



## COUNTY OF LEXINGTON, SOUTH CAROLINA

### ORDINANCE NO. 25-12

**AN ORDINANCE AMENDING THE LEXINGTON COUNTY LANDSCAPE AND OPEN SPACE ORDINANCE ARTICLE 1, SECTION 1.4.1 AND ARTICLE 4 SECTION 3, SUB-SECTIONS 4.3.1 AND 4.3.2 IDENTIFYING THE CENTRAL LEXINGTON COUNTY DISTRICT, INCLUDING SPECIFIC OPEN SPACE STANDARDS WITHIN THE DISTRICT.**

**WHEREAS**, County Council determines and identifies the need to promote consistency with development standards with the Town of Lexington and further apply guidance a of the *Grow With Us* Comprehensive Plan, County Council has the need to create a Central Lexington County District within the Lexington County Zoning Ordinance. Ordinance 25-12 further identifies the new District within Lexington County Landscape and Open Space Ordinance and further defines additional open space requirements within an identified special waterfront protection area, as defined with Ordinance 25-11. The additional open space protection follows guidance from the *Grow With Us* Comprehensive Plan, in an effort to further promote water quality around Lake Murray and environmentally sensitive areas.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the County of Lexington, in Council, duly assembled, as follows:

#### **Article 1 - Authority**

##### **1.4 Establishment of Districts**

###### **1.4.1 Road and District Classifications**

In order to implement the provisions of this Ordinance, the following road classification and districts are hereby established:

LU – Land Use District (See Article 3, Section 2)

PL – Parking Lot District (See Article 3, Section 3)

SA – Service Areas/Utilities District (See Article 3, Section 4)

BD – Building Design District (See Article 3, Section 5)

RC – Road Corridor District (See Article 3, Section 6)

OS – Open Space District (See Article 4, Section 1)

LM – Lake Murray Residential District (See Article 4, Section 3)

CL – Central Lexington County District (See Article 4, Section 3)

Scenic Corridor – Those roads designated as Scenic Corridors will carry the extension S1, /S2, or /S3 after their road classification as created by the Zoning Ordinance (e.g., A/S1, C/S1, or L/S1).

## Article 4 – Open Space Requirements

### Section 3. Lake Murray Residential and Central Lexington County Districts

The purpose of this section is to promote the preservation of the natural environment within the proximity of Lake Murray, to include the protection of natural resources and the overall scenic nature of the area, as well as to promote the compatibility of land uses and development standards from adjoining municipalities. The provisions of this Section shall be utilized for the development of residential detached, residential attached-duplex, residential attached-townhome, and mobile home/tiny home subdivisions. Residential subdivisions that have less than 10 residential lots or residential subdivisions with median residential lots sizes greater than 1.5 acres are exempt from this Section, unless otherwise specified.

#### 4.3.1 Quantity of Open Space

The minimum percentage of the total gross land area required for open space dedication shall be determined based on the median residential lot sizes within the development. Median is calculated as the value or quantity at the midpoint of the distribution of residential lot sizes, such that there is an equal probability of lot sizes above and below the median value. Section 4.1.2 of this Ordinance includes a list of features that may be applied toward the minimum open space requirement, provided they are actually set aside on property separate from the residential parcels, unless otherwise listed in this Article. The following table shall be applied when determining the minimum amount of open space required within the Lake Murray Residential and Central Lexington County Overlay Districts:

<u>Median Lot Size (Acres to Thousandth)</u>	<u>Required Percentage of Open Space</u>
1.000 – 1.499	15
0.750 – 0.999	20
0.500 – 0.749	25
0.250 – 0.499	30
<0.250	35

For reference purposes, 1 acre is equivalent to 43,560 square feet.

#### 4.3.2 Central Lexington County District Special Waterfront Protection Area

Due to the topographical and environmental sensitivity of this area, identified in Section 162.50 of the Lexington County Zoning Ordinance, additional provisions for green space preservation shall be required. Within this identified special waterfront protection area, there shall be no mass grading within all residential-type subdivisions, regardless if the size and specifications of the development do not qualify for minimum open space standards at the time of construction. The only grading allowed during construction shall be for the building location(s), infrastructure, stormwater management features, water/wastewater and utilities, and driveway access.

#### **4.3.23 Additional Requirements**

All other requirements that are listed and described within Article 4, Section 1 of this Ordinance shall also apply within the Lake Murray Residential District **and Central Lexington County District**. Specific water quality buffers pertaining to the shores of Lake Murray are regulated within the Lexington County Land Development Manual.

**DONE IN MEETING DULY ASSEMBLED**, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
M. Todd Cullum, Chairman  
Lexington County Council

ATTEST:

\_\_\_\_\_  
Jessica Hendrix, Clerk

First Reading: June 24, 2025

Public Hearing: \_\_\_\_\_

Planning Commission: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Third & Final Reading: \_\_\_\_\_

Filed w/Clerk of Court: \_\_\_\_\_