite

[Home](#) [Project Timeline](#) [Public Participation](#) [Document Center](#) [Contact Us](#) [FAQ](#)

Recent Project Documents

NEW

[Complete Draft Zoning Code and Land Development Code](#)

Questions or Comments?

[Review the FAQs](#)

or

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Presentations from Past Meetings

NEW: September 30, 2021 - Module Four Webinar (video)

NEW: September 30, 2021 - Module Four Webinar (PowerPoint)

August 26, 2021 - Module Two Webinar (video)

August 26, 2021 - Module Two Webinar (PowerPoint)

May 25, 2021 - Module One Webinar (video)

May 25, 2021 - Module One Webinar (PowerPoint)

July 20, 2020 - County Council Codes Assessment (video)

July 20, 2020 - County Council Codes Assessment (PowerPoint)

June 8, 2020 - Planning Commission Codes Assessment (video)

June 8, 2020 - Planning Commission Codes Assessment (PowerPoint)

December 11, 2019 - Project Kickoff Meeting

Upcoming Public Meetings

The York County Planning Commission will hold a meeting on the draft Zoning and Land Development Codes at 6:00 pm on Monday October 25th at the Heckle Complex in Rock Hill. The meeting will take place in the Large Conference Room at



RECODE YORK COUNTY

Zoning and Subdivision Ordinance Rewrite

[Home](#) [Project Timeline](#) [Public Participation](#) [Document Center](#) [Contact Us](#) [FAQ](#)

Next Public Meeting

SAVE THE DATE

The York County Planning Commission will hold a meeting on the draft Zoning and Land Development Codes at 6:00 pm on Monday October 25th at the Heckle Complex in Rock Hill. The meeting will take place in the Large Conference Room at **1879 Heckle Boulevard**.

Questions or Comments?

[Review the FAQs](#)

or

[Click here to contact us.](#)

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Project Materials

NEW Consolidated Ordinance Drafts - October 8, 2021:

[Chapter 154: Land Development Code \(click to download\)](#)

[Chapter 155: Zoning Code \(click to download\)](#)

Module 4 Public Review Draft - September 23, 2021:

LDC Subchapter A: Introduction

LDC Subchapter B: Subdivision & Site Design

LDC Subchapter C: Infrastructure Standards

LDC Subchapter D: Green Infrastructure

LDC Subchapter E: Guarantee & Acceptance of Improvements

LDC Subchapter F: Property Owner Associations

Module 2 Public Review Draft - August 19, 2021:

Zoning Code Subchapter D: Development and Design Standards

Module 1 Public Review Drafts - April 30, 2021:

Annotated Outline

Zoning Code Executive Summary

Zoning Code Subchapter A: Introduction

Zoning Code Subchapter B: Zoning Districts

Zoning Code Subchapter C: Use Regulations

Zoning Code Subchapter C: Use Table

Current Ordinances & Adopted Plans

[Current York County Subdivision Code \(Title XV, Chapter 154\)](#)

[Current York County Zoning Code \(Title XV, Chapter 155\)](#)

[York County Comprehensive Plan](#)

[Future Land Use Map](#)

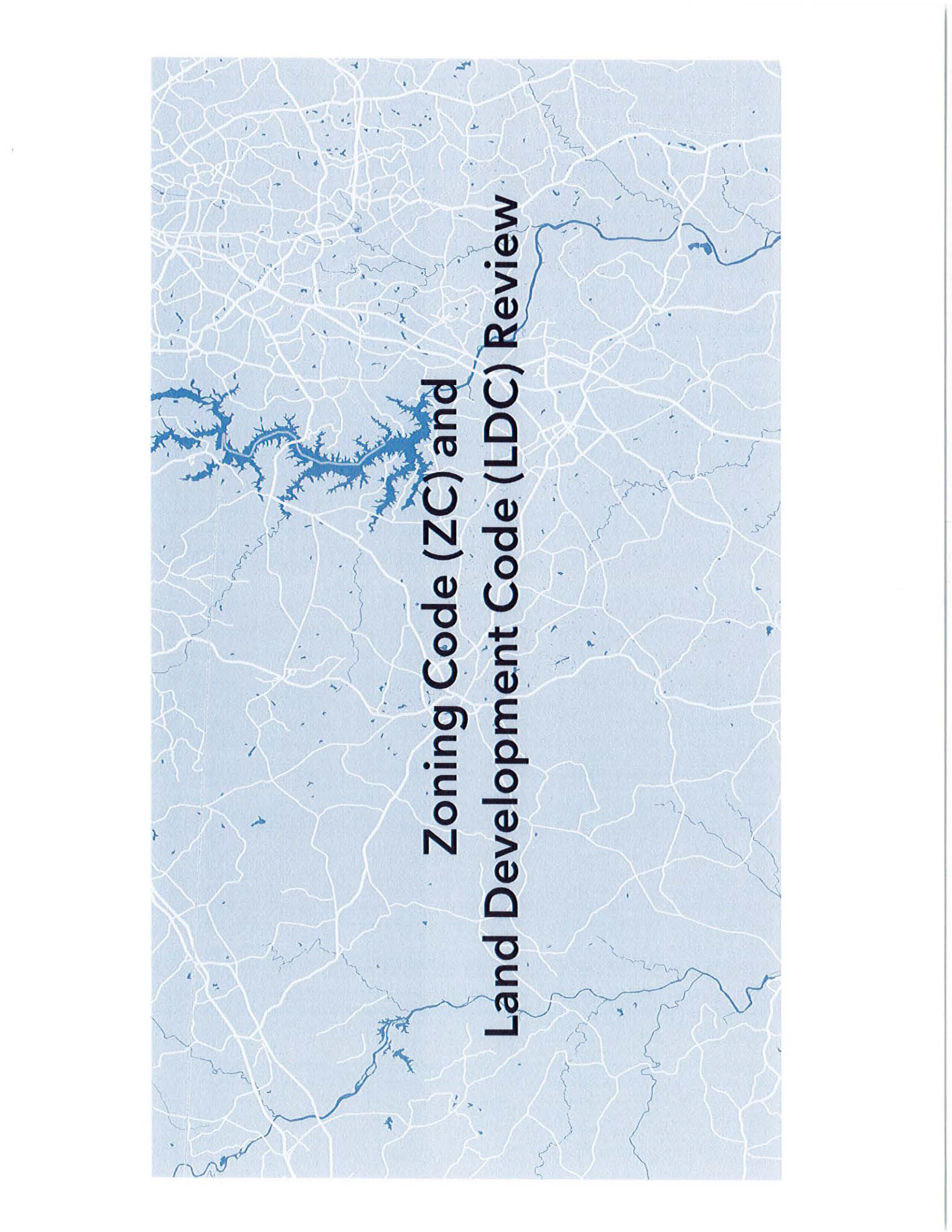
www.recodeyorkcounty.org



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Project Materials

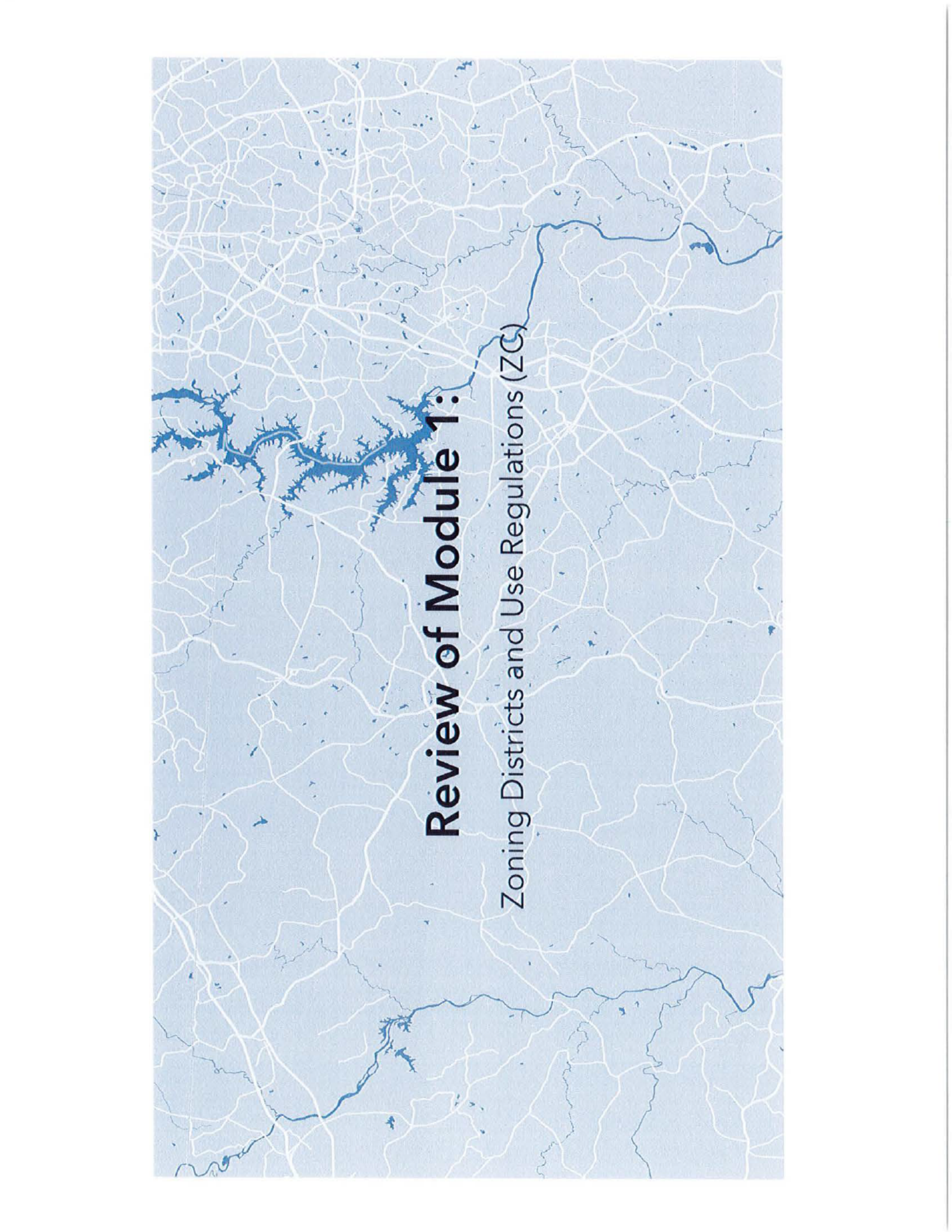


Zoning Code (ZC) and Land Development Code (LDC) Review

Code Amendments (2021)

- **Cluster Subdivisions**
 - Recode relocates perimeter bufferyard requirements to Zoning Code
- **Open Space**
 - Recode relocates to LDC
- **Minimum Lot Size and Max Impervious Surface**
 - Recode carries forward



The background of the slide is a light blue map of a city. A network of white lines represents the city's streets. A prominent blue line, representing a river, winds through the map. In the upper left quadrant, there is a large, complex blue shape representing a reservoir or a series of interconnected ponds. The text is centered over the map.

Review of Module 1:

Zoning Districts and Use Regulations (ZC)

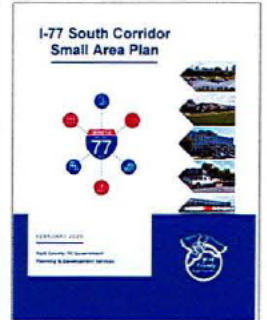
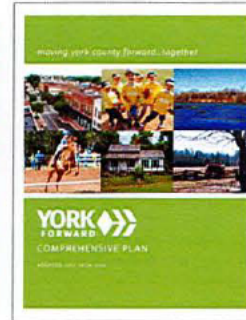
Major Changes

- 1 New zoning districts
- 2 Consolidation of AGC+AGC-I and RUD+RUD-I districts
- 3 Renamed zoning districts
- 4 Consolidated and revised base district dimensional standards
- 5 Revised overlay districts
- 6 Changed UD to a legacy zoning district
- 7 Revised use table
- 8 New and revised use regulations
- 9 Revised regulations for accessory uses and structures
- 10 New regulations for temporary uses



1

New Zoning Districts



PR (Parks and Recreation)
RMX-6 (Residential Mixed 6)
OA (Outdoor Amusements)

RC (Rural Commercial)
RI (Rural Industrial)
BT (Business and Technology Park)
MU (Mixed Use)



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1 New Zoning Districts: RMX-6

Implements *York Forward* Strategy LU-1.4.2:
"Consider a new zoning category that allows for high density residential where appropriate."

Density based on dwelling type:

SF Detached, cluster subdivisions – 5 du/ac

Duplexes, triplexes, quadplexes, TH – 12 du/ac

Multi-family – 20 du/ac

Uses:

All dwelling types, except manufactured homes

MF only allowed in RMX-6

Rezoning:

No properties are proposed for rezoning to RMX-6 as part of the Recode effort.

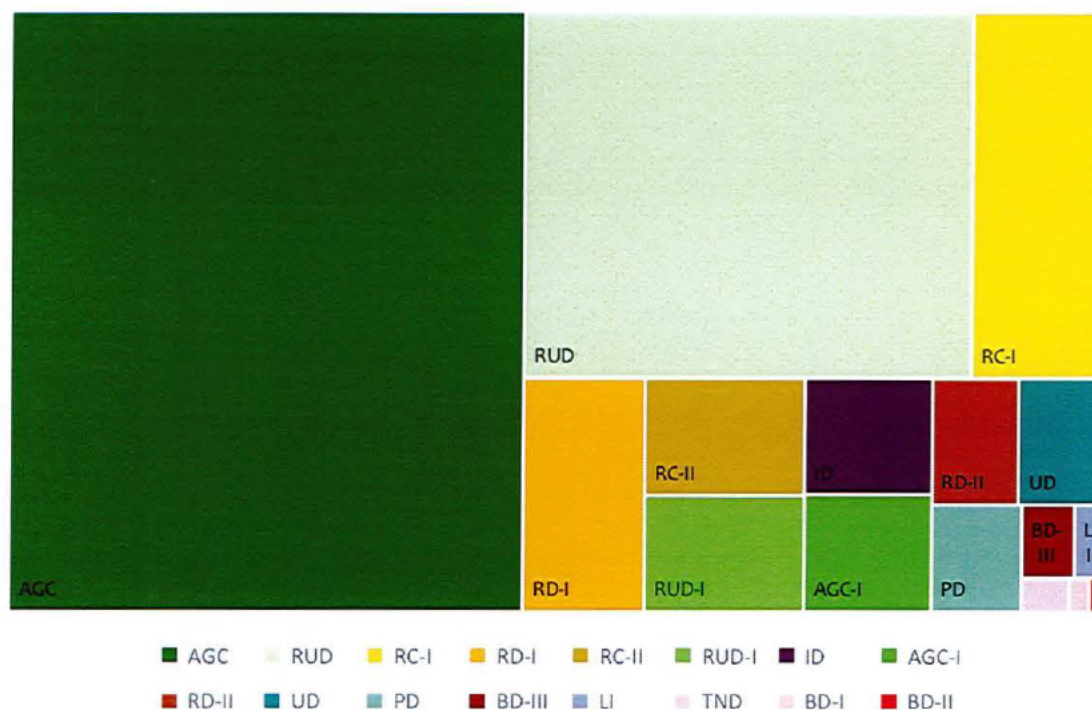
Future rezonings may be initiated by property owners, Planning Commission, or County Council.



2 Consolidation of AGC+AGC-I and RUD+RUD-I Districts

Percent of Unincorporated Land Area:

- AGC - 46.8%
- AGC-I - 2.2%
- RUD - 24.9%
- RUD-I - 2.8%



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3

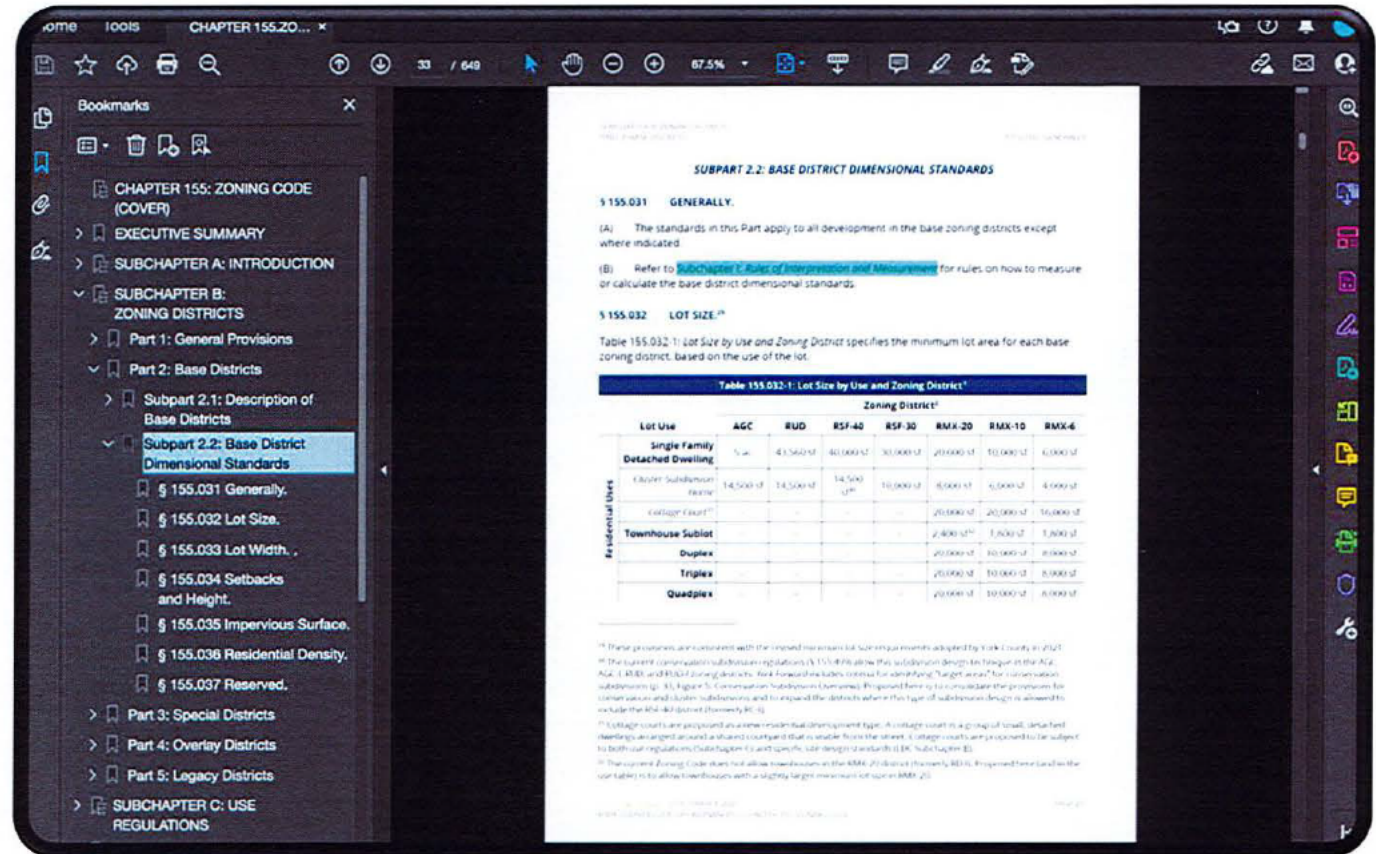
Renamed Zoning Districts

Revised Zoning District Names		
Current District Name	Proposed District Name	Description
RC-I	RSF-40	Residential Single-Family 40,000 sf min lot size
RC-II	RSF-30	Residential Single-Family 30,000 sf min lot size
RD-I	RMX-20	Residential Mixed 20,000 sf min lot size
RD-II	RMX-10	Residential Mixed 10,000 sf min lot size
BD-I	NC	Neighborhood Commercial
BD-II	OI	Office and Institutional
BD-III	GC	General Commercial



4

Consolidated and Revised Base District Dimensional Standards



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Consolidated and Revised Base District Dimensional Standards: Density

- No proposed changes to existing densities
- Modest bonus (0.1 to 1 du/ac) proposed for cluster subdivisions in some districts
- 20% bonus proposed for affordable housing in multi-family developments



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Zoning District	Land Use	Gross Density (max)
AGC	Single-family detached dwellings Manufactured homes	00.4 du/ac
	Cluster subdivisions	0.5 du/ac
RUD	Single-family detached dwellings Manufactured homes Cluster subdivisions	1 du/ac
RSF-40	Single-family detached dwellings Manufactured homes	1 du/ac
	Cluster subdivisions	1.25 du/ac
RSF-30	Single-family detached dwellings Manufactured homes	1.5 du/ac
	Cluster subdivisions	2 du/ac
RMX-20	Single-family detached dwellings	2 du/ac
	Cluster subdivisions	2.5 du/ac
	Duplexes Townhouses Triplexes Quadplexes	4 du/ac
RMX-10	Single-family detached dwellings	2.5 du/ac
	Cluster subdivisions	3.5 du/ac
	Manufactured home parks on well and septic	4 du/ac
	Duplexes Townhouses Triplexes Quadplexes Manufactured home parks on public water and sewer	8 du/ac
RMX-6	Single-family detached dwellings Cluster subdivisions	5 du/ac
	Duplexes Townhouses Triplexes Quadplexes	12 du/ac
	Multi-family	20 du/ac
NC, GC	Upper-story dwellings (in mixed use buildings)	12 du/ac

Key: max = maximum allowed | du = dwelling unit | ac = acre

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Revised Overlay Districts

SC-O (Scenic Overlay)

- Clarified boundary and allowed uses
- Expanded to include Anne Springs Close Greenway, Broad & Catawba Rivers, and RiverBend Park
- Expanded prohibited uses
- Added requirement for ROW buffer
- Added 35 ft building height limit
 - Exception for agricultural structures

LW-O (Lake Wylie Overlay)

- Added use separation requirements
- Added driveway spacing requirements
- Added landscaping requirements

HS-O (Historic Sites Overlay)

- Applies in all zoning districts
- Allows landowners to request removal from HS-O with historical survey/report
- Requires alterations to comply with Secretary of Interior's Standards
- Requires 365-day demolition delay



6

Changed UD to a legacy zoning district

- Prohibits new or expanded UD Districts
- Revises allowed uses
- Limits FAR to 0.25



7 Revised Use Table

Carries forward, consolidates, and adjusts the list of uses allowed in each base zoning district

New provisions authorize the Zoning Administrator to determine whether an unlisted use is allowed in a particular district

§ 155.153 USE TABLE.⁸

(A) Table 155.153-1: *Use Table* specifies the uses allowed in the PR, AGC, RUD, RSF-40, RSF-30, RMX-20, RMX-10, and RMX-6 Districts.

(B) Table 155.153-2: *Use Table* specifies the uses allowed in the RC, NC, OI, GC, OA, RI, LI, ID, and UD Districts.

Table 155.153-1: Use Table (PR, AGC, RUD, RSF-40, RSF-30, RMX-20, RMX-10, and RMX-6 Districts)		PR	AGC	RUD	RSF-40	RSF-30	RMX-20	RMX-10	RMX-6
Uses	Use Conditions								
ACCESSORY USES									
Refer to Subchapter C, Part 4 for accessory uses for all districts.									
ACCOMMODATION AND GROUP LIVING									
Assisted Living, Skilled Nursing, Continuing Care Retirement Facilities				SE				P	P
Bed and Breakfasts	Subpart 3.5		SE	SE	SE	SE	SE	SE	SE

Table 155.153-2: Use Table (RC, NC, OI, GC, OA, RI, LI, ID, BT, MU, UD Districts)		RC	NC	OI	GC	OA	RI	LI	ID	BT	MU	UD
Uses	Use Conditions											
ACCESSORY USES												
Refer to Subchapter C, Part 4 for accessory uses for all districts.												
ACCOMMODATION AND GROUP LIVING												
Assisted Living, Skilled Nursing, Continuing Care Retirement Facilities		P	P	P	P						P	P
Bed and Breakfasts	Subpart 3.5	SE	P	P	P							



7

Revised Use Table: Retail Uses

- Some retail sales/ service uses separately listed
 - Bars and restaurants
 - Drive-throughs
 - Flea markets
 - Tattoo and body piercing
 - Vehicle sales, service
- Should any other uses be separately listed?

Table 155.153-2: Use Table (RC, NC, OI, GC, OA, RI, LI, ID, BT, MU, UD Districts)

Uses	Use Conditions	RC	NC	OI	GC	OA	RI	LI	ID	BT	MU	UD
Personal Services (unless otherwise listed)		P	P		P					P	P	
Rental Services and Stores					P			P				
Restaurants and Other Prepared Food Establishments, Neighborhood		P	P		P	P				P	P	P
Restaurants and Other Prepared Food Establishments (unless otherwise listed)					P	P					P	P
Retail Sales or Service Establishments (unless otherwise listed)		P	P		P	P				P	P	P



8

New and revised use regulations

New Use Regulations Include:

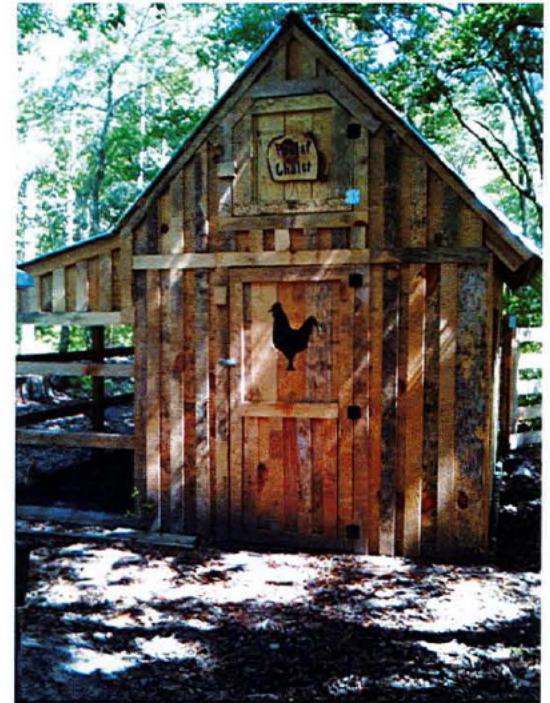
- Alternative Lending Institutions
- Drive-In Theaters
- Duplex, Triplex, and Quadplex Dwellings
- Funeral Homes
- Manufactured Home Sales and Service
- Mixed Use Buildings (with Upper Story Dwellings)
- Self-Storage Facilities
- Short-Term Rentals
- Tattoo and Body Piercing Establishments
- Tiny Houses



9

Revised regulations for accessory uses and structures: backyard chickens

- Implements recommendations from Council Zoning Committee
- Up to 6 chickens, no roosters
- Enclosure required
 - Rear or side yard only
 - 30 ft setback
- Prohibits outdoor slaughter and processing



9

Revised regulations for accessory uses and structures: shipping containers

- Allowed in AGC, RUD, RI, LI, and ID
- Must be:
 - Located behind principal building
 - Screened so they're not readily visible from adjacent lots or ROW
- Accessory to a dwelling
 - 1 container (max)
 - 5 acre minimum lot size
- Accessory to any other use
 - 3 containers (max)
 - No minimum lot size



10

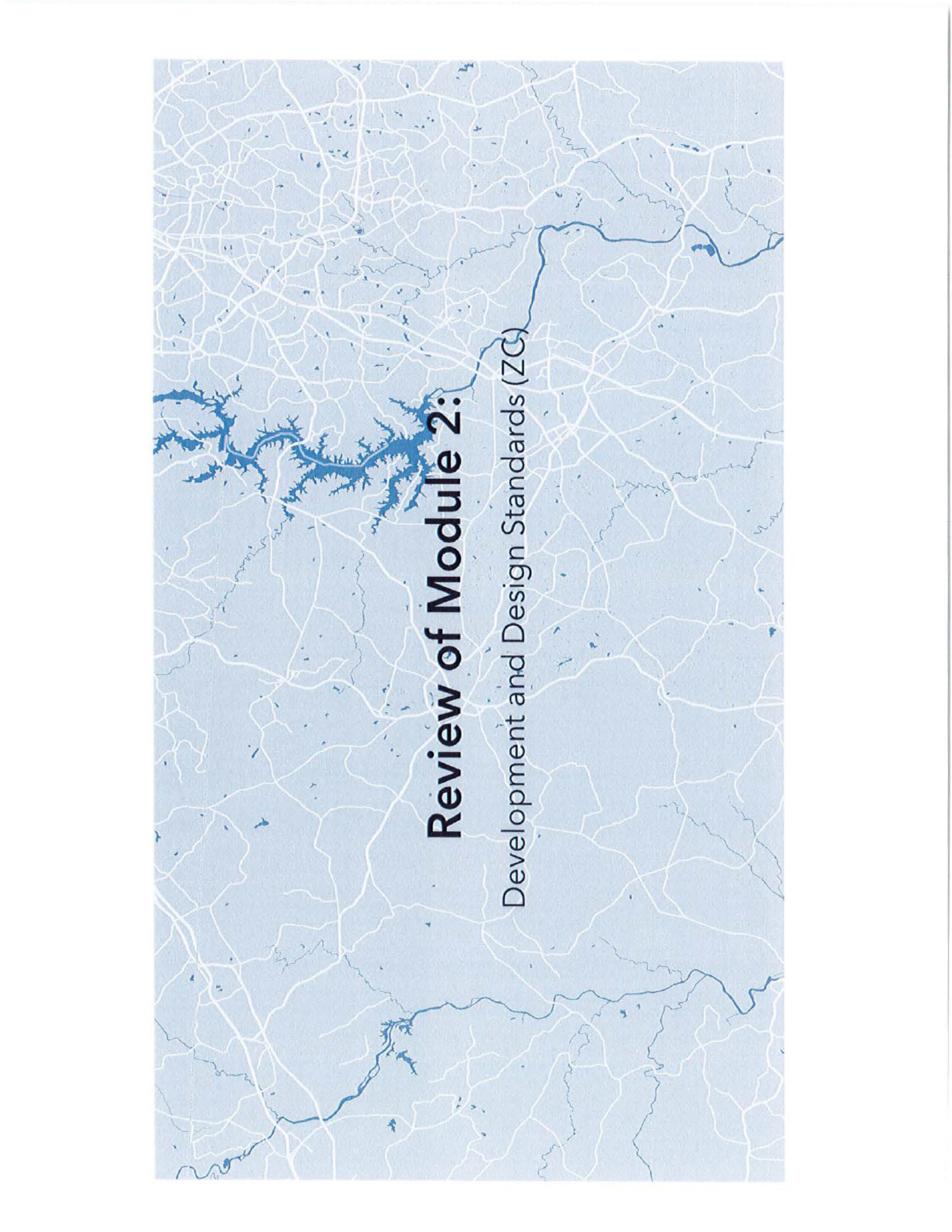
New regulations for temporary uses



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Table 155.449-1: Temporary Uses

Temporary Use	Use Conditions	Zoning Compliance Required?	Maximum Duration of Use (per site)	Permitted Location(s)
Laydown yards	Subpart 5.3	Yes, if the use is not located on or adjacent to the same site as the associated construction	No maximum, if the associated construction is active. Must be removed within 30 days of issuance of a final certificate of occupancy or completion of the utility or road project.	All districts, if the use is located on or adjacent to the associated construction site. AGC, RC, OA, GC, RI, LI, and ID, if the use is not located on or adjacent to the same site as the associated construction.
Mobile vending	Subpart 5.4	No	No maximum, but mobile vending units shall not remain on-site overnight	All districts
Parking area for associated temporary use	See § 155.451: <i>Development Standards</i>	No	Same as associated temporary use	All districts, if the temporary parking area serves a permitted temporary use
Seasonal sales - roadside agricultural and produce stand	Subpart 5.5	Yes	6 cumulative months per calendar year (see Subpart 5.5) ¹⁰⁵	AGC, RUD, RC, GC, OA, RI, LI, ID, UD
Seasonal sales - fireworks		Yes	30 consecutive days per occurrence; up to 3 occurrences per calendar year	RC, NC, GC, OA, RI, LI, ID
Seasonal sales - Trees or pumpkins		No	45 consecutive days per calendar year	All districts
Special event on private property	Subpart 5.6	Yes	5 consecutive days; up to 2 events per calendar year	All districts



Review of Module 2:

Development and Design Standards (ZC)

Subchapter D:

Development and Design Standards

- Part 1: General Provisions
- **Part 2: Non-Residential and Mixed Use Building Design**
- **Part 3: Buffers and Screening**
- Part 4: Outdoor Lighting
- **Part 5: Parking**
- **Part 6: Signs**
- Part 7: Performance Standards



Major Changes

- 11 Expanded building design standards and applicability
- 12 Revised bufferyard standards (perimeter, ROW, utility lines)
- 13 Expanded riparian buffers
- 14 Parking ratios
- 15 Parking maximums
- 16 Alternative parking plans
- 17 Off-street loading
- 18 Revised sign regulations



11

Expanded Building Design Standards and Applicability

Current building design standards apply to all:

- Retail and office development > 40,000 sf gross leasable area
- Non-residential development fronting an arterial road



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Table 155.490-1: Applicability of Building Design Standards

Development Type	Building Design Requirement								
	Building Wall Modulation and Articulation Requirements	Building Entrance Requirements	Exterior Cladding Materials	Glazing Requirements	Awnings	Roof Form	Orientation of Certain Architectural Features	Screening of Mechanical and Utility Equipment	Building Reuse Design Requirements
All buildings			•	•	•		•		
All buildings that front an arterial road	•	•	•	•	•		•	•	
All buildings containing over 2,500 sf GFA		•	•	•	•	•	•		
Any building containing over 5,000 sf GFA	•	•	•	•	•	•	•	•	
Any building, without regard to size, when located within a development containing buildings with a combined GFA greater than 20,000 sf	•	•	•	•	•		•	•	
Buildings located within the RC District	Exempt	Exempt	•	•	•		Exempt	•	
Any single occupancy retail building larger than 50,000 sf	•	•	•	•	•	•	•	•	•

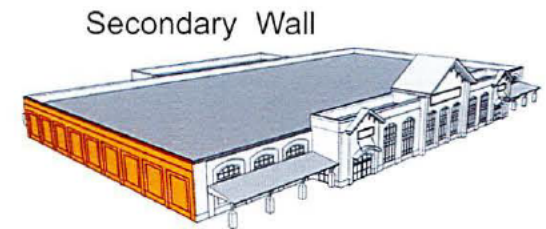
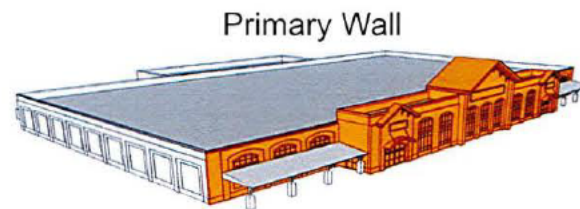
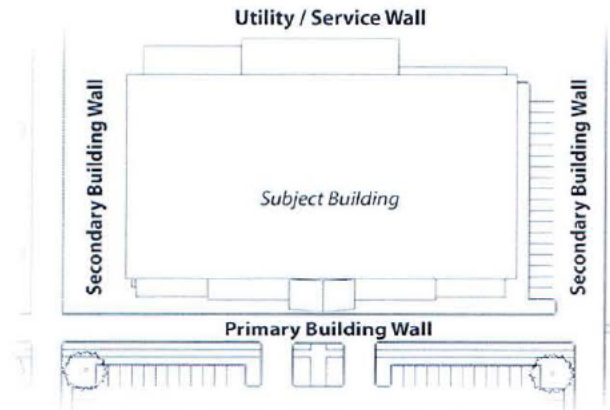
Key: • = the requirement applies | Exempt = the development type is expressly exempt from the requirement | sf = square feet | GFA = gross floor area

11

Expanded Building Design Standards and Applicability

Design Regulation Based on "Wall Type" and Location:

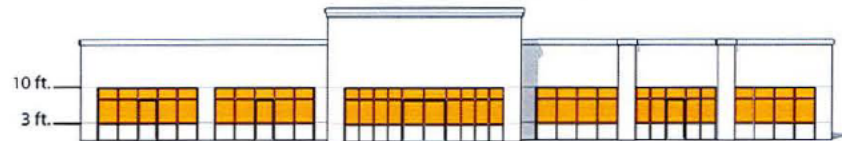
- Primary
- Secondary
- Utility / Service
- Industrial
- Active / Inactive



11

Expanded Building Design Standards and Applicability

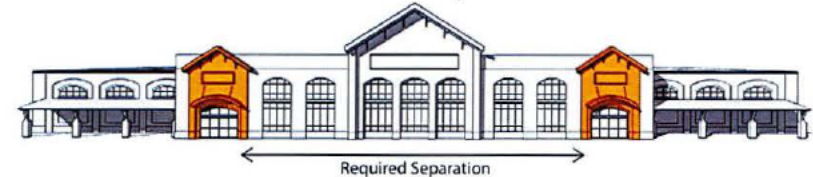
Glazing Requirements



Roof Form



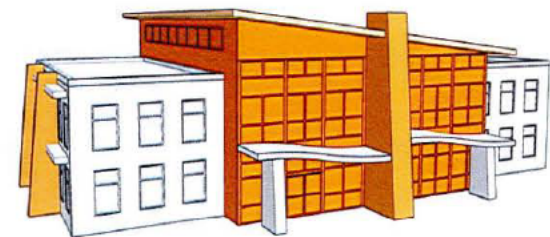
Entrance Separation



Horizontal Articulation



Vertical Articulation



Revised Bufferyard Standards: Perimeter and Right-of-Way

- Non-residential uses
- Multi-family dwellings
- Quadplex dwellings



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**Table 155.518-2: Bufferyard Specifications for
Non-Residential, Multi-Family, and Quadplex Uses**

Proposed Land Use	Existing Adjacent Land Use											
	Accommodations and Group Living	Agriculture and Natural Resources Uses	Commercial (Not Otherwise Listed)	Industrial, Manufacturing, and Production; Transportation and Utilities; Warehousing and Storage	Institutional	Multi-Family Dwellings	Office	Recreation and Amusement, Outdoor	Retail and Service	Single-Family and Duplex Dwellings	Townhouse, Triplex, and Quadplex Dwellings	Undeveloped Land
Accommodations and Group Living	--	C	A	C	B	B	A	B	A	C	B	A
Agriculture and Natural Resources	B	--	B	C	B	D	B	B	B	D	D	A
Commercial (Not Otherwise Listed)	A	B	--	B	B	B	A	B	A	C	C	A

Table 155.518-1: Bufferyard Types for Non-Residential, Multi-Family, and Quadplex Uses

Bufferyard Type		Lot Size				
		< 0.5 ac	0.5 ac to < 2.0 ac	2.0 ac to < 5.0 ac	5.0 ac to < 10.0 ac	10.0 ac and higher
Type A (aesthetic)	Width (min)	10 ft	12 ft	15 ft	18 ft	20 ft
	Trees (per 100 lf)	3	3	4	4	5
	Shrubs (per 100 lf)	10	12	15	18	20

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Revised Bufferyard Standards: Perimeter and Right-of-Way

- Major residential subdivisions
- Manufactured home parks

Table 155.519-1: Bufferyard Types for Major Residential Subdivisions and Manufactured Home Parks

Bufferyard Type		Density			
		< 1 du/ac	1 du/ac to 1.5 du/ac	> 1.5 du/ac to 2 du/ac	> 2 du/ac
Type E	Width (min)	0 ft	10 ft	25 ft	50 ft
	Trees	--	5	10	18
	Shrubs	--	15	20	30
Type F	Width (min)	25 ft	50 ft	75 ft	100 ft
	Trees	10	12	14	20
	Shrubs	20	24	36	48

Key: du = dwelling unit | ac = acres | min = minimum required | -- = not required

Table 155.519-2: Bufferyard Specifications for Major Residential Subdivisions and Manufactured Home Parks

Development Type	Bufferyard Type
All Other Major Residential Subdivisions	E
Cluster Subdivisions and Manufactured Home Parks	F

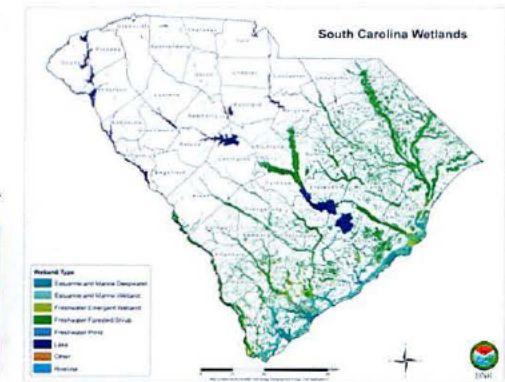
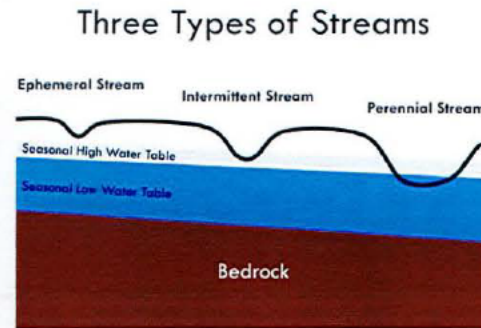


12

Revised Bufferyard Standards: Utility Lines

- Provides visual screening between overhead transmission utility lines and poles and nearby residences
- Applies to utility lines located on the interior of new major residential subdivisions and new multi-family developments
- 25 feet in width parallel to each side of a utility line
- 10 trees per 100 linear feet
 - 50% evergreen
 - 30% large maturing





Expanded Riparian Buffers

- Converts Lake Wylie and Catawba River Buffers Overlay District to development standards
- Expands these riparian buffer requirements to:
 - The east bank of the Broad River (100 ft)
 - Both banks of any perennial or intermittent stream (50 ft)
 - Any pond or lake fed by a perennial or intermittent stream (50 ft)
 - The boundary of any jurisdictional wetland (50 ft)



14 Parking Ratios

Ratio established for each use listed in the use table (Subchapter C: *Use Regulations*)

Certain land uses require a parking demand study (e.g., fairgrounds, bus terminals, amusement parks)

Table 155.563-1: Off-Street Parking Table	
Use	Proposed Parking Ratio
ACCESSORY USES	
Refer to Subchapter C, Part 4 for parking requirements for certain accessory uses.	
ACCOMMODATION AND GROUP LIVING	
Assisted Living, Skilled Nursing, Continuing Care Retirement Facilities	<i>Assisted Living, Skilled Nursing:</i> 0.5 spaces per patient/resident bed <i>Continuing Care Retirement Facilities:</i> 1 space per dwelling unit or patient/resident bed
Bed and Breakfast	2 spaces, plus 1 space per guest room
Community Residence, Long-Term (up to 5 residents)	1 space, plus 0.75 spaces per bedroom
Community Residence, Long-Term (up to 15 residents)	1 space, plus 0.75 spaces per bedroom
Community Residence, Short-Term	1 space, plus 0.75 spaces per bedroom
Emergency Shelters	2 spaces, plus 0.5 spaces per bed
Group Living, including Rooming Houses, Dormitories, and Fraternity and Sorority Houses	0.75 spaces per bedroom



15 Parking Maximums

- Minimum number of required parking spaces is based on land use
- Maximum number of parking spaces is 150% of the minimum required for that use

Retail Use Example:

Ratio - 1 space per 250 sf GFA

5,000 sf building / 250 sf = 20 spaces

20 spaces x 150% = 20 x 1.5 = 30 spaces

The use requires at least 20, but not more than 30, parking spaces.



16

Alternative Parking Plans

- May modify parking space locations or ratios
- Shared Parking Plans
- Remote Parking Plans
- On-Street Parking Plans
- Parking Demand Studies



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SUBPART 5.4: DEVELOPMENT AND DESIGN STANDARDS
PART 5: PARKING

SUBPART 5.4: ALTERNATIVE PARKING PLANS
§ 155.573-§ 155.578

SUBPART 5.4: ALTERNATIVE PARKING PLANS

§ 155.573 PURPOSE.

The minimum and maximum off-street parking ratios are intended to encourage development that is economically viable and environmentally sensitive. The vehicle queuing requirements are intended to limit the impact of new drive-through uses and services on adjacent roads. The standards in this Part are not intended to be so rigid as to require significantly more or fewer parking spaces or significantly longer or shorter queuing lanes than a particular use demands, or to inhibit creative development. Project conditions associated with individual sites may justify the use of alternative parking plans as provided in this Subpart.

§ 155.574 APPLICABILITY.

- (A) Alternative parking plans may be submitted in conjunction with any application, subject to the requirements in the applicable section of this Subpart.
- (B) Alternative parking plans may modify the provisions of § 155.560: *Location of Required Parking Spaces* or Subpart 5.2: *Off-Street Parking Ratios*, but shall not modify any other provisions of this Part.
- (C) Shared parking is allowed in all zoning districts, while on-street parking is only allowed in the zoning districts specified in § 155.577: *On-Street Parking Plans*.
- (D) Remote parking is allowed in non-residential districts for uses that accommodate large events (e.g., athletic tournaments) up to 12 times per year.
- (E) Parking demand studies are required for certain uses and districts, and are optional for any use as specified in § 155.578: *Parking Demand Studies*.

§ 155.575 SHARED PARKING PLANS.¹⁴

- (A) **Purpose.** Uses on contiguous lots or uses within a mixed use development, shopping center, office/business park, or medical or school campus may have different hours of operation

¹⁴ This Section significantly expands the allowance for shared parking. § 155.442: *Joint Use of Off-Street Parking* currently allows up to 50% of the parking spaces required for "theaters, public auditoriums, bowling alleys, dance halls, clubs, churches, and religious institutions" to be used jointly by "financial institutions, offices, retail stores, repair shops, service establishments, and similar uses not normally open, used, or operated during the same hours." A shared parking agreement continues to be required. This Section also introduces the flexibility to reduce the total number of required parking spaces where parking spaces are shared among two or more uses that have different hours of operation or peak parking demand hours. These proposed changes implement Codes Assessment Recommendation 03-54.

17

Off-Street Loading

Applies to:

- All uses that involve the routine vehicular delivery or shipment of goods, supplies, or equipment to or from the lot on which the use is located
- Multi-family developments with 50+ units

Minimum number of “berths” (loading areas) based on building size or number of dwelling units

Location and paving requirements



18 Revised Sign Regulations

- Organization
 - Tables
 - Graphics
- Content Neutrality
- Multitenant Centers
- Nonconformities

Table 155.567-3: Awning and Canopy Sign Standards

Standard	Allowance
Number (Max.)	1 per Wall
Area (In % of Awning/Canopy Face Area)	10%
Max. Sign Area per Wall-All Sign Types (sf)	200
Additional for Multitenant Buildings	
Number	1
Area (sf)	4
Sign Features	
Illumination	Yes
Manual Reader Board	No
Electronic Reader Board	No

Key: Yes = sign type or characteristic allowed | No = sign type or characteristic not allowed | sf = square feet

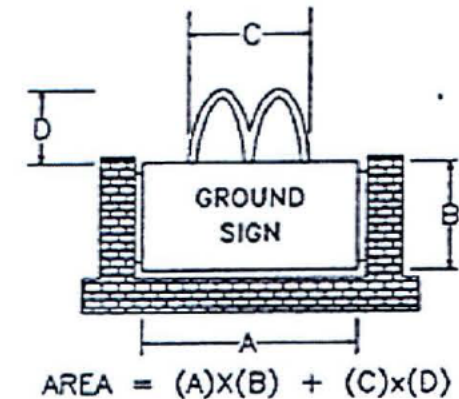
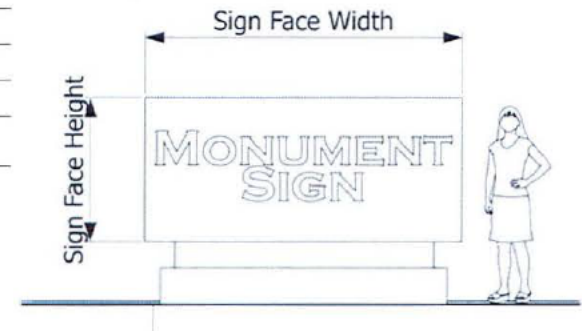


Figure 155.566-2: Sign Face Area Measurement



18

Revised Sign Regulations: Sign Districts

- Based on zoning districts
- Integrates Lake Wylie Overlay

Table 155.567-2: Permanent Sign Permitting Requirements

Sign Type	AOS	RES	SSC	CI	LW
Awning and Canopy Signs	NR	NR	P	P	NR
Freestanding Canopy Signs	No	No	P	P	P
Ground Signs	NR	NR	P	P	NR
Projecting Signs	No	No	P	No	No
Subdivision Entry Signs	P	P	No	No	P
Wall Signs	NR	NR	P	P	NR
Window Signs	A	A	A	A	A

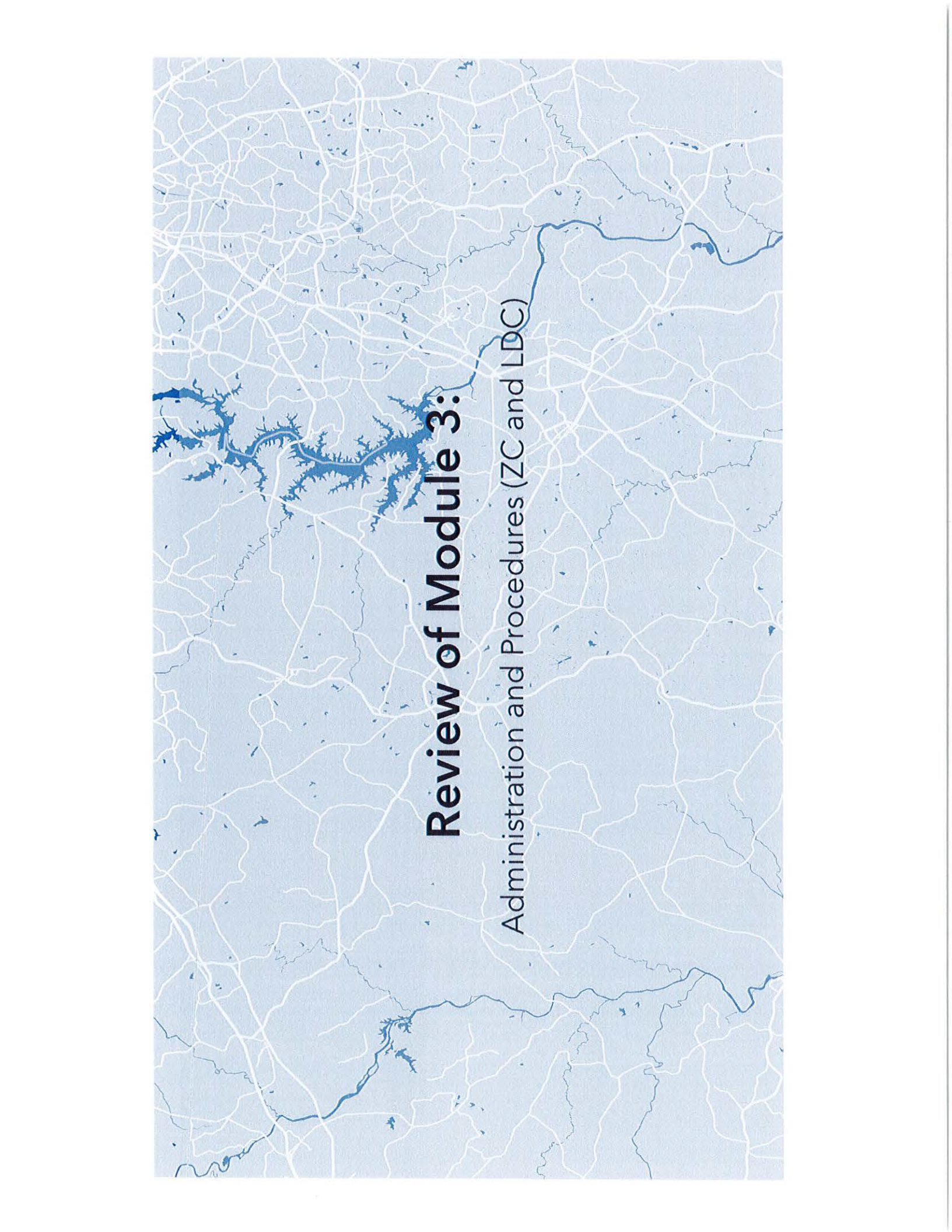
Key: A=Allowed without a permit | No=Not allowed | NR=Allowed for non-residential uses - requires a permit | P=requires a permit for any use.



18 Revised Sign Regulations: Billboards

Current	Proposed
Nonconforming since 1991	Nonconforming
Existing cannot be enlarged or altered	Existing cannot be enlarged or altered
Exception-relocation for highway expansion	Exception-relocation for highway expansion
Replacement-50% threshold for damage by natural causes	Replacement-50% threshold for damage by natural causes
No reference for inspections	References Building Code for safety inspections
Electronic reader boards prohibited	Electronic reader boards prohibited





Review of Module 3:

Administration and Procedures (ZC and LDC)

Administration and Procedures

Zoning Code Subchapters E through L and Land Development Code Subchapters G through L

- Procedures
- Nonconformities (ZC)
- Agencies
- Enforcement
- Rules of Interpretation and Measurement
- Definitions and Acronyms
- Legal Provisions
- Submittal Requirements



Major Changes

- 19 Consolidated Procedures with Common Workflow
- 20 New/Revised Procedures
- 21 Planning Commission Role
- 22 Consolidated Application Submittal Requirements
- 23 Technical Studies



19

Consolidated Procedures with Common Workflow

- ✓ Purpose
- ✓ Applicability
- ✓ Initiation
- ✓ Notice
- ✓ Decision
- ✓ Approval
- ✓ Subsequent Applications
- ✓ Appeals
- ✓ Scope of Approval
- ✓ Recordkeeping
- ✓ Criteria

Table 155.602-2: Summary of Procedures					
Procedure	Review, Decision-Making, & Appeal Bodies				Public Hearing Required
	Staff	BZA	PC	CC	
Administrative Adjustments	D	A			No
Appeal of Administrative Decisions		D			Yes
Communications Tower Permit	D/R	A/D			No for Staff decision Yes for BZA decision
Home Occupation Permits	D	A			No
Public Project Review	R		R		Yes
Small Wireless Application	D	A			No
Special Districts	R		R	D	Yes
Special Exception Permit	R	D			Yes
Variances	R	D			Yes
Zoning Compliance	D	A			No
Zoning Code Interpretations	D	A			No
Zoning Map Amendments (Rezoning)	R		R	D	Yes
Zoning Code Text Amendments	R		R	D	Yes

Key: Staff = Planning and Development Services Department staff | BZA = Board of Zoning Appeals | PC = Planning Commission | CC = County Council | R = Review Body | D = Decision-Making Body | A = Appeal Body



20

New/Revised Procedures

Zoning Code

- Administrative Adjustments
- Communications Towers Permit, Small Wireless Applications
- Public Project Review
- Special District Rezoning
- Zoning Code Interpretations

Land Development Code

- Civil Construction Plans
- Preliminary Plats
- Private Road Acceptance
- Waivers
- LDC Interpretations
- Traffic Impact Analyses



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New/Revised Procedures: Traffic Impact Analyses

Required for the following applications:

- Preliminary plat
- Civil construction plans (non-residential and MF)
- Rezoning - Special Districts only
- Special exception uses

Table 154-212.1: Thresholds for TIA Tiers

Tier	Average Daily Trips	Daily Peak Trips	Number of Residential Lots
Tier 0	< 100	< 25	< 7
Tier 1	100-399	25-99	7-29
Tier 2	≥ 400	≥ 100	≥ 30

Tier 0 = Preliminary Site Evaluation, further study not required



21

Planning Commission Role

Eliminates Current Review

- Preliminary Plats

New/Revised Review

- Public Project Review
- Appeals of Administrative Decisions (LDC)



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Consolidated Application Submittal Requirements

- Most requirements maintained in checklists outside the Codes
- Specifies additional requirements for certain land uses:
 - Access and routing plans
 - Communications towers
 - Small wireless facilities

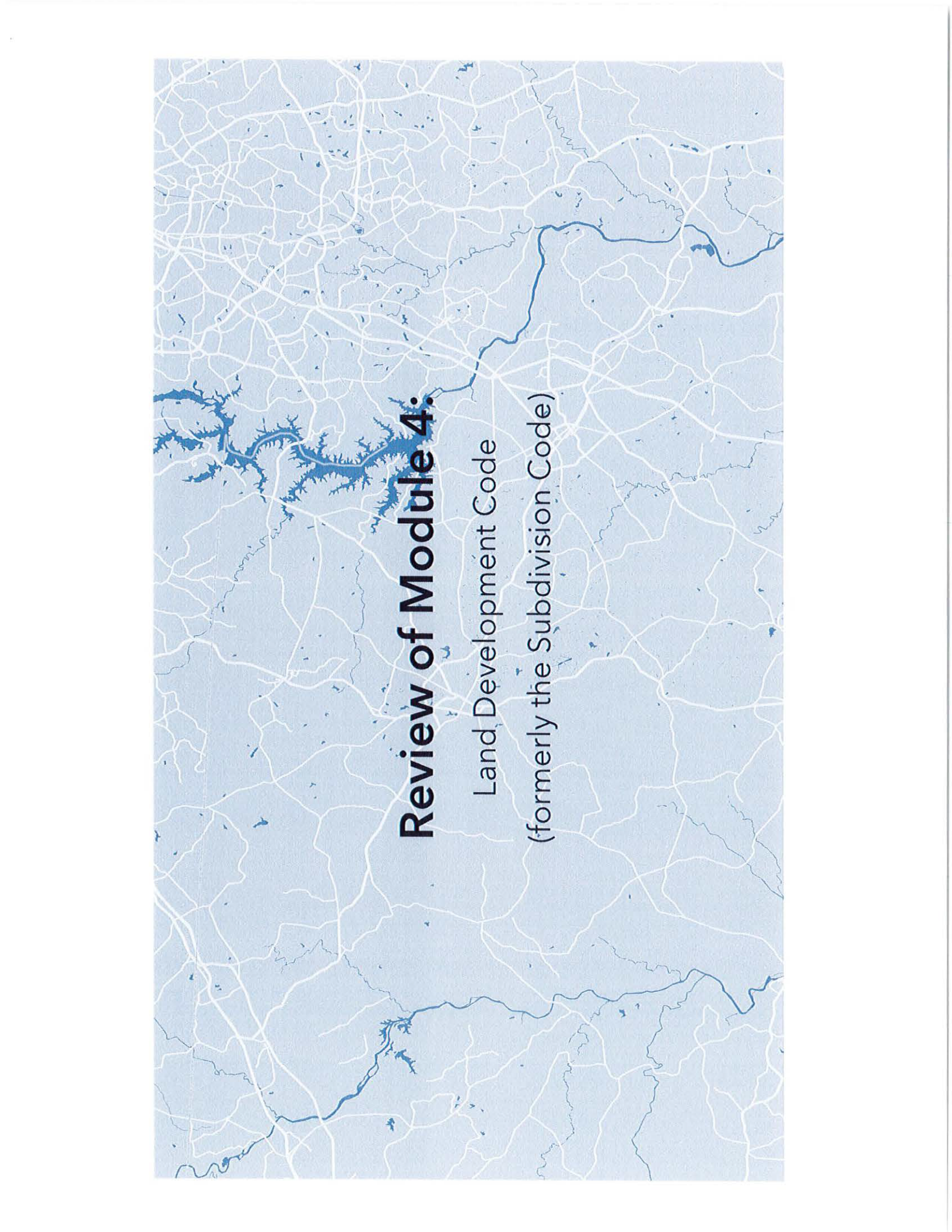


23 Technical Studies

Authorizes staff, Planning Commission, Board of Zoning Appeals, and County Council to require technical studies for more complex applications.

- Civil construction plans
- TIAs
- Private road acceptance
- Zoning compliance
- Special District rezonings
- Special exceptions
- Variances
- Historic or cultural resources study
- Engineering study
- Environmental impact report
- Tree survey
- Threatened and endangered species survey
- Noise study
- Parking study



The background of the slide is a map of a region, likely in the Southeastern United States, showing a complex network of roads and water bodies. A large, irregularly shaped reservoir or lake is prominent in the upper left quadrant, with several smaller lakes and ponds scattered throughout the landscape. The text is overlaid on this map.

Review of Module 4:

Land Development Code

(formerly the Subdivision Code)

Land Development Code (LDC)

- Subchapter A: Introduction
- **Subchapter B: Subdivision and Site Design**
- **Subchapter C: Infrastructure Standards**
- **Subchapter D: Green Infrastructure**
- **Subchapter E: Guarantee and Acceptance of Improvements**
- Subchapter F: Property Owner Associations
- Subchapters G through M: Procedures and Administration
- Land Development Manual (separate from LDC)



Major Changes

- 24 New Development Standards
- 25 Context Sensitive Design and Infrastructure Standards
- 26 New Standards for Trails
- 27 Entrance Stacking and Vehicle Queuing
- 28 Low Impact Development Incentives
- 29 Tree Save and Planting
- 30 Grand Trees Redefined
- 31 Fee-in-Lieu of Tree Preservation or Mitigation



24

New Development Standards

Regulations tailored to specific development types to facilitate high-quality and innovative development.

Carries forward recently adopted cluster subdivision standards



Cottage Courts



Townhome Subdivisions



Context Sensitive Design and Infrastructure Standards

Tiered maximum block length for single-family residential development based on zoning district.

Table 154.027-1: Single-Family Residential Block Length Standards

Zoning District	Maximum Length (ft)
AGC	1,200
RUD	1,200
RSF-40	1,000
RSF-30	1,000
RMX-20	800
RMX-10	600
RMX-6	600



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Context Sensitive Design and Infrastructure Standards

Sidewalk requirements for new streets in single-family residential developments based on zoning district.

Table 154.063-2: Sidewalk Requirements for Local Residential Roadways

Zoning District	Both Sides	One Side	None
AGC			●
RUD			●
RSF-40		●	
RSF-30		●	
RMX-20	●		
RMX-10	●		
RMX-6	●		

Key: ● = Required



26

New Standards for Trails

Standards for the construction and dedication of off-street pedestrian trails and multi-use paths.

Required to be constructed by the developer in accordance with adopted plans, such as the Carolina Thread Trail Plan for York County and the Comprehensive Plan.

Easements guarantee public access and long-term maintenance plans are required.



CAROLINA THREAD TRAIL
MASTER PLAN
FOR YORK COUNTY
COMMUNITIES



**CAROLINA
THREAD
TRAIL**

*Weaving
Communities
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27 Entrance Stacking

Accommodates space for waiting vehicles at the entrance to a parking lot or development

Reduces potential for conflicts between vehicles and backups onto adjacent roads



27 Vehicle Queuing

Applies to any use or operation with associated drive-through service

Requires minimum lengths for drive-through lanes, based on land use

Table 154.021-1: Vehicle Queuing Lane Lengths

Land Use	Number of Cars (per lane)	Length (min)
ATM (Standalone)	3	63 ft
Bank (ATM or Teller Window)	4	84 ft
Car Wash (Automatic)	5	105 ft
Car Wash (Full Service)	8	168 ft
Car Wash (Self-Service)	2 per bay	42 ft
Pharmacy	6	126 ft
Restaurant, with One Drive-Through Lane	8	168 ft
Restaurant, with Two Drive-Through Lanes	4	84 ft
Retail or Service (not otherwise listed)	3	63 ft
Vehicle Repair (Quick Service, such as oil changes)	3 per bay	63 ft

Key: min = minimum required | ft = feet



28

Low Impact Development (LID) Incentives

- 2+ LID features that manage $\geq 40\%$ water quality volume; or
- 15% increase in riparian buffer width
- Incentives:
 - LID can be in setbacks, bufferyards
 - Vegetated LID counts towards required landscaping and open space
 - Increased building height (non-res, MF)
 - Parking modifications (non-res, MF)
 - Lot size reduction (major subdivisions)



29

Tree Save Areas

- Adds commercial tree save requirement of 15%
- Allows aerial photography to calculate tree save areas
- Changes tree surveys for tree save areas > 3 acres to optional sample survey
- Other areas that count towards tree save:
 - Bufferyards, open space, floodplain/wetlands, low-impact development areas



29

Tree Planting Requirements

- Simplified requirements for residential lots
- Street trees satisfy planting requirements

Table 154.112-1: Trees Required for Lots in Major Subdivisions

Lot Size	Required Large Maturing Trees	Required Small Maturing Trees
0-10,000 sf	2	1
10,001-20,000 sf	3	2
20,001-30,000 sf	4	2
30,001 sf – 1 acre	5	3
More than 1 acre	7	3



30

Grand Trees Redefined

- Redefines grand trees:
 - Adds species-specific criteria
 - With 24" as catch-all
 - Champion trees
 - Invasive species
- Applies to residential, commercial, and industrial
- Provides for removal in special cases
- Mitigation and fee-in-lieu



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Table 154.113-1: Grand Trees

Tree Type	DBH (inches)
Loblolly and shortleaf pine	32
American holly	12
Dogwood	9
Blackjack oak, redbud, sassafras, sourwood	6
Rare or endangered species	Any size
State champion trees	Any size
Invasive species	DNQ
All other species	24
Key: DNQ = Does Not Qualify	

31

Fee-in-Lieu of Tree Preservation or Mitigation

- Establishes the York County Tree Fund
- Allows fee-in-lieu of compliance in staff's discretion for special cases:
 - for tree save areas
 - for grand trees
- Use of funds limited to tree planting, maintenance, and program administration





Questions?

How to Provide Input:

www.recodeyorkcounty.org



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