



COUNTY OF LEXINGTON, SOUTH CAROLINA

ORDINANCE NO. 25-11

AN ORDINANCE AMENDING THE LEXINGTON COUNTY ZONING ORDINANCE ESTABLISHING A CENTRAL LEXINGTON COUNTY DISTRICT, INCLUDING VARIOUS OTHER REFERENCE UPDATES ASSOCIATED WITH THIS NEW DISTRICT AND INVOKING APPLICATION OF THE PENDING ORDINANCE DOCTRINE.

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. The new District includes specific zoning regulations within the Zoning Ordinance, to include a defined overlay boundary, intended to promote harmonious and compatible development standards with the Town of Lexington.

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

ARTICLE 16 – CENTRAL LEXINGTON COUNTY DISTRICT

161.00 Purpose

The purpose of this Article is to further promote consistency with certain development standards between the Town of Lexington and County of Lexington. This Article further identifies the Town of Lexington's future growth potential and methods to maintain consistency with development standards within this identified area.

161.10 Establishment of the Central Lexington County District

The provisions of this Article shall only apply to the unincorporated areas of the County that have been included within the Central Lexington County overlay. A map shall be published as a part of this Article and it may be revised following the same procedures contained in this Ordinance for zoning text amendments.

161.20 Application of Regulations

Upon the effective date of these regulations, land use activities located within the Central Lexington County District can be developed or expanded only in accordance with the applicable restrictions contained herein.

161.30 Zoning Compliance

It shall be the responsibility of all responsible parties to establish and operate land use activities in accordance with the regulations set forth within this Article

161.40 Adherence to Other Regulations

The regulations contained herein are in addition to other applicable ordinances or requirements, such as, but not limited to the Lexington County Landscape and Open Space Ordinance, Lexington County Building Code Ordinance, Lexington County Stormwater Ordinance, Lexington County Land Development Manual, Lexington County Subdivision Ordinance, other regulations set forth within this Ordinance, or SC Department of Environmental Services regulations. Zoning regulations not specifically called out in Chapter 2 of this Article shall follow all other applicable regulations contained within the Zoning Ordinance (ex. buffering restrictions, parking, performance standards). Concurrency standards, as identified Section 11.46 of this Ordinance shall apply.

Whenever the provisions of the Article impose regulations that are in conflict with those of other County ordinances, other governmental agencies, or where developments include areas outside of this District, the more restrictive regulations shall apply.

161.50 Jurisdictional Review and Approval

In the event that a new development, or expansion to an existing development, will require annexation by the Town of Lexington, the Town of Lexington shall assume all applicable zoning review and permitting responsibilities for such development as part of their annexation process.

161.60 Exemptions

Land use activities specifically identified within this Article shall conform to the standards set forth, in lieu of regulations and requirements found in other Articles of this Ordinance.

Chapter 2. Regulations

162.00 Land Use Allowances

The underlying zoning district(s) and street classification(s) shall be utilized to determine allowed land use within the Central Lexington County District, unless otherwise called out specifically within this Article. Sections 21.31 and 22.02 of this Ordinance should be referenced for a list of allowed land use activities per zoning district and street classification. All land uses shall comply with all applicable standards contained within the Zoning Ordinance, unless otherwise specified within this Chapter.

162.10 Residential Density

In order to promote consistency and compatibility with existing development patterns within the Town of Lexington, the method for calculating and the allowed maximum residential density prescribed in this Section shall be followed for new or expanding residential-type developments located within this District. Residential Detached (Limited) land uses shall follow the development guidelines and regulations as covered within Article 12 of this Ordinance.

162.11 Calculation of Maximum Residential Density

Density is to be measured as the total area of land within the property boundaries, including those which are permanently under water or subject to inundation, or which are contained in an easement, proposed roads, area dedicated for stormwater management, open space, amenity areas, or other similar grant of use.

However, density calculations shall not include rights-of-way for existing roads or parcel boundaries below the 360 elevation of Lake Murray (reference Section 22.30 of this Ordinance). Regardless of the allowed gross density, all other applicable development standards, to include minimum lot sizes, shall also be met.

162.12 Maximum Permitted Residential Density

Residential Detached (excluding Limited), Residential Attached – Duplex, Mobile Home, and Tiny Home Land Use Activities

<u>STREET CLASSIFICATION</u>	<u>DENSITY (dwelling units per exact acre)</u>
Arterial	4
Collector (C)	3
Local (L)	2
Residential Local Six (RL6)	2
Residential Local Five (RL5)	2
Residential Local Four (RL4)	2
Residential Local Two (RL2)	1
Residential Local One (RL1)	1
Boulevard (B)	4

All Other Residential Land Use Activities, to Include Recreational Vehicle Parks and/or Camper Parks as Regulated as a Transient Habitation Land Use Activity

<u>STREET CLASSIFICATION</u>	<u>DENSITY (dwelling units per exact acre)</u>
Arterial (A)	12
Collector (C)	8
Local (L)	6
Residential Local Six (RL6)	6
Residential Local Five (RL5)	5
Residential Local Four (RL4)	4
Residential Local Two (RL2)	2
Residential Local One (RL1)	1
Boulevard (B)	8

162.13 Minimum Residential Lot Size

Regardless of required density, setbacks, or other various developmental design standards, the following minimum lot sizes have been established for the creation or re-configuration of new parcels of land:

Residential Detached, Mobile Home, or Tiny Home:	10,890 square feet
Residential Attached – Duplex:	5,000 square feet
Residential Attached – Townhouse:	3,000 square feet

A lot in existence prior to the adoption of this Ordinance, which does not comply with the requirements of this section, shall be allowed to support one dwelling unit without regard to density or lot area, provided the activity complies with all other zoning requirements and any applicable health and safety standards. Minor lot line reconfiguration of lots in existence prior to the adoption of this Ordinance is allowed, provided the degree of nonconformity is not increased.

162.20 Minimum Open Space Requirements

Residential subdivisions, which require the establishment and/or protection of open space, as required by the Lexington County Landscape and Open Space Ordinance, shall conform to the provisions of Article 4, Section 3 of the Lexington Landscape and Open Space Ordinance for the required percentage of open space and any other special

protection measures.

162.30 Traffic Impact Study

A traffic impact study is required for any Residential – Detached, Residential Attached – Duplex, or Residential Attached - Townhome land use with greater than 10 lots or dwellings and all Residential Attached -Multifamily land uses, regardless of size. The Traffic Impact Study will be utilized to identify all necessary improvements to preserve the operational capacity and function of the roadway system(s). Trip generation estimates shall be based upon the most recent edition of the Institute of Transportation Engineers Trip Generation Manual. All Traffic Impact Studies shall build upon previous and/or concurrent studies, where feasible.

Traffic Impact Studies shall include the following items:

1. General Introduction
2. Existing Land Use(s)
3. Proposed Land Uses, to include location, type of development, proposed number of dwelling units, and other applicable characteristics of the project.
4. Analysis of existing traffic volumes on all roads to be accessed using the most recent SCDOT Annual Average Daily Trip counts, where feasible; trip generation tables; trip distribution patterns; and turning movement diagram for peak hours. Peak hours shall include normal school traffic in both mornings and afternoons.
5. A full description of the impact to the roadway system and recommendations to mitigate or reduce the identified impacts.

The Traffic Impact Study will be reviewed by the Director of Public Works, or his/her designee. Any improvements identified by the Traffic Impact Study must be included in the encroachment permit for the access point(s) and installed/inspected before any final plats for subdivisions for certificates of occupancy for individual or stand-alone projects are approved for the development. Proof of encroachment permits shall be submitted prior to construction and final inspection reports from either SCDOT or Lexington County Public Works approving the installation of the necessary shall be required prior to any final approval of construction. It shall be the developer's responsibility to design and install all improvements identified by the Traffic Impact Study.

162.40 Interconnectivity

All new developments shall provide a continuation of existing road patterns. Whenever conditions will allow, the arrangement of roads in a subdivision may be required to provide for alignment and continuation or projection of existing and proposed roads into adjoining properties/developments. This is to promote interconnectivity of subdivisions, which may be required where feasible. The Director of Public Works, or his/her designee, shall assist the Zoning Administrator with determining the feasibility of interconnectivity.

162.50 Special Waterfront Protection Area

In order to further protect the unique scenic vistas along the shoreline of Lake Murray and portions of the Saldua River, additional height control measures are hereby established within the Central Lexington County District. *The International Residential Code for One Dwellings* allows no more than three stories above-grade in height; therefore, any Residential Detached activity is exempt from the special requirements.

Lake Murray: No building higher than 30 feet is allowed within 1,500 feet of 360-foot (mean sea level) contour along the shoreline of Lake Murray. That height is measured from the average elevation of the building as it leaves the ground.

Saluda River: All buildings within this designated area shall not exceed 30 feet. That height is measured from the highest elevation of the building as it leaves the ground. For the purpose of this Article, the portion of the Saluda River specific to these regulations is considered to begin at the Lake Murray Dam, to include

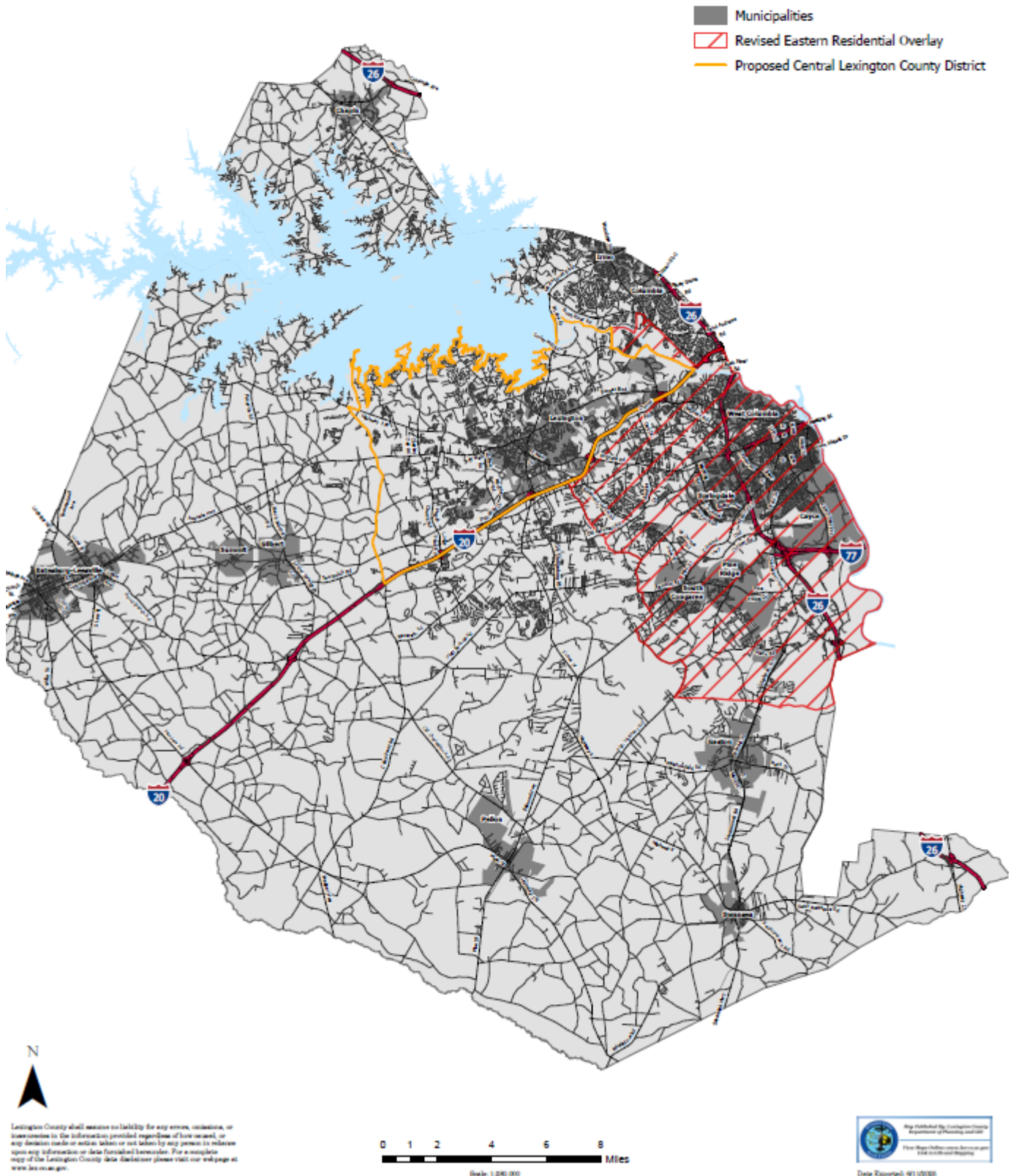
the emergency flood channel to the South Carolina Department of Natural Resources landing at the end of Hope Ferry Road. The special protection area shall be bound by North Lake Drive to the west, Corley Mill Road to the South, and Hope Ferry Road to the east.

The average elevation as referenced in these regulations shall be computed by selecting the halfway point between the highest and lowest ground elevations surrounding the structure.

162.60 Residential Attached – Multifamily Land Use Activities

For the purpose of this Article, new Residential Attached – Multifamily land use activities shall access only along a paved interstate frontage road where the right-of-way is contiguous to an interstate highway or expressway (two lane streets are permissible) or paved streets within one-half (1/2) mile of an interstate interchange (two lane streets are permissible) with the appropriated zoning street classification that allows access for the activity. Residential Attached – Multifamily land use activities proposed within this District are not bound by the additional separation requirements identified in Article 15 of this Ordinance.

Lexington County



Pending Ordinance. Applications for permits of sufficient form and content as determined by County staff, received by the County prior to the date of the beginning first reading of the adoption of this Ordinance, may be reviewed and processed by the County. Otherwise, the provisions of this Ordinance shall be effective upon pending ordinance doctrine from the date of approval of first reading.

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: _____