

RECODE YORK COUNTY

Zoning & Subdivision Codes Rewrite



ANNOTATED OUTLINE (v7)

Working Draft | Last Saved: 10-27-2021



BENCHMARK

INTRODUCTION

This document provides an outline to structure York County's revised Zoning and Subdivision Codes. It provides a more user-friendly structure than the existing Codes, making key information easier to find and understand. The principles described in this section guide the outline.

Organization. The Zoning and Land Development (formerly Subdivision) Codes are arranged logically by topic:

- Similar subjects are arranged together by article – e.g., procedures, development standards, nonconformities, – rather than scattered throughout the codes, to the extent possible.
- The more interesting and/or commonly used parts of the codes are placed up front.
- Dry, technical material, which is needed to provide effective standards and guidance for applicants and permitting officials, resides towards the rear of the codes.

Code Length. Many believe a shorter code is more user-friendly. This may make the Zoning and Land Development Codes quicker to review, but not necessarily easier to use during the development review process. A longer code will answer many of the questions that arise during development review; a shorter code typically leaves questions unanswered—leading to frustration for the applicant and the reviewer. Some code writers also use vague, “sound-bite” language in lieu of longer, more prescriptive standards. However, this type of standard can be difficult to enforce, and can create inconsistencies in how it is administered.

That said, a development code should not be longer than necessary. This outline tames code length by using succinct sentences written in the active voice, consolidating similar requirements where possible, and consolidating long lists of standards into matrices.

As is common in many older codes, the Zoning and Land Development Codes often uses lengthy sentences and “legal-ese.” This makes the code difficult to read and confusing at times. Several sections of the current Zoning and Subdivision Codes present numerical standards in sentences or long lists (e.g., § 155.476, *Signs for Which a Zoning Compliance Is Required*). This format also is difficult to read, and can add to the length of the code.

The alternative is a matrix, or table, of development standards. Matrices minimize the length of the code and help readers compare standards across districts. The current Zoning and Subdivision Codes uses a matrix format to present variety of standards (e.g., § 154.110, *Subdivision Code Design Standards*; § 155.412, *Bufferyard Tables*; and § 155.428, *Lot Development Requirements*). Where appropriate, matrices will be added to present other standards and requirements.

Cross-References. The Zoning and Land Development Codes will balance the use of cross-references (as opposed to repeating standards throughout) with the goal of keeping like materials together. This reduces text length and also, for state statutes, minimizes the potential for inconsistencies when the statutes are amended. However, it does require the reader to consult multiple sections of the code or multiple documents.

Right-Sized Standards. Standards are “right-sized” to regulate only what is needed. This not only reduces volume, but also reduces budget and staffing needs.

Graphics. Graphics will illustrate the text language. The existing codes contain a number of graphics, many of which are located in appendices. The revised codes will carry forward existing graphics where possible, and some of the more technical graphics will be relocated to a separate Land Development Manual.

Graphics can be very time-consuming to produce, so we typically save most graphics for the final document. Photo-editing technology can use local examples to illustrate how a development standard works or what a particular use looks like. Note that graphics also add to code length.

Formatting and Numbering. We will prepare the revised Zoning and Subdivision Codes using Microsoft Word. The Style Template establishes the document’s design, including fonts, headers, footers, and page numbering. The numbering conventions will follow that of the existing County Code, with additional levels of organization added pursuant to a recommendation in the Zoning & Subdivision Codes Assessment. A separate document, *Recode Drafting Rules & Style Guide*, establishes drafting conventions that will ensure the revised Zoning and Subdivision Codes are consistently formatted.

ANNOTATED OUTLINE

The outline below is presented in 4 columns. The first two columns provide the new section number and title. The third column briefly discusses the changes and notes where various sections help implement York Forward policies and strategies, I-77 South Corridor Small Area Plan recommendations, and Zoning & Subdivision Codes Assessment recommendations. The final column displays the sections that are replaced, where appropriate (the numbers refer to the existing sections of Chapters 154 and 155). In many instances, existing language and standards will be carried forward. Antiquated language and inconsistencies will be addressed as the revised Zoning and Land Development Codes are drafted.

The Annotated Outline is a “working document” and will continue to evolve throughout the drafting process. It establishes the structure of the revised codes, including subchapters, parts, subparts, and sections. Many sections in the early versions of the Annotated Outline are indicated as “TBD.” This indicates the specific sections and their titles will be developed during the code drafting process. The Annotated Outline will be updated as the various sections are drafted, and also to reflect any changes to the location or content of the subchapters, parts, and subparts.

The outline provides for future amendments by reserving sections at the end of each subchapter, part, and subpart. This allows the insertion of sections without the need to renumber sections in subsequent portions of the code. Early drafts of the Annotated Outline reflect only one reserved section; however, the final codes will typically include five to ten (or more) reserved sections at the ends of subchapters, parts, and subparts.

In addition to reorganizing the Zoning Code (Chapter 155) and the Subdivision Code (Chapter 154), the outline relocates provisions of the following Zoning Code subchapters:

- §§ 155.375—155.379, *Preservation Tax Incentive*;
- §§ 155.615 and 155.616, *Recreation Tax District*;
- §§ 155.625 and 155.626 and Appendix D – Exhibit 5, *Bethel Rural Fire District*; and
- §§ 155.630 and 155.631, *Lake Wylie Parks and Recreation District*

The current Zoning and Subdivision Codes are available online:

Zoning Code—

https://codelibrary.amlegal.com/codes/yorkcounty/latest/yorkco_sc/0-0-0-8647

Subdivision Code—

https://codelibrary.amlegal.com/codes/yorkcounty/latest/yorkco_sc/0-0-0-6461

CHAPTER 154: LAND DEVELOPMENT CODE (LDC)

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
EXECUTIVE SUMMARY			
	Land Development in York County		
	How to Read This Chapter	<i>The Executive Summary explains how to read the Land Development Code and how to determine applicable requirements. This Chapter implements the recommendations in Section 04 of the Zoning & Subdivision Codes Assessment. .</i>	
	<i>How This Chapter is Organized</i>		
	<i>Purpose Statements</i>		
	Determining the Regulations for a Specific Site		
	Determining Which Procedures Apply		

SUBCHAPTER A: INTRODUCTION

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
§ 154.001	TITLE.	<i>Short Title – “Land Development Code (LDC).” Implements Codes Assessment Recommendation 04-2.</i>	
§ 154.002	PURPOSE.	<i>Describes the reasons for the Land Development Code and what it accomplishes (e.g., implementing the Comprehensive Plan; protecting property values, natural resources, and agricultural land). Codes Assessment Recommendation 04-12.</i>	§ 154.003 PURPOSE.
§ 154.003	AUTHORITY.	<i>Recites authority for LDC, including S.C. Code 6-29.</i>	§ 154.001 AUTHORITY.
§ 154.004	APPLICABILITY.	<i>States generally that all development and land division is subject to the LDC. Describes area of jurisdiction for land development.</i>	§ 154.002 JURISDICTION. § 154.025 PLATTING REQUIRED. § 154.012 LIMITATIONS.
§ 154.005	APPROVAL REQUIRED BEFORE CONSTRUCTION.	<i>Carries forward provisions for exempt subdivisions. Adds provisions for subdivision of landlocked parcels.</i>	§ 154.013 EXEMPTIONS. § 154.025 PLATTING REQUIRED.

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
§ 154.006	APPROVAL REQUIRED FOR PLAT FILING.		
§ 154.007	APPROVAL REQUIRED FOR LAND AND INFRASTRUCTURE ACCEPTANCE.		
§ 154.008	RELATIONSHIP TO OTHER REGULATIONS.	<i>Defines the relationship between the Land Development Code and the Zoning Code. Cross-references other applicable County Code Chapters (e.g., Chapter 152: Stormwater Management and Sediment Control) or policy documents (e.g., Land Development Manual). Implements Codes Assessment Recommendation 04-12.</i>	§ 155.426 EROSION AND SEDIMENT CONTROL REQUIREMENTS.
§ 154.009	RESERVED.		

SUBCHAPTER B: SUBDIVISION & SITE DESIGN STANDARDS

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
PART 1: GENERAL PROVISIONS			
§ 154.010	PURPOSE.	<i>Introductory part. This Subchapter implements York Forward Strategies LU-3.2.1 and CR-2.1.1.</i>	
§ 154.011	APPLICABILITY.		
§ 154.012	LAND SUITABILITY.	<i>Establishes general policies and requirements related to protection of natural and cultural resources during the subdivision design and development process. Implements York Forward Policy NR-1.1 and Strategies NR-1.1.9, NR-1.1.10, NR-1.1.12, and CR-2.1.2.</i>	§ 154.069 GENERAL SUITABILITY.
§ 154.013	RESERVED.		
PART 2: SITE DESIGN			
§ 154.014	PURPOSE.	<i>Carries forward and updates site design standards for non-residential uses and expands the requirements to include multi-family dwellings.</i>	§ 155.500 PURPOSE AND APPLICABILITY. § 155.501 GENERAL COMMERCIAL DESIGN STANDARDS.
§ 154.015	APPLICABILITY.		
§ 154.016	GENERAL PARKING AREA DESIGN STANDARDS.		§ 155.501(B)(1)&(2) GENERAL COMMERCIAL DESIGN STANDARDS.
§ 154.017	PARKING AREA LANDSCAPING.		§ 155.290 OFF-STREET PARKING. (ARTERIAL ROADS DEVELOPMENT STANDARDS OVERLAY DISTRICT) § 155.440 DESIGN STANDARDS.
§ 154.018	RELATIONSHIP OF BUILDING TO PARKING AREAS.		
§ 154.019	LARGE PARKING AREA AND CIRCULATION DESIGN STANDARDS.		
§ 154.020	SITE DESIGN STANDARDS FOR PAD SITES.		
§ 154.021	ENTRANCE STACKING.		
§ 154.022	VEHICLE QUEUING.	<i>Implements Codes Assessment Recommendation 03-56.</i>	

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
§ 154.023	RESERVED.		
PART 3: BLOCK AND LOT LAYOUT			
§ 154.024	PURPOSE.	<i>Carries forward and modernizes block and lot layout requirements. Incorporates existing illustrations. Clarifies standards for flag lots.</i>	§ 154.065 STREETS. SUBDIVISION CODE APPENDICES: § 12. MINIMUM LOT WIDTH. § 14. MINIMUM LOT WIDTH OF CURVES. § 15. RIGHT-OF-WAY AND LOT AREA. ZONING CODE APPENDICES: APPENDIX C - EXHIBIT 6A: ALTERNATE LOT LAYOUTS APPENDIX C - EXHIBIT 6B: MINIMUM LOT WIDTH
§ 154.025	APPLICABILITY.		
§ 154.026	LOT STANDARDS.		
§ 154.027	BLOCK LAYOUT.		
§ 154.028	RESERVED.		
PART 4: TOWNHOUSE SUBDIVISIONS			
§ 154.029	PURPOSE.	<i>Establishes site design and platting standards for townhouse subdivisions. Specifically includes requirements for driveways for individual units and community/guest parking areas.</i>	NEW
§ 154.030	APPLICABILITY.		
§ 154.031	DESIGN STANDARDS.		
§ 154.032	RESERVED.		
PART 5: CLUSTER SUBDIVISIONS			
§ 154.033	PURPOSE.	<i>Carries forward provisions for cluster subdivisions, which the County adopted in early 2021.. Relocates definitions to Subchapter J. Implements York Forward Policy LU-4.2 (and associated strategies) and Strategy H-2.1.2.</i>	§ 155.074-155.078 CLUSTER SUBDIVISIONS. § 155.430 OPEN SPACE REQUIREMENTS. § 155.499 CONSERVATION SUBDIVISIONS.
§ 154.034	APPLICABILITY.		
§ 154.035	MINIMUM OPEN SPACE REQUIREMENTS.		
§ 154.036	GENERAL DESIGN STANDARDS.		

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
§ 154.037	RESERVED.		
PART 6: COTTAGE COURTS			
§ 154.038	PURPOSE.	<i>Adds new provisions for cottage court developments, which are groups of small detached dwellings arranged around a shared court that is visible from the street. A cottage court may be located on a single lot or the dwellings may be located on individual lots as provided in this Part.</i>	
§ 154.039	APPLICABILITY.		
§ 154.040	GENERAL SITE DESIGN STANDARDS.		
§ 154.041	RESERVED.		

SUBCHAPTER C: INFRASTRUCTURE STANDARDS

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
PART 1: GENERAL PROVISIONS			
§ 154.042	PURPOSE.	<i>Introductory part.</i>	§ 154.046 REQUIRED IMPROVEMENTS; GENERALLY.
§ 154.043	APPLICABILITY.		
§ 154.044	LAND DEVELOPMENT MANUAL.		
§ 154.045	TRAFFIC IMPACT ANALYSIS.		
§ 154.046	RESERVED.		
PART 2: STREETS			
§ 154.047	PURPOSE.	<p><i>Carries forward and modernizes street design, layout, and construction requirements. Implements York Forward Strategies T-1.1.7, T-4.1.1, and Codes Assessment Recommendations 04-14, 04-15, 04-16, 04-17, 04-18, and 04-21.</i></p> <p><i>Technical details to be relocated to a separate Land Development Manual (see Codes Assessment Recommendation 04-23).</i></p>	§ 154.007 HOMEOWNERS ASSOCIATION. § 154.065 STREETS. § 154.066 STREET TREES. § 154.067 REMOVAL OF DEBRIS AND SEDIMENTATION. § 154.070 ROAD MAINTENANCE SIGNS. § 154.110 MINIMUM. (DESIGN STANDARDS) § 154.111 BRIDGES. § 154.112 SIDEWALKS REQUIRED. SUBDIVISION CODE APPENDICES: § 5. - § 11.; § 13.; § 16.; § 18. - § 25.; § 29.; § 31 ZONING CODE APPENDICES: APPENDIX A - EXHIBITS 1-15 APPENDIX B – EXHIBITS 1 & 2 APPENDIX B - EXHIBIT 5: SIGHT DISTANCE TRIANGLES APPENDIX C - EXHIBIT 5: FUTURE DEVELOPMENT
§ 154.048	APPLICABILITY.		
§ 154.049	GENERAL PROVISIONS.		
§ 154.050	STREET DESIGN AND CONSTRUCTION STANDARDS.		
§ 154.051	STREET TREES.		
§ 154.052	STREET NAME STANDARDS.		

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
§ 154.053	RESERVED.		
PART 3: ACCESS MANAGEMENT AND DRIVEWAYS			
§ 154.054	PURPOSE.	<p><i>Carries forward and consolidates existing requirements for driveway separation and access. Modernizes regulations and updates for consistency with SC Department of Transportation guidelines. Implements York Forward Strategy T-1.1.11 and Codes Assessment Recommendation 03-46.</i></p> <p><i>Technical details will be relocated to a separate Land Development Manual.</i></p>	<p>§ 155.287 ACCESS. § 155.289 LANDSCAPING. (ARTERIAL ROADS DEVELOPMENT STANDARDS OVERLAY DISTRICT) § 155.425 CURB CUTS.¹ APPENDIX § 4. STANDARD DRIVEWAY DESIGN. APPENDIX § 10. SIGHT DISTANCE TRIANGLES. APPENDIX § 11. SIGHT EASEMENT AGREEMENT. ZONING CODE APPENDIX B - EXHIBIT 5: SIGHT DISTANCE TRIANGLES</p>
§ 154.055	APPLICABILITY.		
§ 154.056	ACCESS TO EXISTING LOTS.		
§ 154.057	DRIVEWAY DESIGN STANDARDS.		
§ 154.058	SIGHT DISTANCE.		
§ 154.059	SINGLE FAMILY RESIDENTIAL DRIVEWAY ACCESS.		
§ 154.060	NON-RESIDENTIAL AND MULTI-FAMILY DRIVEWAY ACCESS.		
§ 154.061	RESERVED.		
PART 4: PEDESTRIAN FACILITIES			
§ 154.062	PURPOSE.	<p><i>Carries forward, modernizes, and expands requirements for sidewalks, multi-use paths, and trails. Implements York Forward Strategies NR-1.1.18, NR-3.1.9, CF-1.4.2, and CF-4.1.2; and Codes Assessment Recommendation 04-26.</i></p>	<p>§ 154.067 REMOVAL OF DEBRIS AND SEDIMENTATION. § 154.112 SIDEWALKS REQUIRED. APPENDIX § 19. SIDEWALK DESIGN STANDARDS.</p>

¹ Consider the implication of relocating curb cut standards to the LDC. This likely shifts authority for curb cut variances to the Planning Commission from the ZBA. It is unusual for the Planning Commission to review a “variance” or waiver related to a single lot vs. a subdivision. Is there a way to maintain ZBA review if these provisions are relocated to the LDC?

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
§ 154.063	SIDWALKS.		
§ 154.064	TRAILS AND MULTI-USE PATHS.		
§ 154.065	RESERVED.		
PART 5: UTILITIES			
§ 154.066	PURPOSE.	<p><i>Consolidates existing requirements for utility location and construction (water, sewer, etc.). Cross-references Chapters 51 and 152. Implements Codes Assessment Recommendations 04-24, 04-27, 04-28, and 04-30.</i></p> <p><i>Technical details will be relocated to a separate Land Development Manual (see Codes Assessment Recommendation 04-23).</i></p>	<p>§ 154.044 UTILITY EXTENSION POLICY. § 154.045 PUBLIC WATER AND SEWER SYSTEMS. § 154.046 REQUIRED IMPROVEMENTS; GENERALLY. § 154.068 EASEMENTS. APPENDIX § 27. UTILITY PLACEMENT STANDARDS. APPENDIX § 28. PIPE INLET/OUTLET DETAIL. § 155.291 UTILITIES. (ARTERIAL ROADS DEVELOPMENT STANDARDS OVERLAY DISTRICT) ZONING CODE APPENDIX C - EXHIBIT 1: UTILITY LINES AND EASEMENTS</p>
§ 154.067	WATER AND SEWER CONNECTIONS REQUIRED.		
§ 154.068	UTILITY EXTENSION POLICY.		
§ 154.069	WATER AND SEWER UTILITY STANDARDS.		
§ 154.070	ON-SITE WASTEWATER DISPOSAL SYSTEMS.		
§ 154.071	IRRIGATION SYSTEMS.		
§ 154.072	UTILITY INSTALLATION ON ARTERIAL ROADS.		
§ 154.073	COORDINATION WITH TRANSPORTATION IMPROVEMENTS.		
§ 154.074	UTILITY EASEMENTS.		
§ 154.075	STORMWATER UTILITIES.		
§ 154.076	RESERVED.		

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
PART 6: CENTRALIZED MAIL DELIVERY			
§ 154.077	PURPOSE.	<i>Establishes design, landscaping, and access/parking standards for centralized mail boxes. Incorporates or cross-references relevant requirements from USPS Mid-Carolinas District's written policy. Implements Codes Assessment Recommendation 04-22.</i>	NEW
§ 154.078	APPLICABILITY.		
§ 154.079	LOCATION.		
§ 154.080	PARKING REQUIREMENTS.		
§ 154.081	INSTALLATION STANDARDS.		
§ 154.082	RESERVED.		
PART 7: LIABILITY AGREEMENTS			
§ 154.083	PURPOSE.	<i>Carries forward existing regulations for liability agreements.</i>	§ 155.502 LIABILITY AGREEMENT.
§ 154.084	APPLICABILITY.		
§ 154.085	CONTENTS OF LIABILITY AGREEMENT.		
§ 154.086	CONSTRUCTION STANDARDS.		
§ 154.087	FINANCIAL GUARANTEE.		
§ 154.088	EXECUTION OF LIABILITY AGREEMENT.		
§ 154.089	RESERVED.		

SUBCHAPTER D: GREEN INFRASTRUCTURE STANDARDS

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
PART 1: GENERAL PROVISIONS			
§ 154.090	PURPOSE.	<i>This Subchapter establishes conservation, design, and development standards for green infrastructure. Green infrastructure, whether natural (e.g., forests) or engineered (e.g., rain gardens), provides important environmental and aesthetic benefits.</i>	
§ 154.091	APPLICABILITY.		
§ 154.092	RESERVED.		
PART 2: LOW IMPACT DEVELOPMENT			
§ 154.093	PURPOSE.	<i>Establishes incentives for the use of low impact development techniques to manage stormwater, mitigate heat island effects, and improve the aesthetic quality of development. Implements York Forward Strategy LU-3.3.2 and Codes Assessment Recommendation 03-44.</i>	NEW
§ 154.094	APPLICABILITY.		
§ 154.095	LOW IMPACT DEVELOPMENT STANDARDS.		
§ 154.096	DESIGN STANDARDS.		
§ 154.097	INCENTIVE ALLOWANCES.		
§ 154.098	MAINTENANCE.		
§ 154.099	RESERVED.		

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
PART 3: OPEN SPACE			
§ 154.100	PURPOSE.	<i>Consolidates and modernizes existing open space requirements. Implements York Forward Policy LU-3.1 (and associated strategies) and Strategy H-1.1.5; I-77 South Corridor Small Area Plan Recommendation #16 and #17; and Codes Assessment Recommendations 03-53 and 04-11. The revised open space requirements were adopted by York County Council in February 2021. Minor revisions are proposed for consistency with other code revisions proposed as part of the Recode project.</i>	§ 154.006 COMMON OPEN SPACE. § 154.007 HOMEOWNERS ASSOCIATION. APPENDIX § 2. RECREATIONAL AREA ALLOCATION CHART. (SUBDIVISION CODE) § 155.209 GENERAL DESIGN CRITERIA AND DEVELOPMENT STANDARDS. (PLANNED DEVELOPMENT DISTRICT) § 155.216 REQUIRED AMENITIES AND DENSITY BONUSES FOR RESIDENTIAL PORTIONS OF PLANNED DEVELOPMENTS. § 155.430 OPEN SPACE REQUIREMENTS. § 155.501(B)(4) GENERAL COMMERCIAL DESIGN STANDARDS.
§ 154.101	APPLICABILITY.		
§ 154.102	MINIMUM AMOUNT OF OPEN SPACE REQUIRED.		
§ 154.103	MINIMUM DIMENSIONS AND COMPOSITION OF OPEN SPACE.		
§ 154.104	LOCATION AND DESIGN OF OPEN SPACE.		
§ 154.105	OPEN SPACE PLAN REQUIRED.		
§ 154.106	LONG-TERM PRESERVATION AND MAINTENANCE OF OPEN SPACE.		
§ 154.107	RESERVED.		

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
PART 4: TREE CONSERVATION			
§ 154.108	PURPOSE.	<i>The Zoning & Subdivision Codes Assessment recommends complete revision of the Tree Conservation requirements. The sections in this Part 4 will be developed during Module 4. Implements Codes Assessment Recommendations 03-45 and 04-21.</i>	§ 155.530 INTRODUCTION AND STATEMENT OF PURPOSE. (TREE CONSERVATION)
§ 154.109	APPLICABILITY.		§ 155.531 JURISDICTION.
§ 154.110	TREE PLANTING AND RETENTION USED FOR OTHER REQUIREMENTS.	<i>Carries forward Tree Ordinance Appendices and Guidelines, if any, that continue to apply. Some may be relocated to the Land Development Manual.</i>	§ 154.066 STREET TREES. § 155.289 LANDSCAPING. (ARTERIAL ROADS DEVELOPMENT STANDARDS OVERLAY DISTRICT) § 155.533 RESIDENTIAL DEVELOPMENT STANDARDS. § 155.534 NONRESIDENTIAL STANDARDS. § 155.535 INCENTIVES FOR EXISTING TREE RETENTION. § 155.536 PERMITTING AND VERIFICATION REQUIREMENTS. § 155.537 MAINTENANCE REQUIREMENTS AND REINSPECTIONS FOR NONRESIDENTIAL SITES. § 155.538 ENFORCEMENT. § 155.539 APPENDICES AND GUIDELINES. TREE ORDINANCE APPENDICES AND GUIDELINES
§ 154.111	STREET TREES.		
§ 154.112	TREE CONSERVATION AND REPLACEMENT.		
§ 154.113	PROTECTION OF GRAND TREES.		
§ 154.114	PRESERVATION AND PLANTING REQUIREMENTS.		
§ 154.115	TREE PROTECTION DURING CONSTRUCTION.		
§ 154.116	TREE MAINTENANCE.		

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
§ 154.117	YORK COUNTY TREE FUND ESTABLISHED.		
§ 154.118	ADMINISTRATION.		
§ 154.119	ENFORCEMENT.		
§ 154.120	RESERVED.		

SUBCHAPTER E: GUARANTEE AND MAINTENANCE OF IMPROVEMENTS

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
PART 1: GENERAL PROVISIONS			
§ 154.121	PURPOSE.	<i>Introductory part.</i>	
§ 154.122	APPLICABILITY.		
§ 154.123	RESERVED.		
PART 2: IMPROVEMENT GUARANTEES			
§ 154.124	PURPOSE.	Carries forward existing requirements for financial guarantees of subdivision improvements. Clarifies that this bond and the subsequent warranty is required for all newly constructed or improved existing roads.	§ 154.125 POSTING OF IMPROVEMENT GUARANTEE FUNDS. § 154.126 WARRANTY PERIOD.
§ 154.125	APPLICABILITY.		
§ 154.126	ROAD IMPROVEMENT GUARANTEES AND WARRANTY.		
§ 154.127	WARRANTIES FOR WATER AND SEWER INFRASTRUCTURE.		
§ 154.128	RESERVED.		
PART 3: CONSTRUCTION INSPECTIONS			
§ 154.129	PURPOSE.	<i>Carries forward existing requirements for inspections of public infrastructure during the subdivision construction process.</i>	§ 154.095 ROAD INSPECTIONS. § 154.096 WATER AND SEWER INSPECTIONS.
§ 154.130	APPLICABILITY.		
§ 154.131	ROAD INSPECTIONS.		
§ 154.132	WATER AND SEWER INSPECTIONS.		
§ 154.133	RESERVED.		
PART 4: DEDICATION OF IMPROVEMENTS			
§ 154.134	PURPOSE.	<i>Clarifies requirements for dedication of public infrastructure.</i>	
§ 154.135	APPLICABILITY.		
§ 154.136	DEDICATION OF ROADS.		

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
§ 154.137	DEDICATION OF WATER AND SEWER UTILITIES.		
§ 154.138	RESERVED.		

SUBCHAPTER F: PROPERTY OWNER ASSOCIATIONS

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
PART 1: GENERAL PROVISIONS			
§ 154.139	PURPOSE.	<i>Introductory part.</i>	§ 154.007 HOMEOWNERS ASSOCIATION.
§ 154.140	APPLICABILITY.		
§ 154.141	RESERVED.		
PART 2: PROPERTY OWNER ASSOCIATION REQUIRED			
§ 154.142	PURPOSE.	<i>Carries forward and expands requirements for developers to establish property owners association in subdivisions/developments with private streets, common open space, other common areas, and shared community facilities.</i>	§ 154.007 HOMEOWNERS ASSOCIATION.
§ 154.143	APPLICABILITY.		
§ 154.144	ESTABLISHMENT.		
§ 154.145	MASTER ASSOCIATION REQUIRED.		
§ 154.146	PHASED DEVELOPMENT.		
§ 154.147	DISSOLUTION.		
§ 154.148	RESERVED.		
PART 3: REQUIRED COVENANTS, CONDITIONS, AND RESTRICTIONS			
§ 154.149	PURPOSE.	<i>Carries forward requirements for developers to establish covenants and restrictions in subdivisions/developments with private streets and/or common open space, with a clear delineation of responsibilities.</i>	§ 154.007 HOMEOWNERS ASSOCIATION.
§ 154.150	APPLICABILITY.		
§ 154.151	REQUIRED COVENANTS, CONDITIONS, AND RESTRICTIONS.		
§ 154.152	RESERVED.		

SUBCHAPTER G: PROCEDURES			
New LDC Section	Title	Description / Comments	Existing County Code Section(s)
PART 1: GENERAL PROVISIONS			
§ 154.153	PURPOSE.	<i>Consolidates all LDC procedures and maps each with a common workflow. Implements Codes Assessment Recommendation 04-32 through 04-39.</i>	
§ 154.154	APPLICABILITY.		
§ 154.155	SUMMARY OF PROCEDURES.	<i>Summarizes, in a table format, the various LDC-related procedures.</i>	§ 154.026 PLAT APPROVAL PROCEDURE; STEPS.
§ 154.156	GENERAL PROCEDURAL REQUIREMENTS AND AUTHORITY.	<i>Establishes common formatting and general requirements to obtain applicable land development permits.</i>	
§ 154.157	COMPLETENESS REVIEW. ²	<i>Establishes a completeness review process. This works in conjunction with the submittal requirements in Subchapter L.</i>	
§ 154.158	PRE-APPLICATION MEETING.	<i>Establishes pre-application meeting requirements.</i>	
§ 154.159	NOTICE PROVISIONS.	<i>Establishes general rules for notification and publication.</i>	
§ 154.160	PUBLIC HEARINGS.	<i>Establishes rules or guidelines for providing and accepting testimony at required hearings.</i>	
§ 154.161	REVIEW OF DECISIONS AND INTERPRETATIONS.		
§ 154.162	RESERVED.		
PART 2: MINOR SUBDIVISIONS AND INDIVIDUAL PLATS			
§ 154.163	PURPOSE.	<i>Carries forward and clarifies the platting procedure for minor and exempt subdivisions.</i>	
§ 154.164	APPLICABILITY.		
§ 154.165	INITIATION.		
§ 154.166	DECISION.		
§ 154.167	APPROVAL CRITERIA.		
§ 154.168	APPEALS.		

² During drafting, we'll consider whether these provisions are more appropriately located in Subchapter L.

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
§ 154.169	SCOPE OF APPROVAL.		
§ 154.170	RECORDKEEPING.		
§ 154.171	RESERVED.		
PART 3: SKETCH PLANS			
§ 154.172	PURPOSE.	<i>Carries forward or potentially modifies existing procedure for sketch plans. Implements Codes Assessment Recommendations 04-37, 04-38, and 04-39.</i>	§ 154.026 PLAT APPROVAL PROCEDURE; STEPS. § 154.027 SKETCH PLAN REVIEW.
§ 154.173	APPLICABILITY.		
§ 154.174	INITIATION.		
§ 154.175	DECISION.		
§ 154.176	APPROVAL CRITERIA.		
§ 154.177	SUBSEQUENT APPLICATIONS.		
§ 154.178	APPEALS.		
§ 154.179	SCOPE OF APPROVAL.		
§ 154.180	RECORDKEEPING.		
§ 154.181	RESERVED.		
PART 4: PRELIMINARY PLATS			
§ 154.182	PURPOSE.	<i>Modifies existing procedure to allow staff approval of all preliminary subdivision plats. Implements Codes Assessment Recommendations 04-37, 04-38, and 04-39. Clarifies procedure for preliminary plats for roads (without lots).</i>	§ 154.026 PLAT APPROVAL PROCEDURE; STEPS. § 154.029 PRELIMINARY PLAT REVIEW.
§ 154.183	APPLICABILITY.		
§ 154.184	INITIATION.		
§ 154.185	COMPLETENESS.		
§ 154.186	DECISION.		
§ 154.187	APPROVAL CRITERIA.		
§ 154.188	APPEALS.		
§ 154.189	SCOPE OF APPROVAL.		§ 154.031 PRELIMINARY PLAT REVISIONS.
§ 154.190	RECORDKEEPING.		
§ 154.191	RESERVED.		

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
PART 5: CIVIL CONSTRUCTION PLANS			
§ 154.192	PURPOSE.	<i>Carries forward existing procedure for subdivision construction plan approval.</i>	§ 154.026 PLAT APPROVAL PROCEDURE; STEPS. § 154.032 SUBDIVISION CONSTRUCTION PLAN REVIEW.
§ 154.193	APPLICABILITY.		
§ 154.194	INITIATION.		
§ 154.195	DECISION.		
§ 154.196	APPROVAL CRITERIA.		
§ 154.197	APPEALS.		
§ 154.198	SCOPE OF APPROVAL.		§ 154.012 LIMITATIONS.
§ 154.199	RECORDKEEPING.		
§ 154.200	RESERVED.		
PART 6: FINAL PLATS			
§ 154.201	PURPOSE.	<i>Carries forward existing procedure for final plat approval.</i>	§ 154.026 PLAT APPROVAL PROCEDURE; STEPS. § 154.034 FINAL PLAT REVIEW.
§ 154.202	APPLICABILITY.		
§ 154.203	INITIATION.		
§ 154.204	DECISION.		
§ 154.205	APPROVAL CRITERIA.		
§ 154.206	APPEALS.		
§ 154.207	SCOPE OF APPROVAL.		§ 154.005 CONDITIONS TO ISSUANCE OF CERTIFICATE OF OCCUPANCY AND BUILDING PERMIT. § 154.036 FINAL PLAT REVISIONS.
§ 154.208	RECORDKEEPING.		
§ 154.209	RESERVED.		
PART 7: TRAFFIC IMPACT ANALYSIS			
§ 154.210	PURPOSE.	<i>Carries forward existing procedure for traffic impact analyses (TIAs). The Zoning & Subdivision Codes Assessment suggests reconsideration of the applications for which TIAs are required (p. 57). Implements York Forward Strategy T-1.1.8.</i>	§ 154.037 TRAFFIC IMPACT ANALYSIS.
§ 154.211	APPLICABILITY.		APPENDIX § 29. MAJOR ROADS IN YORK COUNTY.

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
§ 154.212	INITIATION.		
§ 154.213	COMPLETENESS.		
§ 154.214	DECISION.		
§ 154.215	APPROVAL CRITERIA.		
§ 154.216	SUBSEQUENT APPLICATIONS.		
§ 154.217	APPEALS.		
§ 154.218	SCOPE OF APPROVAL.		
§ 154.219	RECORDKEEPING.		
§ 154.220	RESERVED.		
PART 8: PRIVATE STREET ACCEPTANCE			
§ 154.221	PURPOSE.	<i>Carries forward and clarifies the existing procedure for County acceptance of private streets into the public street system. Implements York Forward Strategy T-1.1.3 and Codes Assessment Recommendations 04-19 and 04-20.</i>	§ 154.065(C)(3) STREETS.
§ 154.222	APPLICABILITY.		
§ 154.223	INITIATION.		
§ 154.224	DECISION.		
§ 154.225	APPROVAL CRITERIA.		
§ 154.226	SUBSEQUENT APPLICATIONS.		
§ 154.227	APPEALS.		
§ 154.228	SCOPE OF APPROVAL.		
§ 154.229	RECORDKEEPING.		
§ 154.230	RESERVED.		
PART 9: WAIVERS			
§ 154.231	PURPOSE.	<i>Carries forward the procedure for requesting waivers from LDC requirements. Implements Codes Assessment Recommendation 04-36.</i>	§ 154.011 VARIANCES.
§ 154.232	APPLICABILITY.		
§ 154.233	INITIATION.		
§ 154.234	NOTICE.		

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
§ 154.235	DECISION.		
§ 154.236	APPROVAL CRITERIA.		
§ 154.237	SUBSEQUENT APPLICATIONS.		
§ 154.238	APPEALS.		
§ 154.239	SCOPE OF APPROVAL.		
§ 154.240	RECORDKEEPING.		
§ 154.241	RESERVED.		
PART 10: LAND DEVELOPMENT CODE INTERPRETATIONS			
§ 154.242	PURPOSE.	<i>Carries forward the procedure for requesting waivers from LDC requirements. Implements Codes Assessment Recommendation 04-36.</i>	§ 154.011 VARIANCES.
§ 154.243	APPLICABILITY.		
§ 154.244	INITIATION.		
§ 154.245	DECISION.		
§ 154.246	APPROVAL CRITERIA.		
§ 154.247	APPEALS.		
§ 154.248	SCOPE OF APPROVAL.		
§ 154.249	RECORDKEEPING.	<i>Implements Codes Assessment Recommendation 03-79.</i>	
§ 154.250	RESERVED.		
PART 11: APPEALS OF ADMINISTRATIVE DECISIONS			
§ 154.251	PURPOSE.	<i>Carries forward and relocates procedures for appealing to the Planning Commission.</i>	§ 153.21 APPEALS, HEARING AND NOTICE.
§ 154.252	APPLICABILITY.		
§ 154.253	INITIATION.		
§ 154.254	NOTICE.		
§ 154.255	DECISION.		
§ 154.256	APPROVAL CRITERIA.		
§ 154.257	APPEALS.		
§ 154.258	SCOPE OF APPROVAL.		
§ 154.259	RECORDKEEPING.		
§ 154.260	RESERVED.		

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
PART 12: LAND DEVELOPMENT CODE AMENDMENTS			
§ 154.261	PURPOSE.	<i>Carries forward the procedure for amendments to the text of the LDC. Ensures consistency with SC Code 6-29 (see Codes Assessment Recommendation 04-35).</i>	§ 154.010 AMENDMENTS.
§ 154.262	APPLICABILITY.		
§ 154.263	INITIATION.		
§ 154.264	NOTICE.		
§ 154.265	DECISION.		
§ 154.266	SUBSEQUENT APPLICATIONS.		
§ 154.267	APPEALS.		
§ 154.268	SCOPE OF APPROVAL.		
§ 154.269	RECORDKEEPING.		
§ 154.270	RESERVED.		

SUBCHAPTER H: AGENCIES			
New LDC Section	Title	Description / Comments	Existing County Code Section(s)
PART 1: GENERAL PROVISIONS			
§ 154.271	GENERALLY.	<i>Introductory part.</i>	
§ 154.272	RESERVED.		
PART 2: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT			
§ 154.273	PLANNING AND DEVELOPMENT SERVICES DIRECTOR.	<i>Carries forward and consolidates regulations for the Planning and Development Services Department's responsibilities in administering the LDC.</i>	
§ 154.274	BUILDING OFFICIAL.		
§ 154.275	STORMWATER ADMINISTRATOR.		
§ 154.276	STORMWATER ADMINISTRATOR.		
§ 154.277	RESERVED.		
PART 3: ENGINEERING DEPARTMENT			
§ 154.278	COUNTY ENGINEER.	<i>Carries forward and consolidates regulations for the Engineering Department's responsibilities in administering the LDC.</i>	
§ 154.279	RESERVED.		
PART 4: PUBLIC WORKS DEPARTMENT			
§ 154.280	DIRECTOR OF PUBLIC WORKS.	<i>Carries forward and consolidates regulations for the Public Works Department's responsibilities in administering the LDC.</i>	
§ 154.281	RESERVED.		
PART 5: PLANNING COMMISSION			
§ 154.282	ESTABLISHMENT OF PLANNING COMMISSION.	<i>Specifies role of Planning Commission with respect to LDC approval processes. Cross-references Chapter 153.</i>	
§ 154.283	PLANNING COMMISSION DUTIES.		
§ 154.284	RESERVED.		

SUBCHAPTER I: ENFORCEMENT

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
§ 154.285	GENERALLY.	<i>Introductory section.</i>	
§ 154.286	VIOLATIONS.	<i>Establishes types of violations (e.g., use not allowed, permits not obtained, violation of conditions, etc.)</i>	
§ 154.287	PENALTIES.	<i>Establishes procedures for withholding or revoking permits, and penalties for violations consistent with state law.</i>	§ 154.999 PENALTY.
§ 154.288	ENFORCEMENT PROCEDURES.	<i>Establishes responsibility for enforcement actions, notification, cure periods, and enforcement actions.</i>	
§ 154.289	REVOCATION OF PERMIT OR APPROVAL.	<i>Allows revocation of permit if materially incorrect information was provided, if the applicant fails to comply with a condition, or if the permit or approval was issued in error.</i>	
§ 154.290	RESERVED.		

SUBCHAPTER J: RULES OF INTERPRETATION, DEFINITIONS, AND ACRONYMS

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
PART 1: RULES OF INTERPRETATION			
§ 154.291	GENERAL RULES OF INTERPRETATION.	<i>Recites general rules for interpreting the Code (such as the singular includes the plural, text supersedes graphics, etc.). Cross-references Chapter 10, § 10.08.</i>	§ 154.008 INTERPRETATION.
§ 154.292	CONFLICTING REGULATIONS.	<i>Describes how to resolve conflicts in County Codes, or with state law or federal law. Provides that the higher (more restrictive) provision controls.</i>	§ 154.009 CONFLICT WITH OTHER LAWS, ORDINANCES OR REGULATIONS.
§ 154.293	RESERVED.		
PART 2: DEFINITIONS			
§ 154.294	DEFINITIONS.	<i>Carries forward, consolidates, revises, and adds definitions for terms and phrases used in the LDC.</i>	§ 154.004 DEFINITIONS. § 155.532 DEFINITIONS. (TREE CONSERVATION)
PART 3: ACRONYMS			
§ 154.295	PURPOSE.	<i>Defines acronyms used in the LDC (e.g., SCDOT, South Carolina Department of Transportation).</i>	NEW
§ 154.296	LIST OF ACRONYMS.		
§ 154.297	RESERVED.		

SUBCHAPTER K: LEGAL PROVISIONS

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
§ 154.298	PRIVATE RESTRICTIONS.	<i>Indicates that the Land Development Code does not supersede private restrictions. Cross-references and S.C. Code Section 6-29-1145.</i>	
§ 154.299	SEVERABILITY.		
§ 154.300	REPEAL OF EXISTING CODE.	<i>Provides that land development regulations in effect prior to the effective date of the new Land Development Code are repealed.</i>	
§ 154.301	EFFECTIVE DATE.	<i>Establishes effective dates for the new Land Development Code, consistent with state law.</i>	
§ 154.302	RESERVED.		

SUBCHAPTER L: SUBMITTAL REQUIREMENTS

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
§ 154.303	GENERALLY.	<i>Introductory section.</i>	
§ 154.304	FORMAT OF APPLICATIONS.	<i>Establishes requirements and specifications for filing digital applications. Requires paper copies if requested by staff.</i>	NEW

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
§ 154.305	APPLICATION CHECKLISTS.	Application checklists and forms will be maintained outside the Code (see Codes Assessment Recommendations 04-29 and 04-33). This section will include references to these checklists.	§ 154.028 SKETCH PLAN APPLICATION (REQUIREMENTS). § 154.030 PRELIMINARY PLAT APPLICATION AND SUPPORTING DATA (REQUIREMENTS). § 154.033 SUBDIVISION CONSTRUCTION PLAN APPLICATION AND SUPPORTING DATA (REQUIREMENTS). § 154.035 FINAL PLAT APPLICATION AND SUPPORTING DATA (REQUIREMENTS). § 154.045 PUBLIC WATER AND SEWER SYSTEMS. § 154.065 STREETS. § 154.082 PLATTING STANDARDS. SUBDIVISION CODE APPENDICES: § 3. SAMPLE DEED. § 17. SUBGRADE CERTIFICATION LETTER. § 26. RIGHT-OF-WAY EASEMENT AGREEMENT. § 30. EASEMENT/ENCROACHMENT PERMIT FORM. ZONING CODE APPENDICES: APPENDIX A - EXHIBIT 16: APPLICATION FOR ENCROACHMENT PERMIT APPENDIX B-1: TREE PROTECTION CHECKLIST APPENDIX B-2: TREE PROTECTION PLAN REQUIREMENTS. APPENDIX D - EXHIBIT 2: AIRPORT OVERLAY DISTRICT AIRPORT LAND USE PROTECTION ZONE DISCLOSURE STATEMENT
§ 154.306	TRAFFIC IMPACT ANALYSIS		
§ 154.307	PERMITS REQUIRED BY OTHER AGENCIES.		

New LDC Section	Title	Description / Comments	Existing County Code Section(s)
§ 154.308	TECHNICAL STUDIES.	<i>Establishes authority for decision-maker to require technical studies (e.g., traffic impact analyses, engineering studies, historic/cultural resource studies) necessary to enable the decision-maker to comply with the standards for approving an application.</i>	NEW
§ 154.309	SURVEY AND PLATTING STANDARDS.		
§ 154.310	FEES.	<i>Specifies or cross-references, as appropriate, all LDC-related fees.</i>	APPENDIX § 1 (SUBDIVISION CODE)
§ 154.311	RESERVED.		

CHAPTER 155: ZONING CODE

EXECUTIVE SUMMARY

Zoning in York County	<p><i>The Executive Summary explains how to read the Zoning Code and how to determine applicable requirements. This Chapter implements the recommendations in Section 03 of the Zoning & Subdivision Codes Assessment. .</i></p>	<p>§ 155.004 OVERVIEW.</p>
How to Read This Chapter		
<i>How This Chapter is Organized</i>		
<i>Purpose Statements</i>		
Determining the Regulations for a Specific Site		
Determining Which Procedures Apply		

SUBCHAPTER A: INTRODUCTION

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.001	TITLE.	<i>Short Title - "Zoning Code."</i>	§ 155.002 TITLE.
§ 155.002	PURPOSE.	<i>Carries forward and augments the reasons for the Zoning Code and what it accomplishes (e.g., implementing the Comprehensive Plan; protecting property values, natural resources, and agricultural land).</i>	§ 155.004 OVERVIEW.
§ 155.003	AUTHORITY.	<i>Recites authority for zoning, including S.C. Code Title 6, Chapter 29.</i>	§ 155.001 AUTHORITY.
§ 155.004	APPLICABILITY.	<i>States generally that all development is subject to the Zoning Code and establishes exceptions. Describes area of jurisdiction for zoning.</i>	§ 155.003 JURISDICTION.
§ 155.005	RELATIONSHIP TO COMPREHENSIVE PLAN.	<i>Defines the relationship between the Comprehensive Plan and the Zoning Code.</i>	
§ 155.006	RELATIONSHIP TO OTHER REGULATIONS.	<i>Defines the relationship between the Zoning Code and the Land Development Code. Cross-references other applicable County Code Chapters (e.g., Chapter 153: Planning and Development). Implements Codes Assessment Recommendation 04-12.</i>	

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.007	RESERVED.		
§ 155.008	RESERVED.		
§ 155.009	RESERVED.		

SUBCHAPTER B: ZONING DISTRICTS			
New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
PART 1: GENERAL PROVISIONS			
§ 155.010	INTRODUCTION.	<i>Introduces and explains the zoning districts, and establishes general standards. This includes a reference to the Use Table in Subchapter C.</i>	§ 155.008 COMPLIANCE WITH APPLICABLE DISTRICT REGULATIONS.
§ 155.011	DISTRICTS ESTABLISHED.	<i>Establishes zoning districts. A table will classify the districts as base, planned, or overlay districts.</i>	§ 155.004 OVERVIEW.
§ 155.012	ZONING MAP.	<i>Formally establishes the zoning map and cross-references procedures for amendments.</i>	§ 155.007 CUSTODIAN OF THE OFFICIAL ZONING AND DEVELOPMENT STANDARDS MAP.
§ 155.013	RESERVED.		
PART 2: BASE DISTRICTS			
SUBPART 2.1: DESCRIPTION OF BASE DISTRICTS			
§ 155.014	PR (PARKS AND RECREATION)	<i>This new district implements York Forward Strategy NR-1.1.11 and Zoning & Subdivision Codes Assessment Recommendation 03-24. Applies to areas designated for parklands, conservation, and open space.</i>	NEW
§ 155.015	AGC (AGRICULTURAL CONSERVATION).	<i>Consolidates AGC and AGC-I into a single zoning district. Carries forward and updates purpose statement and description, including right to farm, for AGC and AGC-I.</i>	§ 155.020 PURPOSE. § 155.023 RIGHT TO FARM. § 155.035 PURPOSE. § 155.038 RIGHT TO FARM.
§ 155.016	RUD (RURAL DEVELOPMENT).	<i>Consolidates RUD and RUD-I into a single zoning district. Carries forward and updates purpose statement and description for RUD and RUD-I. Adds right to farm provisions. May be renamed to reflect lot size or density (see Codes Assessment Recommendation 3-12).</i>	§ 155.045 PURPOSE. § 155.060 PURPOSE.
§ 155.017	RSF-40 (RESIDENTIAL SINGLE-FAMILY 40).	<i>Carries forward and updates purpose statement and description for RC-I. Renamed to reflect lot size and allowable uses (see Codes Assessment Recommendation 3-12).</i>	§ 155.075 PURPOSE.
§ 155.018	RSF-30 (RESIDENTIAL SINGLE-FAMILY 30).	<i>Carries forward and updates purpose statement and description for RC-II. Renamed to reflect lot size and allowable uses (see Codes Assessment Recommendation 3-12).</i>	§ 155.090 PURPOSE.

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.019	RMX-20 (RESIDENTIAL MIXED 20).	<i>Carries forward and updates purpose statement and description for RD-I. Renamed to reflect lot size and allowable uses (see Codes Assessment Recommendation 3-12).</i>	§ 155.100 PURPOSE.
§ 155.020	RMX-10 (RESIDENTIAL MIXED 10).	<i>Carries forward and updates purpose statement and description for RD-II. Renamed to reflect lot size and allowable uses (see Codes Assessment Recommendation 3-12).</i>	§ 155.110 PURPOSE.
§ 155.021	RMX-6 (RESIDENTIAL MIXED 6).	<i>This is a new district intended to accommodate higher density residential uses, especially multi-family. Implements York Forward Strategy LU-1.4.2. Implements Codes Assessment Recommendation 03-23.</i>	NEW
§ 155.022	RC (RURAL COMMERCIAL).	<i>This is a new district to accommodate appropriate commercial uses in rural areas.</i>	
§ 155.023	NC (NEIGHBORHOOD COMMERCIAL).	<i>Carries forward and updates purpose statement and description for BD-I. Renamed to better reflect the purpose of the district.</i>	§ 155.125 PURPOSE.
§ 155.024	OI (OFFICE AND INSTITUTIONAL)	<i>Carries forward and updates purpose statement and description for BD-II. Renamed to better reflect the purpose of the district.</i>	§ 155.135 PURPOSE.
§ 155.025	GC (GENERAL COMMERCIAL)	<i>Carries forward and updates purpose statement and description for BD-III. Renamed to better reflect the purpose of the district.</i>	§ 155.145 PURPOSE.
§ 155.026	OA (OUTDOOR AMUSEMENTS)	<i>This is a new district that accommodates outdoor recreation and entertainment uses that typically generate greater impacts, such as traffic and noise, than is appropriate in other non-residential districts.</i>	
§ 155.027	RI (RURAL INDUSTRIAL).	<i>This is a new district designed to accommodate industrial uses that are appropriate in rural areas.</i>	
§ 155.028	LI (LIGHT INDUSTRIAL)	<i>Carries forward and updates purpose statement and description for LI. Adds right to farm provisions.</i>	§ 155.175 PURPOSE.

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.029	ID (INDUSTRIAL DEVELOPMENT)	<i>Carries forward and updates purpose statement and description for ID. Adds right to farm provisions.</i>	§ 155.160 PURPOSE.
§ 155.030	RESERVED.		
SUBPART 2.2: BASE DISTRICT DIMENSIONAL STANDARDS			
§ 155.031	GENERALLY.	<i>Relocates and consolidates district-specific dimensional standards (e.g., lot area, setbacks, height). Establishes a consolidated matrix of dimensional standards for all of the base zoning districts. Implements Codes Assessment Recommendations 03-47, 03-48, 03-49, 3-50, 3-51, and 03-52.</i>	§ 155.428 LOT DEVELOPMENT REQUIREMENTS.
§ 155.032	LOT SIZE.		§ 155.428 LOT DEVELOPMENT REQUIREMENTS.
§ 155.033	LOT WIDTH.		§ 155.428 LOT DEVELOPMENT REQUIREMENTS.
§ 155.034	SETBACKS AND HEIGHT.		§ 155.428 LOT DEVELOPMENT REQUIREMENTS. § 155.494 MODIFICATION OF YARD REGULATIONS.
§ 155.035	IMPERVIOUS SURFACE.		§ 155.427 IMPERVIOUS SURFACE RATIO REQUIREMENTS.
§ 155.036	RESIDENTIAL DENSITY.		§ 155.429 RESIDENTIAL DENSITY REQUIREMENTS IN THE RC, RD, BD-III ZONING DISTRICTS.
§ 155.037	RESERVED.		
PART 3: SPECIAL DISTRICTS			
SUBPART 3.1: GENERAL PROVISIONS			
§ 155.038	GENERAL DEVELOPMENT STANDARDS.	<i>This Subpart consolidates provisions that apply in all special districts.</i>	
§ 155.039	OPEN SPACE AND AMENITIES.		
§ 155.040	DIMENSIONAL STANDARDS.		
§ 155.041	LANDSCAPING, BUFFERING, AND SCREENING.		
§ 155.042	SIGNS.		
§ 155.043	ARCHITECTURAL STANDARDS.		
§ 155.044	PARKING.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.045	INTERNAL STREETS.		
§ 155.046	PEDESTRIAN CONNECTIVITY.		
§ 155.047	LIGHTING.		
§ 155.048	WATER, SEWER, AND UTILITIES.		
§ 155.049	PROCEDURES FOR SPECIAL DISTRICTS.		
§ 155.050	RESERVED.		
SUBPART 3.2: BT (BUSINESS AND TECHNOLOGY PARK)			
§ 155.051	PURPOSE.	<i>This new district implements I-77 South Corridor Small Area Plan Recommendation #2 and Codes Assessment Recommendation 03-20.</i>	NEW
§ 155.052	APPLICABILITY.		
§ 155.053	MINIMUM DISTRICT SIZE.		
§ 155.054	ALLOWED USES AND ALLOCATION STANDARDS.		
§ 155.055	MAXIMUM BUILDING HEIGHT.		
§ 155.056	ACCESS.		
§ 155.057	TRANSPORTATION DEMAND MANAGEMENT PROGRAM.		
§ 155.058	RESIDENTIAL DENSITY STANDARD.		
§ 155.059	RESERVED.		
SUBPART 3.3: MU (MIXED USE)			
§ 155.060	PURPOSE.	<i>This new district implements York Forward Policies LU-2.4 and LU-2.5, I-77 South Corridor Small Area Plan Recommendation #3, and Codes Assessment Recommendation 03-21. Allows for more flexibility, encourages pedestrian-friendly development and includes a combination of residential, retail, and office components.</i>	NEW
§ 155.061	APPLICABILITY.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.062	MINIMUM DISTRICT SIZE.		
§ 155.063	ALLOWED USES AND ALLOCATION STANDARDS.		
§ 155.064	ACCESS.		
§ 155.065	RESIDENTIAL DENSITY STANDARD.		
§ 155.066	BLOCK LENGTH AND CUL-DE-SAC STANDARDS.		
§ 155.067	PEDESTRIAN ORIENTATION.		
§ 155.068	NON-RESIDENTIAL STREET AMENITIES.		
§ 155.069	RESERVED.		
SUBPART 3.4: PD (PLANNED DEVELOPMENT)			
§ 155.070	PURPOSE.	<i>Carries forward and updates current regulations (see Codes Assessment Recommendation 03-26). Reduces or eliminates minimum acreage. Will be revised to ensure consistency with the SC Planning Act and with the density and open space recommendations in York Forward. Establishes incentives to preserve historically significant properties or promote redevelopment of historic properties (York Forward Strategy CR-1.1.3). Implements York Forward Policy LU-2.5.</i>	§ 155.205 PURPOSE. § 155.206 PERMITTED USES. § 155.209 GENERAL DESIGN CRITERIA AND DEVELOPMENT STANDARDS. § 155.216 REQUIRED AMENITIES AND DENSITY BONUSES FOR RESIDENTIAL PORTIONS OF PLANNED DEVELOPMENTS. § 155.430 OPEN SPACE REQUIREMENTS. § 155.476 SIGN REGULATIONS IN THE PD DISTRICT.
§ 155.071	APPLICABILITY.		
§ 155.072	MINIMUM DISTRICT SIZE.		
§ 155.073	ALLOWED USES AND ALLOCATION STANDARDS.		
§ 155.074	RESIDENTIAL DENSITY STANDARD.		
§ 155.075	RESERVED.		
SUBPART 3.5: BV (BAXTER VILLAGE TRADITIONAL NEIGHBORHOOD DEVELOPMENT)			
§ 155.076	PURPOSE.	<i>Carries forward existing regulations.</i>	§§ 155.225—155.243 TRADITIONAL NEIGHBORHOOD DISTRICT
§ 155.077	APPLICABILITY.		
§ 155.078	DEFINITIONS.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.079	TRADITIONAL NEIGHBORHOOD DEVELOPMENT MODEL.		
§ 155.080	PERMITTED AND SPECIAL EXCEPTION USES.		
§ 155.081	PROHIBITED USES.		
§ 155.082	REQUIRED LAND USE RATIOS.		
§ 155.083	DENSITY DISTRIBUTION AND ALLOWABLE DENSITIES.		
§ 155.084	GENERAL LOT DEVELOPMENT STANDARDS.		
§ 155.085	TYPES OF PUBLIC USE LOTS.		
§ 155.086	OWNERSHIP AND MAINTENANCE OF PUBLIC USE LOTS, GREENWAYS, AND CIVIC USE BUILDINGS.		
§ 155.087	STREET DEVELOPMENT STANDARDS.		
§ 155.088	STREET STANDARDS.		
§ 155.089	ENCROACHMENT PERMITTING (EXCLUDING UTILITIES).		
§ 155.090	PARKING AND LOADING STANDARDS.		
§ 155.091	UTILITIES.		
§ 155.092	TREE REQUIREMENTS FOR RESIDENTIAL LOTS.		
§ 155.093	RESERVED.		
PART 4: OVERLAY DISTRICTS			
SUBPART 4.1: A-O (AIRPORT OVERLAY)			
§ 155.094	PURPOSE.	<i>Carries forward existing regulations. Relocates some definitions to Subchapter I.</i>	§ 155.270 PURPOSE.

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.095	APPLICABILITY.		§ 155.273 APPLICABILITY. § 155.275 (D) PERMITS, CHANGES IN USE, NONCONFORMING, AND VARIANCES.
§ 155.096	DEFINITIONS.	<i>Carries forward definitions that are different from those in Subchapter J, such as height, tree, and airport.</i>	§ 155.271 DEFINITIONS.
§ 155.097	AIRPORT OVERLAY DISTRICT ZONES.		§ 155.272 AIRPORT OVERLAY DISTRICT ZONES. APPENDIX D - EXHIBIT 3: AIRPORT FIELD HEIGHT AND HAZARD MAP APPENDIX D - EXHIBIT 4: AIRPORT LAND USE PROTECTION ZONE MAP
§ 155.098	DEVELOPMENT STANDARDS.		§ 155.274 DEVELOPMENT STANDARDS.
§ 155.099	PROPERTY DISCLOSURES REQUIRED.		§ 155.274(G) AND (H) DEVELOPMENT STANDARDS. APPENDIX D – EXHIBIT 2: AIRPORT OVERLAY DISTRICT AIRPORT LAND USE PROTECTION ZONE DISCLOSURE STATEMENT
§ 155.100	OBSTRUCTION MARKING AND LIGHTING.		§ 155.275 (F) PERMITS, CHANGES IN USE, NONCONFORMING, AND VARIANCES.
§ 155.101	PERMITS REQUIRED; EXCEPTIONS.	<i>Relocates provisions for nonconformities and variances to Subchapters F and E, respectively.</i>	§ 155.275 PERMITS, CHANGES IN USE, NONCONFORMING, AND VARIANCES.
§ 155.102	RESERVED.		
SUBPART 4.2: HS-O (HISTORIC SITES OVERLAY)			
§ 155.103	PURPOSE.	<i>Streamlines and updates requirements for this district (see Codes Assessment Recommendation 03-32).</i>	§ 155.370 PURPOSE AND INTENT.
§ 155.104	APPLICABILITY.		§ 155.371 HISTORICALLY AND ARCHITECTURALLY SIGNIFICANT SITES IDENTIFIED AND LISTED.
§ 155.105	HISTORICAL AND ARCHITECTURAL INVENTORY.		§ 155.371 HISTORICALLY AND ARCHITECTURALLY SIGNIFICANT SITES IDENTIFIED AND LISTED.

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.106	CHANGES TO HISTORICALLY OR ARCHITECTURALLY SIGNIFICANT SITES, STRUCTURES, OR LANDMARKS.		§ 155.373 DESTRUCTION, REMOVAL OR RENOVATION OF HISTORICALLY OR ARCHITECTURALLY SIGNIFICANT STRUCTURES; PERMIT REQUIRED.
§ 155.107	RESERVED.		
SUBPART 4.3: LW-O (LAKE WYLIE OVERLAY)			
§ 155.108	PURPOSE.	<i>Carries forward current regulations.</i>	§ 155.340 PURPOSE AND INTENT.
§ 155.109	APPLICABILITY.		§ 155.341 LAKE WYLIE OVERLAY BOUNDARY.
§ 155.110	BOUNDARY.		§ 155.341 LAKE WYLIE OVERLAY BOUNDARY. APPENDIX D - EXHIBIT 6: LAKE WYLIE ZONING OVERLAY DISTRICT MAP
§ 155.111	USE SEPARATION.	<i>New requirements for auto-dependent uses.</i>	
§ 155.112	DRIVEWAY SPACING.	<i>New requirement for access management.</i>	
§ 155.113	LANDSCAPING.		§ 155.344 LANDSCAPING.
§ 155.114	RESIDENTIAL DEVELOPMENT STANDARDS – SINGLE-FAMILY DETACHED.	<i>Carries forward new provisions adopted by County Council on March 1, 2021.</i>	
§ 155.115	TRADITIONAL DEVELOPMENT STANDARDS.	<i>Carries forward new provisions adopted by County Council on March 1, 2021.</i>	
§ 155.116	RESIDENTIAL DEVELOPMENT STANDARDS – SINGLE-FAMILY ATTACHED.	<i>Carries forward new provisions adopted by County Council on March 1, 2021.</i>	
§ 155.117	RESIDENTIAL DEVELOPMENT STANDARDS – MULTI-FAMILY.	<i>Carries forward new provisions adopted by County Council on March 1, 2021.</i>	
§ 155.118	SIGNS.	<i>Carries forward new provisions adopted by County Council on March 1, 2021.</i>	
§ 155.119	ACCESSORY STRUCTURES – SINGLE FAMILY DETACHED		
§ 155.120	TEMPORARY PROHIBITION OF NEW DEVELOPMENT.	<i>Carries forward existing provisions. Note this section automatically expires December 31, 2021.</i>	§ 155.347 TEMPORARY PROHIBITION OF NEW DEVELOPMENT.

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.121	RESERVED.		
SUBPART 4.4: S-O (SCENIC OVERLAY)			
§ 155.122	PURPOSE.	<i>Clarifies the boundary of the district. Establishes a clear purpose with standards that specifically relate to that purpose. Limits intensive land uses, such as landfills, concrete recycling, and mines, due to concern with environmental impacts on natural, historical, and cultural resources. Allows appropriate agricultural uses and rural industrial uses if they have large buffers. Implements York Forward Strategy CR-1.1.2.</i>	§ 155.360 PURPOSE. § 155.361 PERMITTED USES.
§ 155.123	APPLICABILITY.		
§ 155.124	BOUNDARY.		
§ 155.125	PERMITTED USES.		
§ 155.126	PROHIBITED USES.		
§ 155.127	BUFFER REQUIRED.		
§ 155.128	HEIGHT.		
§ 155.129	RESERVED.		
SUBPART 4.5: TCP-O (TRANSPORTATION CORRIDOR PRESERVATION OVERLAY)			
§ 155.130	PURPOSE.	<i>Carries forward existing regulations. Implements York Forward Strategy T-1.1.9.</i>	§ 155.385 PURPOSE AND INTENT.
§ 155.131	APPLICABILITY.		§ 155.385 PURPOSE AND INTENT.
§ 155.132	LOCATION.		§ 155.385 PURPOSE AND INTENT. § 155.390 LIST OF ROADS.
§ 155.133	MINIMUM PRESERVATION CORRIDOR.		§ 155.386 RELATION TO GENERALLY REQUIRED SETBACK. § 155.388 PROTECTION FROM ENCROACHMENT. § 155.389 ESTABLISHMENT OF SETBACKS.
§ 155.134	RESERVED.		
PART 5: LEGACY DISTRICTS			
SUBPART 5.1: GENERAL PROVISIONS			
§ 155.135	LEGACY DISTRICTS BOUNDARIES.		
§ 155.136	RESERVED.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
SUBPART 5.2: UD (URBAN DEVELOPMENT)			
§ 155.137	PURPOSE.	<i>During Module 1 drafting, we will discuss how to proceed with UD (see Codes Assessment Recommendation 03-25 and associated discussion on p. 18). If maintained, adds right to farm provisions.</i>	§ 155.190 PURPOSE.
§ 155.138	APPLICABILITY.		
§ 155.139	DIMENSIONAL STANDARDS.		
§ 155.140	ALLOWED USES.		
§ 155.141	RIGHT TO FARM.		
§ 155.142	RESERVED.		
§ 155.143	RESERVED.		
§ 155.144	RESERVED.		

SUBCHAPTER C: USE REGULATIONS			
New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
PART 1: GENERAL PROVISIONS			
§ 155.145	PURPOSE.	<i>Explains intent of chapter - i.e., to establish the uses allowed in each zoning district, to add supplemental regulations, to clarify issues relating to uses (e.g., permitted accessory uses), and to implement state and federal law regarding certain land uses. Implements I-77 South Corridor Small Area Plan Recommendations #5, #6, and #8; and Codes Assessment Recommendation 03-34.</i>	
§ 155.146	APPLICABILITY.		
§ 155.147	ZONING COMPLIANCE REQUIRED.		
§ 155.148	REPLACEMENT OF AN EXISTING SINGLE-FAMILY DWELLING.		
§ 155.149	MANUFACTURED HOME USED AS DWELLING UNIT DURING CONSTRUCTION OF A PRINCIPAL DWELLING.		
§ 155.150	RESERVED.		
PART 2: USE TABLE			
§ 155.151	INTRODUCTION.	<i>Carries forward explanation of how to read the use table.</i>	§ 155.010 PERMITTED USES AND SPECIAL EXCEPTIONS.
§ 155.152	CLASSIFICATION OF NEW AND UNLISTED USES.	<i>New. Describes how new and unlisted are classified. Implements Codes Assessment Recommendation 03-39.</i>	§ 155.491 USES NOT LISTED ARE PROHIBITED.
§ 155.153	USE TABLE.	<i>Carries forward, consolidates, and audits the list of uses permitted in each base zoning district. Adjusts uses in districts as needed. Implements Codes Assessment Recommendation 03-33.</i>	§ 155.010 PERMITTED USES AND SPECIAL EXCEPTIONS. § 155.505(D) PERMITTED USE (SMALL WIRELESS STANDARDS) § 155.511 APPROVAL REQUIREMENTS AND CRITERIA. (COMMUNICATION TOWER PUBLIC SERVICE USE REQUIREMENTS)
§ 155.154	RESERVED.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
PART 3: CONDITIONAL AND SPECIAL EXCEPTION USES			
SUBPART 3.1: ADULT ENTERTAINMENT ESTABLISHMENTS			
§ 155.155	APPLICABILITY.	<i>Carries forward and modifies existing regulations for legal compliance.</i>	§ 155.147 SPECIAL EXCEPTIONS. (BD-III)
§ 155.156	NUMBER OF ESTABLISHMENTS PER LOT.		
§ 155.157	MINIMUM SEPARATION BETWEEN USES AND DISTRICTS.		
§ 155.158	RESERVED.		
SUBPART 3.2: AIRPORTS AND HELIPORTS			
§ 155.159	APPLICABILITY.	<i>Carries forward existing use regulations for airports and heliports.</i>	§ 155.022 SPECIAL EXCEPTIONS. (AGC) § 155.047 SPECIAL EXCEPTIONS. (RUD) § 155.162 SPECIAL EXCEPTIONS. (ID) § 155.177 SPECIAL EXCEPTIONS. (LI) § 155.192 SPECIAL EXCEPTIONS. (UD)
§ 155.160	COMPLIANCE WITH FAA REGULATIONS REQUIRED.		
§ 155.161	IMPACT STATEMENT REQUIRED.		
§ 155.162	BUFFERYARDS.		
§ 155.163	EMERGENCY SERVICES AIRCRAFT.		
§ 155.164	RESERVED.		
SUBPART 3.3 ALTERNATIVE LENDING INSTITUTIONS			
§ 155.165	PURPOSE.	<i>Establishes new use regulations for alternative lending institution uses. The Zoning Code does not currently address this use.</i>	NEW
§ 155.166	APPLICABILITY.		
§ 155.167	MINIMUM SEPARATION BETWEEN USES AND DISTRICTS.		
§ 155.168	LOCATION.		
§ 155.169	HOURS OF OPERATION.		
§ 155.170	VEHICLE SALES AND STORAGE PROHIBITED.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.171	RESERVED.		
SUBPART 3.4: BARS AND NIGHTCLUBS			
§ 155.172	APPLICABILITY.	<i>Carries forward and modernizes existing use regulations for bars, lounges, dance clubs, and the like.</i>	§ 155.147 SPECIAL EXCEPTIONS. (BD-III)
§ 155.173	MINIMUM SEPARATION BETWEEN USES AND DISTRICTS.		
§ 155.174	RESERVED.		
SUBPART 3.5: BED AND BREAKFASTS			
§ 155.175	APPLICABILITY.	<i>Carries forward existing use regulations for bed and breakfasts.</i>	§ 155.022 SPECIAL EXCEPTIONS. (AGC) § 155.047 SPECIAL EXCEPTIONS. (RUD) § 155.077 SPECIAL EXCEPTIONS. (RC-I) § 155.092 SPECIAL EXCEPTIONS. (RC-II) § 155.102 SPECIAL EXCEPTIONS. (RD-I) § 155.112 SPECIAL EXCEPTIONS. (RD-II) § 155.192 SPECIAL EXCEPTIONS. (UD)
§ 155.176	PRIMARY RESIDENCE OF OWNER.		
§ 155.177	MAXIMUM DURATION OF STAY.		
§ 155.178	GUEST ROOMS AND MEALS.		
§ 155.179	RESIDENTIAL APPEARANCE AND CHARACTER.		
§ 155.180	RESERVED.		
SUBPART 3.6: BINGO HALLS			
§ 155.181	APPLICABILITY.	<i>Carries forward and modernizes existing use regulations for indoor recreation and entertainment uses.</i>	§ 155.161 PERMITTED USES. (ID) § 155.162 SPECIAL EXCEPTIONS. (ID) § 155.176 PERMITTED USES. (LI) § 155.177 SPECIAL EXCEPTIONS. (LI)
§ 155.182	MINIMUM SEPARATION BETWEEN USES AND DISTRICTS.		
§ 155.183	RESERVED.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
SUBPART 3.7: CAMPGROUNDS AND RECREATIONAL VEHICLE PARKS			
§ 155.184	APPLICABILITY.	<i>Carries forward existing use regulations for campgrounds and RV park and combines the two uses into one use classifications.</i>	§ 155.022 SPECIAL EXCEPTIONS. (AGC) § 155.047 SPECIAL EXCEPTIONS. (RUD) § 155.102 SPECIAL EXCEPTIONS. (RD-I) § 155.112 SPECIAL EXCEPTIONS. (RD-II) § 155.146 PERMITTED USES. (BD-III) § 155.191 PERMITTED USES. (UD)
§ 155.185	MINIMUM LOT SIZE.		
§ 155.186	OCCUPANCY LIMITATIONS.		
§ 155.187	DEVELOPMENT STANDARDS.		
§ 155.188	ADDITIONAL DEVELOPMENT STANDARDS FOR RECREATIONAL VEHICLE PARKING.		§ 155.146 PERMITTED USES. (BD-III) § 155.191 PERMITTED USES. (UD)
§ 155.189	RESERVED.		
SUBPART 3.8: CEMETERIES			
§ 155.190	APPLICABILITY.	<i>Establishes new use regulations for cemetery uses. The Zoning Code does not currently address this use.</i>	NEW
§ 155.191	PERPETUAL CARE REQUIRED.		
§ 155.192	SETBACKS.		
§ 155.193	SCREENING.		
§ 155.194	VEHICULAR AND PEDESTRIAN CIRCULATION AND PARKING.		
§ 155.195	REGULATORY COMPLIANCE.		
§ 155.196	RESERVED.		
SUBPART 3.9: COMMUNICATIONS TOWERS			
§ 155.197	PURPOSE.	<i>Carries forward and reorganizes existing use regulations for communication towers.</i>	
§ 155.198	APPLICABILITY.		§ 155.511 APPROVAL REQUIREMENTS AND CRITERIA. (COMMUNICATION TOWER PUBLIC SERVICE USE REQUIREMENTS) § 155.517(A) APPLICABILITY.
§ 155.199	MAJOR AND MINOR MODIFICATIONS.		§ 155.516 ADDITION OR CHANGE OF ANTENNAE TO EXISTING TOWERS.

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.200	MINOR MODIFICATIONS TO EXISTING TOWERS.		§ 155.514 GENERAL REQUIREMENTS.
§ 155.201	NEW COMMUNICATIONS TOWERS AND MAJOR MODIFICATIONS TO EXISTING TOWERS.		
§ 155.202	CRITERIA FOR COMMUNICATIONS TOWER USE.		
§ 155.203	HEIGHT AND APPEARANCE STANDARDS.		§ 155.515(A) DEVELOPMENT STANDARDS FOR TOWERS.
§ 155.204	SETBACKS.		§ 155.515(D) § 155.515(B)
§ 155.205	LIGHTING.		§ 155.515(C)
§ 155.206	FENCING.		§ 155.515(F)&(G)
§ 155.207	BUFFERYARDS		§ 155.497(C) PUBLIC SERVICE USES. § 155.513(B)
§ 155.208	IDENTIFICATION OF OWNER.		§ 155.515(E)
§ 155.209	COMMENCEMENT OF CONSTRUCTION.		§ 155.517(A) APPLICABILITY.
§ 155.210	REMOVAL OF TOWERS NOT IN USE.		§ 155.517(A) APPLICABILITY.
§ 155.211	RESERVED.		
SUBPART 3.10: COMPOSTING FACILITIES			
§ 155.212	APPLICABILITY.	<i>Carries forward existing use regulations for composting facilities.</i>	§ 155.022 SPECIAL EXCEPTIONS. (AGC)
§ 155.213	DEVELOPMENT STANDARDS..		
§ 155.214	REGULATORY COMPLIANCE.		
§ 155.215	RESERVED.		
SUBPART 3.11: COTTAGE COURTS			
§ 155.216	APPLICABILITY.		
§ 155.217	MAXIMUM NUMBER OF COTTAGE DWELLINGS.		
§ 155.218	DIMENSIONAL STANDARDS.		
§ 155.219	DEVELOPMENT STANDARDS.		
§ 155.220	ARCHITECTURAL DESIGN.		
§ 155.221	COMMON STRUCTURE.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.222	RESERVED.		
SUBPART 3.12: CRAFT BREWERIES, MICRO-DISTILLERIES, AND WINERIES, TYPE II			
§ 155.223	APPLICABILITY.	<i>Carries forward existing use regulations for wineries and expands them to breweries and distilleries.</i>	§ 155.022 SPECIAL EXCEPTIONS. (AGC) § 155.037 SPECIAL EXCEPTIONS. (AGC-I) § 155.161 PERMITTED USES. (ID) § 155.191 PERMITTED USES. (UD)
§ 155.224	MINIMUM LOT SIZE.		
§ 155.225	MAXIMUM GROSS FLOOR AREA.		
§ 155.226	ACCESSORY ACTIVITIES ALLOWED.		
§ 155.227	OFF-STREET PARKING FOR ACCESSORY ACTIVITIES.		
§ 155.228	RESERVED.		
SUBPART 3.13: DRIVE-IN THEATERS			
§ 155.229	APPLICABILITY.	<i>Establishes new use regulations for drive-in theater uses. The Zoning Code does not currently address this use.</i>	NEW
§ 155.230	MINIMUM SEPARATION BETWEEN USES AND DISTRICTS.		
§ 155.231	MAXIMUM CAPACITY.		
§ 155.232	VEHICULAR ACCESS, CIRCULATION, AND PARKING.		
§ 155.233	ORIENTATION OF SCREEN OR STAGE.		
§ 155.234	RESERVED.		
SUBPART 3.14: DUPLEX, TRIPLEX, AND QUADPLEX DWELLINGS			
§ 155.235	PURPOSE.	<i>Establishes new use regulations for triplex and quadplex housing. The Zoning Code does not currently address this use. Implements York Forward Strategies LU-1.4.1, H-4.1.2, H-4.1.3, and H-4.1.4; and Policies H-1.1, H-1.2, H-1.3, and H-1.4.</i>	§ 155.460 DEVELOPMENT STANDARDS. (SETUP STANDARDS FOR SINGLE-FAMILY RESIDENTIAL DWELLINGS) § 155.559 REPLACEMENT OF AN EXISTING SINGLE-FAMILY DWELLING. APPENDIX C - EXHIBIT 7: VINYL MANUFACTURED HOME KIT INSTALLATION SETUP STANDARDS
§ 155.236	APPLICABILITY.		
§ 155.237	DEVELOPMENT STANDARDS.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.238	BUILDING DESIGN AND DIMENSIONAL STANDARDS.		
§ 155.239	RESERVED.		
SUBPART 3.15: EQUESTRIAN USES			
§ 155.240	APPLICABILITY.	<i>Carries forward existing use regulations for equestrian uses (commercial and non-commercial).</i>	§ 155.077 SPECIAL EXCEPTIONS. (RC-I) § 155.091 PERMITTED USES. (RC-II) § 155.092 SPECIAL EXCEPTIONS. (RC-II) § 155.101 PERMITTED USES. (RD-I) § 155.102 SPECIAL EXCEPTIONS. (RD-I) § 155.111 PERMITTED USES. (RD-II) § 155.112 SPECIAL EXCEPTIONS. (RD-II)
§ 155.241	MINIMUM LOT SIZE.		
§ 155.242	RESERVED.		
SUBPART 3.16: EVENT VENUES			
§ 155.243	APPLICABILITY.	<i>Carries forward existing use regulations for event venues.</i>	§ 155.022 SPECIAL EXCEPTIONS. (AGC) § 155.037 SPECIAL EXCEPTIONS. (AGC-I) § 155.047 SPECIAL EXCEPTIONS. (RUD) § 155.062 SPECIAL EXCEPTIONS. (RUD-I) § 155.147 SPECIAL EXCEPTIONS. (BD-III)
§ 155.244	DEVELOPMENT STANDARDS.		
§ 155.245	OPERATION REGULATIONS.		
§ 155.246	OPERATIONS PLAN.		
§ 155.247	RESERVED.		
SUBPART 3.17: FARMER’S MARKETS			
§ 155.248	APPLICABILITY.	<i>Establishes new use regulations for funeral home uses. The Zoning Code does not currently address this use.</i>	NEW.
§ 155.249	LOCATION AND SIZE.		
§ 155.250	SITE MAINTENANCE.		
§ 155.251	RESERVED.		
SUBPART 3.18: FUNERAL HOMES			
§ 155.252	APPLICABILITY.	<i>Establishes new use regulations for funeral home uses. The Zoning Code does not currently address this use.</i>	NEW.

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.253	FUNERAL PROCESSION PLAN.		
§ 155.254	RESERVED.		
SUBPART 3.19: MANUFACTURED HOME PARKS			
§ 155.255	APPLICABILITY.	<i>Carries forward existing use regulations for manufactured home parks and eliminates manufactured home subdivisions.</i>	§ 155.111 PERMITTED USES. (RD-II) § 155.112 SPECIAL EXCEPTIONS. (RD-II) § 155.191 PERMITTED USES. (UD) § 155.413 BUFFER REQUIREMENTS FOR EXPANSION OF EXISTING MANUFACTURED HOME PARKS AS A PERMITTED USE IN THE RD-II AND UD DISTRICT. APPENDIX C - EXHIBIT 3: REQUIRED BUFFER FOR EXPANSION OF AN EXISTING MANUFACTURED HOME PARK
§ 155.256	MINIMUM LOT SIZE.		
§ 155.257	MANUFACTURED HOME PARKS PROHIBITED IN CERTAIN OVERLAY DISTRICTS.		
§ 155.258	RECREATIONAL VEHICLES IN MANUFACTURED HOME PARKS.		
§ 155.259	DENSITY STANDARDS.		
§ 155.260	DEVELOPMENT STANDARDS.		
§ 155.261	REGULATORY COMPLIANCE AND PERMITTING OF MANUFACTURED HOMES.		
§ 155.262	RESERVED.		
SUBPART 3.20: MANUFACTURED HOMES			
§ 155.263	APPLICABILITY.	<i>Carries forward existing use regulations for manufactured homes.</i>	
§ 155.264	RELOCATION OF EXISTING MANUFACTURED HOMES.		§ 155.460 DEVELOPMENT STANDARDS.
§ 155.265	SETUP STANDARDS.		APPENDIX C - EXHIBIT 7: VINYL MANUFACTURED HOME KIT INSTALLATION SETUP STANDARDS
§ 155.266	DESIGN STANDARDS FOR RSF-40 AND RSF-30 DISTRICTS.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.267	RESERVED.		
SUBPART 3.21: MANUFACTURED HOUSING SALES AND SERVICE			
§ 155.268	APPLICABILITY.	<i>Establishes new use regulations for manufactured housing sales and service uses. The Zoning Code does not currently address this use.</i>	
§ 155.269	MINIMUM LOT SIZE.		
§ 155.270	OUTDOOR DISPLAY FOR MANUFACTURED HOME SALES.		
§ 155.271	OUTDOOR STORAGE FOR MANUFACTURED HOME SALES AND SERVICE.		
§ 155.272	RESERVED.		
SUBPART 3.22: MIXED-USE BUILDINGS			
§ 155.273	APPLICABILITY.		
§ 155.274	GROUND FLOOR USES IN MIXED-USE BUILDINGS..		
§ 155.275	RESERVED.		
SUBPART 3.23: MOTOR VEHICLE, RECREATIONAL VEHICLE, AND BOAT STORAGE			
§ 155.276	APPLICABILITY.		
§ 155.277	DESIGN STANDARDS.		
§ 155.278	SCREENING STANDARDS.		
§ 155.279	RESERVED.		
SUBPART 3.24: NEIGHBORHOOD AMENITIES			
§ 155.280	APPLICABILITY.		
§ 155.281	SETBACKS AND BUFFERYARDS.		
§ 155.282	GOLF COURSE DESIGNATED AS OPEN SPACE.		
§ 155.283	RESERVED.		
SUBPART 3.25: NONMETALLIC MINERAL PRODUCT MANUFACTURING			
§ 155.284	APPLICABILITY.	<i>Carries forward existing use regulations for nonmetallic mineral product manufacturing.</i>	§ 155.162 SPECIAL EXCEPTIONS. (ID)
§ 155.285	MINIMUM LOT SIZE.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.286	MINIMUM SEPARATION BETWEEN USES AND DISTRICTS.		
§ 155.287	SETBACKS AND SCREENING.		
§ 155.288	VEHICULAR ACCESS.		
§ 155.289	ACCESS AND ROUTING PLAN.		
§ 155.290	DUST REDUCTION MEASURES.		
§ 155.291	RESERVED.		
SUBPART 3.26: OUTDOOR ANIMAL KENNELS, RUNS, AND PLAY AREAS			
§ 155.292	APPLICABILITY.	<i>Establishes new use regulations for outdoor animal kennels, runs, and play areas. The Zoning Code does not currently address this use.</i>	NEW
§ 155.293	NOISE MITIGATION.		
§ 155.294	OVERNIGHT BOARDING.		
§ 155.295	RESERVED.		
SUBPART 3.27: OUTDOOR RECREATION AND AMUSEMENT			
§ 155.296	APPLICABILITY.	<i>Carries forward and modernizes existing use regulations for outdoor recreation uses (commercial and non-commercial).</i>	§ 155.022 SPECIAL EXCEPTIONS. (AGC) § 155.036(J) PERMITTED USES. (AGC-I) § 155.047 SPECIAL EXCEPTIONS. (RUD) § 155.061 PERMITTED USES. (RUD-I) § 155.076 PERMITTED USES. (RC-I) § 155.077 SPECIAL EXCEPTIONS. (RC-I) § 155.091 PERMITTED USES. (RC-II) § 155.092 SPECIAL EXCEPTIONS. (RC-II) § 155.101 PERMITTED USES. (RD-I) § 155.111 PERMITTED USES. (RD-II)
§ 155.297	OUTDOOR LIGHTING.		
§ 155.298	NOISE CONTROL.		
§ 155.299	RESERVED.		
SUBPART 3.28: RACETRACKS			
§ 155.300	APPLICABILITY.	<i>Carries forward existing use regulations for racetracks (racecourses).</i>	§ 155.022 SPECIAL EXCEPTIONS. (AGC) § 155.162 SPECIAL EXCEPTIONS. (ID) § 155.192 SPECIAL EXCEPTIONS. (UD)

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.301	MINIMUM SEPARATION BETWEEN USES AND DISTRICTS.		
§ 155.302	DEVELOPMENT STANDARDS.		
§ 155.303	RESERVED.		
SUBPART 3.29: RESOURCE EXTRACTION			
§ 155.304	APPLICABILITY.	<i>Carries forward existing use regulations for mining.</i>	§ 155.022 SPECIAL EXCEPTIONS. (AGC) § 155.037 SPECIAL EXCEPTIONS. (AGC-I) § 155.047 SPECIAL EXCEPTIONS. (RUD) § 155.162 SPECIAL EXCEPTIONS. (ID) § 155.177 SPECIAL EXCEPTIONS. (LI)
§ 155.305	HOURS OF OPERATION.		
§ 155.306	MINIMUM SEPARATION BETWEEN USES AND DISTRICTS.		
§ 155.307	SETBACKS AND SCREENING.		
§ 155.308	PONDS.		
§ 155.309	DUST REDUCTION MEASURES.		
§ 155.310	OPERATIONS PLAN.		
§ 155.311	VEHICULAR ACCESS.		
§ 155.312	ACCESS AND ROUTING PLAN.		
§ 155.313	FENCING PLAN.		
§ 155.314	END USE PLAN.		
§ 155.315	TERM AND EXTENSION OF MINOR RESOURCE EXTRACTION PERMIT.		
§ 155.316	RESERVED.		
SUBPART 3.30: SALVAGE OPERATIONS			
§ 155.317	APPLICABILITY.	<i>Carries forward existing use regulations for salvage operations and junkyards.</i>	§ 155.162 SPECIAL EXCEPTIONS. (ID) § 155.192 SPECIAL EXCEPTIONS. (UD)
§ 155.318	MINIMUM SEPARATION BETWEEN USES AND DISTRICTS.		
§ 155.319	SETBACKS AND SCREENING.		
§ 155.320	SALVAGE OPERATIONS USE.		
§ 155.321	RESERVED.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
SUBPART 3.31: SELF-STORAGE FACILITIES			
§ 155.322	APPLICABILITY.	<i>Establishes use regulations, including design regulations such as location of doors and roof pitch, for self-storage facilities).</i>	NEW
§ 155.323	DESIGN STANDARDS.		
§ 155.324	CARETAKER DWELLING UNIT ALLOWED.		
§ 155.325	STORAGE OF HAZARDOUS MATERIAL PROHIBITED.		
§ 155.326	RESERVED.		
SUBPART 3.32: SHOOTING RANGES			
§ 155.327	APPLICABILITY.	<i>Carries forward and modernizes existing use regulations for indoor and outdoor shooting ranges. Requires the design, construction, and operation of a shooting range to comply with the latest edition of the National Rifle Association Range Source Book.</i>	§ 155.022 SPECIAL EXCEPTIONS. (AGC) § 155.161 PERMITTED USES. (ID) § 155.162 SPECIAL EXCEPTIONS. (ID) § 155.176 PERMITTED USES. (LI) § 155.192 SPECIAL EXCEPTIONS. (UD)
§ 155.328	DEVELOPMENT STANDARDS FOR ALL SHOOTING RANGES.		
§ 155.329	OPERATIONS REGULATIONS FOR ALL SHOOTING RANGES.		
§ 155.330	DEVELOPMENT STANDARDS FOR OUTDOOR SHOOTING RANGES.		
§ 155.331	MINIMUM SEPARATION BETWEEN USES AND DISTRICTS.		
§ 155.332	RESERVED.		
SUBPART 3.33: SHORT-TERM RENTALS			
§ 155.333	APPLICABILITY.	<i>Establishes regulations for short-term rentals, which are not addressed in the current Zoning Code. Bed and breakfasts are addressed in a separate set of use regulations.</i>	NEW
§ 155.334	SHORT-TERM RENTAL USE.		
§ 155.335	OWNER REGISTRATION REQUIRED.		
§ 155.336	RESERVED.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
SUBPART 3.34: SMALL WIRELESS FACILITIES			
§ 155.337	PURPOSE.	<i>Carries forward existing use regulations for small wireless facilities.</i>	§ 155.505(A)&(B) SMALL WIRELESS STANDARDS.
§ 155.338	APPLICABILITY.		§ 155.505(D)&(E)
§ 155.339	PERMITTING.		
§ 155.340	CONSOLIDATED APPLICATIONS.		
§ 155.341	APPLICATION FEES.		
§ 155.342	REVIEW OF APPLICATIONS.		
§ 155.343	EFFECT OF PERMIT.		
§ 155.344	SITING.		§ 155.505(F)
§ 155.345	DESIGN STANDARDS.		§ 155.505(G)
§ 155.346	COLLOCATIONS ON COUNTY POLES OR STRUCTURES.		
§ 155.347	MAINTENANCE, REPAIR, AND OTHER CHANGES THAT DO NOT REQUIRE A PERMIT.		§ 155.505(H)&(I)
§ 155.348	DISCONTINUATION OF USE.		§ 155.505(J)
§ 155.349	REMOVAL AND RELOCATION.		§ 155.505(K)
§ 155.350	RESERVED.		
SUBPART 3.35: SOLAR ENERGY FACILITIES			
§ 155.351	PURPOSE.	<i>Carries forward existing use regulations for solar energy facilities.</i>	§ 155.503 SOLAR ENERGY FACILITIES.
§ 155.352	APPLICABILITY.		§ 155.503(A) & (B)
§ 155.353	SETBACKS.		§ 155.503(D)
§ 155.354	HEIGHT.		§ 155.503(E)
§ 155.355	BUFFERYARDS AND SCREENING.		§ 155.503(F)
§ 155.356	GLARE STANDARDS.		§ 155.503(G)
§ 155.357	ENVIRONMENTAL STANDARDS.		§ 155.503(H)
§ 155.358	ADDITIONAL DESIGN STANDARDS.		§ 155.503(I)
§ 155.359	AVIATION AUTHORITY NOTIFICATION.		§ 155.503(J)
§ 155.360	DECOMMISSIONING.		§ 155.503(K)
§ 155.361	ABANDONMENT.		§ 155.503(L)
§ 155.362	ENFORCEMENT.		§ 155.503(M)
§ 155.363	RESERVED.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
SUBPART 3.36: TATTOO AND BODY PIERCING STUDIOS			
§ 155.364	APPLICABILITY.	<i>Establishes new use regulations for Tattoo and Body Piercing Studios. The Zoning Code does not currently address this use. Regulations include separation requirements and regulatory compliance with DHEC.</i>	NEW
§ 155.365	MINIMUM SEPARATION BETWEEN USES AND DISTRICTS.		
§ 155.366	RESERVED.		
SUBPART 3.37: TINY HOUSES			
§ 155.367	PURPOSE.	<i>Establishes new use regulations for Tiny Houses. The Zoning Code does not currently address this use. Implements York Forward Strategies LU-1.4.1, H-4.1.2, H-4.1.3, and H-4.1.4; and Policies H-1.1, H-1.2, H-1.3, and H-1.4.</i>	§ 155.460 DEVELOPMENT STANDARDS. (SETUP STANDARDS FOR SINGLE-FAMILY RESIDENTIAL DWELLINGS) § 155.559 REPLACEMENT OF AN EXISTING SINGLE-FAMILY DWELLING. APPENDIX C - EXHIBIT 7: VINYL MANUFACTURED HOME KIT INSTALLATION SETUP STANDARDS
§ 155.368	APPLICABILITY.		
§ 155.369	DEVELOPMENT STANDARDS.		
§ 155.370	DESIGN STANDARDS.		
§ 155.371	RESERVED.		
SUBPART 3.38: VEHICLE SALES/RENTAL, REPAIR, AND SERVICE			
§ 155.372	APPLICABILITY.	<i>Carries forward and modernizes existing use regulations for “automobile and boat service, repair and customization.” Expands applicability to other similar vehicle repair and service uses.</i>	§ 155.146 PERMITTED USES. (BD-III) § 155.176 PERMITTED USES. (LI) § 155.191 PERMITTED USES. (UD)
§ 155.373	OUTDOOR DISPLAY FOR VEHICLE SALES AND RENTAL.		
§ 155.374	VEHICLE REPAIR AND SERVICE USES.		
§ 155.375	RESERVED.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
SUBPART 3.39: WAREHOUSING, WHOLESALE, AND DISTRIBUTION ESTABLISHMENTS			
§ 155.376	APPLICABILITY.	<i>Carries forward use regulations for warehousing and distribution uses (adopted by County Council in September 2020). Implements I-77 South Corridor Small Area Plan Recommendation #4.</i>	ORDINANCE 5603, ADOPTED BY COUNTY COUNCIL ON SEPTEMBER 8, 2020.
§ 155.377	DEVELOPMENT STANDARDS.		
§ 155.378	SPECIAL EXCEPTION REQUIRED FOR WAREHOUSING IN THE INTERSTATE 77 AREA.		
§ 155.379	RESERVED.		
SUBPART 3.40 WASTE MANAGEMENT FACILITIES			
§ 155.380	APPLICABILITY.	<i>Carries forward existing use regulations for landfills. Adds sanitary landfills, hazardous waste facilities, and commercial incinerators to he regulatory requirements for landfill uses.</i>	§ 155.022 SPECIAL EXCEPTIONS. (AGC) § 155.047 SPECIAL EXCEPTIONS. (RUD) § 155.162 SPECIAL EXCEPTIONS. (ID) § 155.177 SPECIAL EXCEPTIONS. (LI) § 155.192 SPECIAL EXCEPTIONS. (UD)
§ 155.381	MINIMUM LOT SIZE FOR CERTAIN WASTE MANAGEMENT FACILITIES.		
§ 155.382	MATERIALS AND STORAGE AT SOLID WASTE CONVENIENCE CENTERS.		
§ 155.383	MINIMUM SEPARATION BETWEEN USES AND DISTRICTS.		
§ 155.384	SETBACKS AND SCREENING.		
§ 155.385	VEHICULAR ACCESS.		
§ 155.386	ACCESS AND ROUTING PLAN.		
§ 155.387	REGULATORY COMPLIANCE.		
§ 155.388	RESERVED.		
PART 4: ACCESSORY USES AND STRUCTURES			
SUBPART 4.1: GENERAL PROVISIONS			
§ 155.389	APPLICABILITY.	<i>Introductory subpart. This Part clarifies and augments existing regulations for accessory uses. Implements Codes Assessment Recommendation 03-35.</i>	

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.390	ESTABLISHMENT.		
§ 155.391	SETBACKS, HEIGHT, AND SIZE.		
§ 155.392	RESERVED.		
SUBPART 4.2: ACCESSORY DWELLING UNITS			
§ 155.393	PURPOSE.	<i>Carries forward existing use regulations for accessory dwelling units. .</i>	§ 155.021 PERMITTED USES. (AGC) § 155.036 PERMITTED USES. (AGC-I) § 155.046 PERMITTED USES. (RUD) § 155.061 PERMITTED USES. (RUD-I) § 155.076 PERMITTED USES. (RC-I) § 155.091 PERMITTED USES. (RC-II) § 155.101 PERMITTED USES. (RD-I) § 155.111 PERMITTED USES. (RD-II) § 155.191 PERMITTED USES. (UD)
§ 155.394	APPLICABILITY.		
§ 155.395	ESTABLISHMENT AND USE.		
§ 155.396	DIMENSIONS.		
§ 155.397	REQUIRED FEATURES.		
§ 155.398	RESERVED.		
SUBPART 4.3: ACCESSORY RETAIL SALES			
§ 155.399	APPLICABILITY.	<i>Carries forward existing use regulations for accessory retail sales in industrial districts.</i>	§ 155.161 PERMITTED USES. (ID) § 155.176 PERMITTED USES. (LI)
§ 155.400	ACCESSORY RETAIL SALES USE.		
§ 155.401	RESERVED.		
SUBPART 4.4: AGRITOURISM			
§ 155.402	PURPOSE.	<i>Establishes new use regulations for agritourism uses. The Zoning Code does not currently address this use. Implements York Forward Policies LU-4.1, ED-4.1, ED-5.2, ED-5.4, and CR-3.3.</i>	NEW.
§ 155.403	APPLICABILITY.		
§ 155.404	MAXIMUM NUMBER OF PARTICIPANTS.		
§ 155.405	PARKING.		
§ 155.406	OPERATIONAL PLAN REQUIRED.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.407	RESERVED.		
SUBPART 4.5: BACKYARD CHICKEN KEEPING			
§ 155.408	APPLICABILITY.		
§ 155.409	NUMBER AND TYPE OF CHICKENS ALLOWED.		
§ 155.410	ENCLOSURE REQUIRED.		
§ 155.411	LOCATION AND SETBACK OF ENCLOSURE.		
§ 155.412	PROHIBITED ACTIVITIES.		
§ 155.413	RESERVED.		
SUBPART 4.6: FARM LABOR HOUSING			
§ 155.414	APPLICABILITY.		
§ 155.415	REQUIRED FEATURES.		
§ 155.416	RESERVED.		
SUBPART 4.7: HOME OCCUPATIONS			
§ 155.417	APPLICABILITY.	<i>Carries forward and modernizes existing use regulations for home occupations and cottage industries with a new framework for home occupations. Recommend simplifying with further staff input.</i>	§ 155.009 DEFINITIONS. § 155.498 HOME OCCUPATIONS AND COTTAGE INDUSTRIES.
§ 155.418	HOME OCCUPATION PERMIT REQUIRED.		
§ 155.419	EXEMPT HOME OCCUPATIONS.		
§ 155.420	CLASSIFICATION OF HOME OCCUPATIONS.		
§ 155.421	HOME OCCUPATION USES.		
§ 155.422	PERFORMANCE STANDARDS.		
§ 155.423	UNSAFE HOME OCCUPATIONS.		
§ 155.424	RESERVED.		
SUBPART 4.8: MICRO WINERIES			
§ 155.425	APPLICABILITY.	<i>Carries forward existing use regulations for accessory micro wineries.</i>	§ 155.047 SPECIAL EXCEPTIONS. (RUD) § 155.062 SPECIAL EXCEPTIONS. (RUD-I)
§ 155.426	MINIMUM LOT SIZE.		
§ 155.427	ANCILLARY ACTIVITIES.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.428	OFF-STREET PARKING.		
§ 155.429	APPROVAL PROCESS.		
§ 155.430	RESERVED.		
SUBPART 4.9: OUTDOOR GATHERING AREAS			
§ 155.431	APPLICABILITY.		
§ 155.432	OPERATION REGULATIONS.		
§ 155.433	RESERVED.		
SUBPART 4.10: OUTDOOR RETAIL DISPLAYS			
§ 155.434	APPLICABILITY.	<i>Carries forward and expands existing use regulations for outdoor display and storage.</i>	§ 155.146 PERMITTED USES. (BD-III) § 155.147 SPECIAL EXCEPTIONS. (BD-III)
§ 155.435	OUTDOOR RETAIL DISPLAY USE.		
§ 155.436	RESERVED.		
SUBPART 4.11: OUTDOOR STORAGE			
§ 155.437	APPLICABILITY.	<i>Carries forward and expands existing use regulations for outdoor display and storage.</i>	§ 155.146 PERMITTED USES. (BD-III) § 155.147 SPECIAL EXCEPTIONS. (BD-III)
§ 155.438	OUTDOOR STORAGE USE.		
§ 155.439	SCREENING STANDARDS.		
§ 155.440	RESERVED.		
SUBPART 4.12: SHIPPING CONTAINERS			
§ 155.441	APPLICABILITY.		
§ 155.442	DEVELOPMENT STANDARDS.		
§ 155.443	RESERVED.		
SUBPART 4.13: TAP ROOMS			
§ 155.444	APPLICABILITY.	<i>Carries forward existing use regulations for accessory tap rooms.</i>	§ 155.009 DEFINITIONS. § 155.161 PERMITTED USES. (ID) § 155.191 PERMITTED USES. (UD)
§ 155.445	DEVELOPMENT STANDARDS.		
§ 155.446	RESERVED.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
PART 5: TEMPORARY USES AND STRUCTURES			
SUBPART 5.1: GENERAL PROVISIONS			
§ 155.447	PURPOSE.	<i>Establishes regulations for temporary uses. Carries forward requirements for seasonal roadside agricultural and produce stands and subdivision sales centers, and revises as needed. Adds provisions for common temporary uses, such as Christmas tree sales lots, pumpkin sales lots, and filming and production activities. Implements Codes Assessment Recommendation 03-37.</i>	**Additional use-specific regulations may be added as the project progresses.**
§ 155.448	EXEMPTIONS.	<i>Cross-references Chapter 156, Temporary Emergency Dwelling Permits.</i>	
§ 155.449	ZONING COMPLIANCE REQUIRED.		
§ 155.450	TEMPORARY USE TABLE.		
§ 155.451	DEVELOPMENT STANDARDS.		
§ 155.452	PROPERTY OWNER CONSENT REQUIRED.		
§ 155.453	RESERVED.		
SUBPART 5.2: FARMERS' MARKETS			
§ 155.454	APPLICABILITY.		
§ 155.455	MARKET MANAGER REQUIRED.		
§ 155.456	PARKING.		
§ 155.457	TRASH AND RECYCLING RECEPTACLES.		
§ 155.458	RESERVED.		
SUBPART 5.3: LAYDOWN YARDS			
§ 155.459	APPLICABILITY.	<i>Establishes regulations for temporary laydown yards and staging sites for construction, including road construction, projects.</i>	
§ 155.460	CURB CUTS.		
§ 155.461	EMERGENCY ACCESS.		
§ 155.462	RESERVED.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
SUBPART 5.4: MOBILE VENDING			
§ 155.463	APPLICABILITY.	<i>Establishes regulations for mobile vending uses (e.g., food trucks), which are not addressed in the current Zoning Code.</i>	NEW
§ 155.464	LOCATION.		
§ 155.465	TRASH AND RECYCLING RECEPTACLES FOR MOBILE FOOD VENDORS.		
§ 155.466	RESERVED.		
SUBPART 5.5: SEASONAL ROADSIDE AGRICULTURAL AND PRODUCE STANDS			
§ 155.467	APPLICABILITY.		
§ 155.468	MAXIMUM SIZE.		§ 155.021 PERMITTED USES. (AGC) § 155.036(K) PERMITTED USES. (AGC-I) § 155.046 PERMITTED USES. (RUD) § 155.061 PERMITTED USES. (RUD-I) § 155.161 PERMITTED USES. (ID) § 155.176 PERMITTED USES. (LI) § 155.191 PERMITTED USES. (UD)
§ 155.469	SETBACKS.		
§ 155.470	TIME LIMITATION, EXTENSION, AND EXEMPTION.		
§ 155.471	RESERVED.		
SUBPART 5.6: SPECIAL EVENTS			
§ 155.472	APPLICABILITY.		
§ 155.473	EVENT PLAN REQUIRED.		
§ 155.474	LARGE SPECIAL EVENTS.		
§ 155.475	EVENTS ON PUBLIC PROPERTY.		
§ 155.476	RESERVED.		
SUBPART 5.7: SUBDIVISION SALES CENTERS			
§ 155.477	APPLICABILITY.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.478	MINIMUM SUBDIVISION SIZE.		§ 155.036(M) PERMITTED USES. (AGC-I) § 155.046 PERMITTED USES. (RUD) § 155.061 PERMITTED USES. (RUD-I) § 155.076 PERMITTED USES. (RC-I) § 155.091 PERMITTED USES. (RC-II) § 155.101 PERMITTED USES. (RD-I) § 155.111 PERMITTED USES. (RD-II) § 155.191 PERMITTED USES. (UD)
§ 155.479	ACCESSIBILITY.		
§ 155.480	PARKING.		
§ 155.481	ENFORCEMENT AND PENALTIES.		
§ 155.482	RESERVED.		
§ 155.483	RESERVED.		
§ 155.484	RESERVED.		

SUBCHAPTER D: DEVELOPMENT AND DESIGN STANDARDS			
New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
PART 1: GENERAL PROVISIONS			
§ 155.485	PURPOSE.	<i>Introductory part. Specifies general purpose of development standards.</i>	
§ 155.486	APPLICABILITY.	<i>Addresses applicability and allows for deviations in Planned Districts.</i>	
§ 155.487	DESIGN AND IMPROVEMENTS.		
§ 155.488	RESERVED.		
PART 2: NON-RESIDENTIAL AND MIXED USE BUILDING DESIGN			
§ 155.489	PURPOSE.	<i>Carries forward and modernizes current regulations. Implements Codes Assessment Recommendations 03-63, 03-64, and 03-65. Carries forward requirements for applicants to design big box retail stores for reuse as a subdivided facility, with multiple tenant spaces. Consider whether additional design or development standards should be applied to big box retail stores.</i>	§ 155.500 PURPOSE AND APPLICABILITY. § 155.501 GENERAL COMMERCIAL DESIGN STANDARDS.
§ 155.490	APPLICABILITY.		
§ 155.491	BUILDING WALL TYPES.		
§ 155.492	BUILDING WALL MODULATION AND ARTICULATION REQUIREMENTS.		
§ 155.493	BUILDING ENTRANCE REQUIREMENTS.		
§ 155.494	EXTERIOR CLADDING MATERIALS.		
§ 155.495	GLAZING REQUIREMENTS.		
§ 155.496	AWNINGS.		
§ 155.497	ROOF FORM.		
§ 155.498	ORIENTATION OF CERTAIN ARCHITECTURAL FEATURES.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.499	SCREENING OF MECHANICAL AND UTILITY EQUIPMENT.		
§ 155.500	BUILDING REUSE DESIGN REQUIREMENTS.		
§ 155.501	RESERVED.		
PART 3: BUFFERS, SCREENING, AND LANDSCAPING			
SUBPART 3.1: GENERAL PROVISIONS			
§ 155.502	PURPOSE.	<i>Carries forward, consolidates, and modernizes current regulations for buffers. Implements York Forward Policy ED-5.6 and Strategy NR-1.1.13; and Codes Assessment Recommendations 03-41, 03-42, 03-43, and 03-44.</i>	§ 155.400 PURPOSE AND DEFINITION OF BUFFERYARDS. § 155.403 RESPONSIBILITY FOR BUFFERYARD. § 155.410 CLEAR CUTTING OF BUFFERYARDS PROHIBITED.
§ 155.503	APPLICABILITY.		
§ 155.504	RESPONSIBILITY FOR BUFFERS AND BUFFERYARDS.		
§ 155.505	EXISTING VEGETATION PREFERRED.		
§ 155.506	CLEAR CUTTING OF BUFFERS AND BUFFERYARDS PROHIBITED.		
§ 155.507	TREES REMOVED DURING CONSTRUCTION.		
§ 155.508	MINIMUM PLANT SIZE.		
§ 155.509	RESERVED.		
SUBPART 3.2: LANDSCAPING			
§ 155.510	APPLICABILITY		
§ 155.511	FOUNDATION LANDSCAPING.		
§ 155.512	INTERNAL LOT BOUNDARY LANDSCAPING.		
§ 155.513	MAINTENANCE.		
§ 155.514	RESERVED.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
SUBPART 3.3: PERIMETER AND RIGHT-OF-WAY BUFFERYARDS			
§ 155.515	APPLICABILITY.	<i>Carries forward, consolidates, and modernizes current regulations for bufferyards. Implements Codes Assessment Recommendations 03-41, 03-42, 03-43, and 03-44.</i>	
§ 155.516	LOCATION.		§ 154.030 (m) PRELIMINARY PLAT APPLICATION AND SUPPORTING DATA (REQUIREMENTS). § 155.401 LOCATION OF BUFFERYARDS. § 155.407 BUFFERYARDS PART OF REQUIRED YARDS. APPENDIX C - EXHIBIT 2: FRONT BUFFERYARD
§ 155.517	GENERAL BUFFERYARD STANDARDS.		§ 154.030 (m) PRELIMINARY PLAT APPLICATION AND SUPPORTING DATA (REQUIREMENTS). § 155.289 LANDSCAPING. (ARTERIAL ROADS DEVELOPMENT STANDARDS OVERLAY DISTRICT) § 155.402 DETERMINATION OF BUFFERYARD REQUIREMENTS. § 155.404 BUFFERYARD SPECIFICATIONS. § 155.411 REQUIRED BUFFERYARD. § 155.412 BUFFERYARD TABLES.
§ 155.518	BUFFERYARDS FOR NON-RESIDENTIAL, MULTI-FAMILY, AND QUADPLEX USES.		§ 154.030 (m) PRELIMINARY PLAT APPLICATION AND SUPPORTING DATA (REQUIREMENTS). § 155.289 LANDSCAPING. (ARTERIAL ROADS DEVELOPMENT STANDARDS OVERLAY DISTRICT) § 155.402 DETERMINATION OF BUFFERYARD REQUIREMENTS. § 155.404 BUFFERYARD SPECIFICATIONS. § 155.411 REQUIRED BUFFERYARD. § 155.412 BUFFERYARD TABLES.
§ 155.519	BUFFERYARDS FOR MAJOR RESIDENTIAL SUBDIVISIONS AND MANUFACTURED HOME PARKS.		§ 154.030 (m) PRELIMINARY PLAT APPLICATION AND SUPPORTING DATA (REQUIREMENTS). § 154.077 CLUSTER SUBDIVISIONS.
§ 155.520	USE OF BUFFERYARDS.		§ 155.406 USE OF BUFFERYARDS.
§ 155.521	MAINTENANCE.		§ 155.409 REQUIRED MAINTENANCE.

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.522	RESERVED.		
SUBPART 3.4: UTILITY LINE BUFFERYARDS			
§ 155.523	PURPOSE.	<i>NEW</i>	
§ 155.524	APPLICABILITY.		
§ 155.525	LOCATION AND WIDTH OF UTILITY LINE BUFFERYARDS.		
§ 155.526	UTILITY LINE BUFFERYARD STANDARDS.		
§ 155.527	RESERVED.		
SUBPART 3.5: RIPARIAN BUFFERS			
§ 155.528	PURPOSE.	<i>Carries forward existing Lake Wylie and Catawba River Buffers Overlay District regulations as development standards and expands their applicability to other waterbodies.</i>	§ 155.320 LAKE WYLIE AND CATAWBA RIVER BUFFERS ESTABLISHED. § 155.322 NONCONFORMING USES, EXEMPTIONS AND ALTERNATE REQUIREMENTS. § 155.324 BASIC REQUIREMENTS FOR ALL LOTS.
§ 155.529	APPLICABILITY.		§ 155.321 LAKE WYLIE AND CATAWBA RIVER BUFFERS DEFINED. § 155.324 BASIC REQUIREMENTS FOR ALL LOTS.
§ 155.530	DEFINITIONS.		§ 155.323 DEFINITIONS (LAKE WYLIE AND CATAWBA RIVER BUFFERS OVERLAY)
§ 155.531	LOCATION AND WIDTH OF RIPARIAN BUFFERS.		§ 155.324 BASIC REQUIREMENTS FOR ALL LOTS. ZONING CODE APPENDIX B - EXHIBIT 4: CATAWBA RIVER BUFFER (MAP VIEW) COMPRISED OF THE PRIMARY AND SECONDARY BUFFERS COMBINED
§ 155.532	USE OF RIPARIAN BUFFERS.		§ 155.324 BASIC REQUIREMENTS FOR ALL LOTS.
§ 155.533	VEGETATION REMOVAL.		§ 155.324 BASIC REQUIREMENTS FOR ALL LOTS.
§ 155.534	VIEW AND ACCESS CORRIDORS.		§ 155.324 BASIC REQUIREMENTS FOR ALL LOTS.
§ 155.535	SHORELINE STABILIZATION.		§ 155.324 BASIC REQUIREMENTS FOR ALL LOTS
§ 155.536	MARKING OF BUFFERS.		§ 155.328 SALE PROVISION.
§ 155.537	RESERVED.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
SUBPART 3.6: ABANDONED CEMETERY BUFFERS			
§ 155.538	PURPOSE.	<i>Modifies existing Abandoned Cemeteries Overlay District for general applicability throughout the county. Establishes new standards to protect abandoned cemeteries.</i>	§ 155.255 PURPOSE. § 155.256 ADMINISTRATION.
§ 155.539	DEFINITION OF ABANDONED CEMETERY.		
§ 155.540	APPLICABILITY.		
§ 155.541	REQUIRED BUFFER.		
§ 155.542	REMOVAL OF ABANDONED CEMETERIES.		
§ 155.543	RESERVED.		
SUBPART 3.7: ALTERNATIVE COMPLIANCE			
§ 155.544	PURPOSE.	<i>NEW</i>	
§ 155.545	APPLICABILITY.		
§ 155.546	ALTERNATIVE COMPLIANCE FOR BUFFERYARDS.		§ 155.405 BUFFERYARD SUBSTITUTIONS.
§ 155.547	ALTERNATIVE COMPLIANCE FOR RIPARIAN BUFFERS.		§ 155.325: WAIVER (LAKE WYLIE AND CATAWBA RIVER BUFFERS OVERLAY
§ 155.548	RESERVED.		
PART 4: OUTDOOR LIGHTING			
§ 155.549	PURPOSE.	<i>Carries forward existing outdoor lighting regulations.</i>	§ 155.504(A) OUTDOOR LIGHTING STANDARDS.
§ 155.550	APPLICABILITY.		§ 155.504(B)
§ 155.551	EXEMPTIONS.		§ 155.504(D)
§ 155.552	DESIGN STANDARDS FOR OUTDOOR LIGHTING.		§ 155.504(E)
§ 155.553	LIGHT FIXTURES.		§ 155.504(F)
§ 155.554	ILLUMINATION LEVELS.		§ 155.504(G)
§ 155.555	ILLUMINATION OF OUTDOOR SPORTS FIELDS AND PERFORMANCE AREAS.		§ 155.504(H)
§ 155.556	RECOMMENDED FIXTURES.		§ 155.504(J)
§ 155.557	RESERVED.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
PART 5: PARKING			
SUBPART 5.1: GENERAL PROVISIONS			
§ 155.558	PURPOSE.	<i>Revises and modernizes existing parking and loading regulations. Implements York Forward Strategy H-1.4.1 and Codes Assessment Recommendations 03-54, 03-55, 03-56, 03-57, 03-63, 03-64, and 03-65.</i>	
§ 155.559	APPLICABILITY.		§ 155.500 PURPOSE AND APPLICABILITY. § 155.501 GENERAL COMMERCIAL DESIGN STANDARDS.
§ 155.560	LOCATION OF REQUIRED PARKING SPACES.		§ 155.443 LAND TO PROVIDE PARKING.
§ 155.561	PARKING AND STORAGE OF VEHICLES IN THE IN THE AGRICULTURAL, RESIDENTIAL, AND URBAN DEVELOPMENT DISTRICTS.		§ 155.446 PARKING, STORAGE, AND USE OF CERTAIN VEHICLES IN THE AGC, RUD, RUD-I, RC-I, RC-II, RD-I, RD-II, AND UD DISTRICTS.
§ 155.562	RESERVED.		
SUBPART 5.2: OFF-STREET PARKING RATIOS			
§ 155.563	OFF-STREET PARKING TABLE.		§ 155.445 OFF-STREET PARKING REQUIREMENTS.
§ 155.564	RESERVED.		
SUBPART 5.3: OFF-STREET PARKING SPACE AND LOT DESIGN			
§ 155.565	APPLICABILITY.		
§ 155.566	PARKING SPACE DIMENSIONS.		§ 155.440 DESIGN STANDARDS.
§ 155.567	ACCESSIBLE PARKING SPACES.		§ 155.441 HANDICAP PARKING SPACE REQUIREMENTS.
§ 155.568	PARKING SPACE SURFACING AND MARKING.		§ 155.440 DESIGN STANDARDS.
§ 155.569	ELECTRIC VEHICLE CHARGING STATIONS.	<i>NEW</i>	
§ 155.570	PARKING LOT LIGHTING.		§ 155.440(F): DESIGN STANDARDS.
§ 155.571	DRAINAGE AND MAINTENANCE.		§ 155.440(C): DESIGN STANDARDS.

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.572	RESERVED.		
SUBPART 5.4: ALTERNATIVE PARKING PLANS			
§ 155.573	PURPOSE.	<i>Establishes allowance for alternative parking plans to meet the requirements of this Part.</i>	
§ 155.574	APPLICABILITY.		
§ 155.575	SHARED PARKING PLANS.		§ 155.442 JOINT USE OF OFF-STREET PARKING LOTS.
§ 155.576	REMOTE PARKING PLANS.		
§ 155.577	ON-STREET PARKING PLANS.		
§ 155.578	PARKING DEMAND STUDIES.		
§ 155.579	RESERVED.		
SUBPART 5.5: OFF-STREET LOADING			
§ 155.580	APPLICABILITY.	<i>Specifies off-street loading requirements.</i>	§ 155.444 OFF-STREET LOADING REQUIREMENTS.
§ 155.581	NUMBER OF OFF-STREET LOADING BERTHS.		
§ 155.582	LOCATION AND DESIGN OF OFF-STREET LOADING AREAS.		
§ 155.583	RESERVED.		
PART 6: SIGNS			
§ 155.584	PURPOSE.	<i>Revises and modernizes the current sign regulations. Implements Codes Assessment Recommendations 03-58, 03-59, 03-60, 03-61, and 03-62.</i>	§ 155.470 PURPOSE.
§ 155.585	APPLICABILITY.		§ 155.476 SIGNS FOR WHICH A ZONING COMPLIANCE IS REQUIRED.
§ 155.586	PROHIBITED SIGNS.		§ 155.474 PROHIBITED SIGNS.
§ 155.587	EXEMPT SIGNS.		§ 155.475 SIGNS NOT REQUIRING A ZONING COMPLIANCE.

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.588	GENERAL SIGN STANDARDS.		§ 155.473 GENERAL PROVISIONS. (SIGN REGULATIONS) APPENDIX C, EXHIBIT 9A AND 9B (SIGN REGULATIONS) APPENDIX B - EXHIBIT 3: PERMITTED GROUND SIGNS AND PROHIBITED POLE SIGN (ZONING CODE) APPENDIX C - EXHIBIT 8: SIGN HEIGHT APPENDIX C - EXHIBIT 9A: SIGN AREA APPENDIX C - EXHIBIT 9B: WALL AREA APPENDIX C - EXHIBIT 10: GROUND SIGN HEIGHT APPENDIX C - EXHIBIT 11: DIRECTORY SIGN AREA
§ 155.589	PERMANENT SIGN STANDARDS.		§ 155.481 READER BOARDS. APPENDIX C - EXHIBIT 12: SIGN TYPES
§ 155.590	INCIDENTAL SIGNS.		
§ 155.591	TEMPORARY SIGNS.		§ 155.478 TEMPORARY SIGNS FOR WHICH A ZONING COMPLIANCE IS REQUIRED.
§ 155.592	BILLBOARDS.		§ 155.480 OUTDOOR ADVERTISING DISPLAYS.
§ 155.593	NONCONFORMING AND ABANDONED SIGNS.	<i>Carries forward rules for the continuation, expansion, alteration, and reestablishment of nonconforming signs.</i>	§ 155.558 NONCONFORMING SIGNS. § 155.479 REMOVAL, IMPOUNDMENT AND DESTRUCTION OF SIGNS.
§ 155.594	RESERVED.		
PART 7: PERFORMANCE STANDARDS			
§ 155.595	PURPOSE.	<i>Consolidates performance standards from Zoning Code Appendix D-Exhibit 1 into the text of the code.</i>	APPENDIX D - EXHIBIT 1: CODE OF YORK COUNTY PERFORMANCE STANDARDS AGREEMENT
§ 155.596	APPLICABILITY.		
§ 155.597	NOISE PERFORMANCE STANDARDS.		
§ 155.598	OTHER PERFORMANCE STANDARDS.		
§ 155.599	RESERVED.		

SUBCHAPTER E: PROCEDURES			
New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
PART 1: GENERAL PROVISIONS			
§ 155.600	PURPOSE.	<i>Consolidates all Zoning Code procedures and maps each with a common workflow. Implements Codes Assessment Recommendations 03-73, 03-74, 03-75, 03-76, 03-77, 03-78, 03-79, 03-80, and 03-81.</i>	
§ 155.601	APPLICABILITY.	<i>Cross references Chapter 153, which will establish the process to amend the Comprehensive Plan, including the Future Land Use Map.</i>	
§ 155.602	SUMMARY OF PROCEDURES.	<i>New. Summarizes, in a table format, the various development-related procedures. Implements Codes Assessment Recommendation 03-73.</i>	
§ 155.603	GENERAL PROCEDURAL REQUIREMENTS AND AUTHORITY.	<i>Establishes common formatting and general requirements to obtain applicable zoning and development permits.</i>	§ 155.598 CONSTRUCTION AND USE TO BE AS PROVIDED IN APPLICATIONS, SITE PLANS, ZONING COMPLIANCES AND APPROVALS.
§ 155.604	COMPLETENESS REVIEW. ³	<i>Establishes a completeness review process. This works in conjunction with the submittal requirements in Subchapter L.</i>	
§ 155.605	PRE-APPLICATION MEETING.	<i>Establishes pre-application meeting requirements.</i>	
§ 155.606	NEIGHBORHOOD MEETING.		
§ 155.607	NOTICE PROVISIONS.	<i>Establishes general rules for notification and publication.</i>	
§ 155.608	PUBLIC HEARINGS.	<i>Establishes rules or guidelines for providing and accepting testimony at required hearings.</i>	
§ 155.609	PENDING ORDINANCE DOCTRINE.	<i>Carries forward current provision for Council's discretion to invoke the pending ordinance doctrine.</i>	§ 155.578. PROPOSED CHANGES TO THIS CHAPTER

³ During drafting, we'll consider whether these provisions are more appropriately located in Subchapter L.

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.610	REVIEW OF DECISIONS AND INTERPRETATIONS.	<i>New. Provides for recordkeeping and annual review of administrative interpretations and BZA decisions. Implements Code Assessment Recommendation 3-79.</i>	
§ 155.611	RESERVED.		
PART 2: ZONING MAP AMENDMENTS (REZONINGS)			
§ 155.612	PURPOSE.	<i>Carries forward the process to amend the Zoning Map. Ensures compliance with SC Code 6-29. Cross-references procedure for rezoning to Planned Districts.</i>	
§ 155.613	APPLICABILITY.		
§ 155.614	INITIATION.		§ 155.570 AMENDMENT AUTHORIZATION AND PROCEDURE. § 155.571 INITIATION OF AMENDMENT. § 155.577 AMENDMENT REQUESTS WHERE LANDS OR USES THEREON ARE IN VIOLATION OF THIS CHAPTER.
§ 155.615	NOTICE.		§ 155.574 PUBLIC HEARING AND NOTICE THEREOF.
§ 155.616	DECISION.	<i>As noted in the Codes Assessment (see Recommendation 03-72), we will work the County Attorney to review and revise, if needed, the current provisions for conditional approvals.</i>	§ 155.570 AMENDMENT AUTHORIZATION AND PROCEDURE. § 155.572 PLANNING COMMISSION REPORT. § 155.575 ACTION BY COUNTY COUNCIL. § 155.579 CONDITIONAL APPROVALS.
§ 155.617	CONDITIONS OF APPROVAL FOR REZONINGS.		§ 155.572 PLANNING COMMISSION REPORT. § 155.573 DECLARATION OF POLICY.
§ 155.618	SUBSEQUENT APPLICATIONS.		§ 155.576 RESUBMISSION OF DENIED APPLICATION.
§ 155.619	APPEALS.		
§ 155.620	SCOPE OF APPROVAL.		
§ 155.621	RECORDKEEPING.		§ 155.006 CHANGE TO DISTRICT BOUNDARIES.
§ 155.622	RESERVED.		
PART 3: SPECIAL DISTRICTS			
§ 155.623	PURPOSE.		
§ 155.624	APPLICABILITY.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.625	INITIATION.		§ 155.210 SUBMISSION PROCESS OF SITE PLAN AND APPLICATION TO ZONING DEPARTMENT FOR REVIEW. (PLANNED DEVELOPMENT DISTRICT)
§ 155.626	NOTICE.		
§ 155.627	DECISION.	<i>As noted in the Codes Assessment (see Recommendation 03-72), we will work the County Attorney to review and revise, if needed, the current provisions for conditional approvals.</i>	§ 155.211 PROCESS FOR PLANNING DEPARTMENT REVIEW AND CONFERENCE. § 155.212 PLANNING DEPARTMENT RESPONSE TO PLANNING COMMISSION. § 155.213 ACTIONS BY PLANNING COMMISSION AND COUNTY COUNCIL. § 155.579 CONDITIONAL APPROVALS.
§ 155.628	APPROVAL CRITERIA.		§ 155.209 GENERAL DESIGN CRITERIA AND DEVELOPMENT STANDARDS. (PLANNED DEVELOPMENT DISTRICT)
§ 155.629	SUBSEQUENT APPLICATIONS.		
§ 155.630	APPEALS.		
§ 155.631	SCOPE OF APPROVAL.		§ 155.214 PLANNING DEPARTMENT ACTION ON APPROVED PD AMENDMENT. § 155.215 CHANGES IN APPROVED PLANS.
§ 155.632	RECORDKEEPING.		
§ 155.633	RESERVED.		
PART 4: SPECIAL EXCEPTION PERMITS			
§ 155.634	PURPOSE.	<i>The language that appears in the “special exceptions” section for each zoning district (e.g., § 155.022) will be carried forward to the appropriate sections in this Part. Implements Codes Assessment Recommendation 03-77.</i>	§ 155.592 APPEALS, HEARING AND NOTICE.
§ 155.635	APPLICABILITY.		
§ 155.636	INITIATION.		
§ 155.637	NOTICE.		§ 155.601 POWERS AND DUTIES OF THE ZONING BOARD OF APPEALS.

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.638	DECISION.		§ 155.600 DECISIONS OF THE ZONING BOARD OF APPEALS. § 155.601 POWERS AND DUTIES OF THE ZONING BOARD OF APPEALS.
§ 155.639	APPROVAL CRITERIA.		§ 155.077(C) SPECIAL EXCEPTIONS. (RC-I) § 155.092 SPECIAL EXCEPTIONS. (RC-II)
§ 155.640	SUBSEQUENT APPLICATIONS.		
§ 155.641	APPEALS.		§ 155.593 APPEALS FROM DECISIONS OF THE ZONING BOARD OF APPEALS.
§ 155.642	SCOPE OF APPROVAL.		
§ 155.643	RECORDKEEPING.		§ 155.600 DECISIONS OF THE ZONING BOARD OF APPEALS. § 155.601 POWERS AND DUTIES OF THE ZONING BOARD OF APPEALS.
§ 155.644	RESERVED.		
PART 5: PUBLIC PROJECT REVIEW			
§ 155.645	PURPOSE.	<i>Adds provisions for Planning Commission review of public projects pursuant to SC Code 6-29-540.</i>	
§ 155.646	APPLICABILITY.		
§ 155.647	INITIATION.		
§ 155.648	NOTICE.		
§ 155.649	DECISION.		
§ 155.650	APPROVAL CRITERIA.		
§ 155.651	SUBSEQUENT APPLICATIONS.		
§ 155.652	APPEALS.		
§ 155.653	SCOPE OF APPROVAL.		
§ 155.654	RECORDKEEPING.		
§ 155.655	RESERVED.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
PART 6: ZONING COMPLIANCE			
§ 155.656	PURPOSE.	<i>Carries forward existing regulations and clarifies the different levels/types of Zoning Compliance (e.g., with minor site plan, with major site plan). Implements Codes Assessment Recommendations 03-75 and 03-75.</i>	§ 155.326 APPROVAL PROCEDURES FOR PERMITTED ACTIVITIES. § 155.327 INSPECTIONS REQUIRED. (LAKE WYLIE AND CATAWBA RIVER BUFFERS OVERLAY DISTRICT) § 155.373 DESTRUCTION, REMOVAL OR RENOVATION OF HISTORICALLY OR ARCHITECTURALLY SIGNIFICANT STRUCTURES; PERMIT REQUIRED. (AGC AND RUD HISTORIC SITES OVERLAY) § 155.387 ADMINISTRATION. (TCP OVERLAY) § 155.472 PROCEDURES. (SIGN REGULATIONS)
§ 155.657	APPLICABILITY.		§ 155.595 DEVELOPMENT PERMITS AND USE ZONING COMPLIANCES REQUIRED. § 155.596 ZONING COMPLIANCE APPROVAL FOR NEW OR ALTERED USES.
§ 155.658	INITIATION.		
§ 155.659	DECISION.		§ 155.597 ZONING APPROVALS, TEMPORARY OR CONDITIONAL.
§ 155.660	APPROVAL CRITERIA.		§ 155.511 APPROVAL REQUIREMENTS AND CRITERIA. (COMMUNICATION TOWER PUBLIC SERVICE USE REQUIREMENTS) § 155.595 DEVELOPMENT PERMITS AND USE ZONING COMPLIANCES REQUIRED.
§ 155.661	SCOPE OF APPROVAL.		
§ 155.662	RECORDKEEPING.		§ 155.596 ZONING COMPLIANCE APPROVAL FOR NEW OR ALTERED USES.
§ 155.663	RESERVED.		
PART 7: HOME OCCUPATION PERMITS			
§ 155.664	PURPOSE.	<i>Carries forward procedure for home occupation permits with annual renewals.</i>	§ 155.498 HOME OCCUPATIONS AND COTTAGE INDUSTRIES.
§ 155.665	APPLICABILITY.		
§ 155.666	INITIATION.		
§ 155.667	DECISION.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.668	APPROVAL CRITERIA.		
§ 155.669	SUBSEQUENT APPLICATIONS.		
§ 155.670	SCOPE OF APPROVAL.		
§ 155.671	RECORDKEEPING.		
§ 155.672	RESERVED.		
PART 8: ADMINISTRATIVE ADJUSTMENTS			
§ 155.673	PURPOSE.	<p><i>This new procedure allows the Planning Director or Zoning Administrator to approve minor adjustments to quantitative development standards, such as setbacks.</i></p> <p><i>Implements Codes Assessment Recommendation 03-80.</i></p>	NEW
§ 155.674	APPLICABILITY.		
§ 155.675	INITIATION.		§ 155.325 WAIVER. (LAKE WYLIE AND CATAWBA RIVER BUFFERS OVERLAY DISTRICT)
§ 155.676	DECISION.		
§ 155.677	APPROVAL CRITERIA.		
§ 155.678	SUBSEQUENT APPLICATIONS.		
§ 155.679	SCOPE OF APPROVAL.		
§ 155.680	RECORDKEEPING.		
§ 155.681	RESERVED.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
PART 9: VARIANCES			
§ 155.682	PURPOSE.	<i>Establishes procedures for requesting variances from the Board of Zoning Appeals.</i>	§ 155.275 PERMITS, CHANGES IN USE, NONCONFORMING, AND VARIANCES. (AIRPORT OVERLAY) § 155.329 APPEALS FROM DECISIONS OF ZONING ADMINISTRATOR. (LAKE WYLIE AND CATAWBA RIVER BUFFERS OVERLAY DISTRICT) § 155.346 VARIANCES (LAKE WYLIE OVERLAY) § 155.512 APPEALS AND VARIANCES. (COMMUNICATION TOWER PUBLIC SERVICE USE REQUIREMENTS) § 155.592 APPEALS, HEARING AND NOTICE.
§ 155.683	APPLICABILITY.		
§ 155.684	INITIATION.		
§ 155.685	NOTICE.		§ 155.601 POWERS AND DUTIES OF THE ZONING BOARD OF APPEALS.
§ 155.686	DECISION.		§ 155.600 DECISIONS OF THE ZONING BOARD OF APPEALS. § 155.601 POWERS AND DUTIES OF THE ZONING BOARD OF APPEALS.
§ 155.687	APPROVAL CRITERIA.		§ 155.601 POWERS AND DUTIES OF THE ZONING BOARD OF APPEALS.
§ 155.688	SUBSEQUENT APPLICATIONS.		
§ 155.689	APPEALS.		§ 155.593 APPEALS FROM DECISIONS OF THE ZONING BOARD OF APPEALS.
§ 155.690	SCOPE OF APPROVAL.		
§ 155.691	RECORDKEEPING.		§ 155.600 DECISIONS OF THE ZONING BOARD OF APPEALS. § 155.601 POWERS AND DUTIES OF THE ZONING BOARD OF APPEALS.
§ 155.692	RESERVED.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
PART 10: ZONING CODE INTERPRETATIONS			
§ 155.693	PURPOSE.	<i>Establishes a formal process to obtain the Zoning Administrator's interpretation of a particular Zoning Code provision or set of provisions. Implements Codes Assessment Recommendations 03-78 and 03-79.</i>	NEW
§ 155.694	APPLICABILITY.		§ 155.591 APPEAL FROM THE DECISION OF THE ZONING ADMINISTRATOR.
§ 155.695	INITIATION.		
§ 155.696	DECISION.		
§ 155.697	APPROVAL CRITERIA.		
§ 155.698	SCOPE OF APPROVAL.		
§ 155.699	RECORDKEEPING.	<i>Implements Codes Assessment Recommendation 03-79.</i>	
§ 155.700	RESERVED.		
PART 11: APPEALS OF ADMINISTRATIVE DECISIONS			
§ 155.701	PURPOSE.	<i>Carries forward existing procedures for appealing to the Zoning Board Appeals.</i>	§ 155.592 APPEALS, HEARING AND NOTICE.
§ 155.702	APPLICABILITY.		
§ 155.703	INITIATION.		§ 155.601 POWERS AND DUTIES OF THE ZONING BOARD OF APPEALS.
§ 155.704	NOTICE.		§ 155.601 POWERS AND DUTIES OF THE ZONING BOARD OF APPEALS.
§ 155.705	DECISION.		§ 155.600 DECISIONS OF THE ZONING BOARD OF APPEALS. § 155.601 POWERS AND DUTIES OF THE ZONING BOARD OF APPEALS.
§ 155.706	APPROVAL CRITERIA.		
§ 155.707	SUBSEQUENT APPLICATIONS.		
§ 155.708	APPEALS.		§ 155.593 APPEALS FROM DECISIONS OF THE ZONING BOARD OF APPEALS.
§ 155.709	SCOPE OF APPROVAL.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.710	RECORDKEEPING.	<i>Implements Codes Assessment Recommendation 03-79.</i>	§ 155.600 DECISIONS OF THE ZONING BOARD OF APPEALS. § 155.601 POWERS AND DUTIES OF THE ZONING BOARD OF APPEALS.
§ 155.711	RESERVED.		
PART 12: COMMUNICATIONS TOWERS APPLICATIONS			
§ 155.712	PURPOSE.	<i>This Part significantly revises the previous procedures for the communications tower public service requirements contained based on FCC regulations for approval of towers and antennas.</i>	§ § 155.510-517
§ 155.713	APPLICABILITY.		
§ 155.714	INITIATION.		
§ 155.715	COMPLETENESS.		
§ 155.716	NOTICE.		
§ 155.717	DECISION.		
§ 155.718	APPROVAL CRITERIA.		
§ 155.719	SUBSEQUENT APPLICATIONS.		
§ 155.720	APPEALS.		
§ 155.721	SCOPE OF APPROVAL.		
§ 155.722	RECORDKEEPING.		
§ 155.723	RESERVED.		
PART 13: SMALL WIRELESS APPLICATIONS			
§ 155.724	PURPOSE.	<i>This Part significantly revises the previous procedures for small cell wireless facilities. It incorporates requirements of FCC regulations and the South Carolina Small Wireless Facilities Deployment Act.</i>	§ 155.505 SMALL WIRELESS STANDARDS.
§ 155.725	APPLICABILITY.		
§ 155.726	INITIATION.		
§ 155.727	COMPLETENESS.		
§ 155.728	DECISION.		
§ 155.729	APPROVAL CRITERIA.		
§ 155.730	SUBSEQUENT APPLICATIONS.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.731	APPEALS.		
§ 155.732	SCOPE OF APPROVAL.		
§ 155.733	RECORDKEEPING.		
§ 155.734	RESERVED.		
PART 14 ZONING CODE TEXT AMENDMENTS			
§ 155.735	PURPOSE.	<i>Carries forward the process to amend the text of the Zoning Code. Ensures compliance with SC Code 6-29.</i>	
§ 155.736	APPLICABILITY.		§ 155.577 AMENDMENT REQUESTS WHERE LANDS OR USES THEREON ARE IN VIOLATION OF THIS CHAPTER.
§ 155.737	INITIATION.		§ 155.570 AMENDMENT AUTHORIZATION AND PROCEDURE. § 155.571 INITIATION OF AMENDMENT.
§ 155.738	NOTICE.		§ 155.574 PUBLIC HEARING AND NOTICE THEREOF.
§ 155.739	DECISION.		§ 155.570 AMENDMENT AUTHORIZATION AND PROCEDURE. § 155.572 PLANNING COMMISSION REPORT. § 155.575 ACTION BY COUNTY COUNCIL. § 155.578 PROPOSED CHANGES TO THIS CHAPTER.
§ 155.740	SUBSEQUENT APPLICATIONS.		§ 155.576 RESUBMISSION OF DENIED APPLICATION.
§ 155.741	APPEALS.		
§ 155.742	SCOPE OF APPROVAL.		
§ 155.743	RECORDKEEPING.		§ 155.006 CHANGE TO DISTRICT BOUNDARIES.
§ 155.744	RESERVED.		

SUBCHAPTER F: NONCONFORMITIES			
New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
PART 1: GENERAL PROVISIONS			
§ 155.745	PURPOSE.	<i>This is a comprehensive subchapter to deal with existing situations, ranging from permits in progress to more comprehensively addressing different types of nonconformities (uses, lots, structures, and site improvements). Implements Codes Assessment Recommendations 03-66, 03-67, 03-68, 03-69, and 03-70.</i>	
§ 155.746	APPLICABILITY.		
§ 155.747	AUTHORITY TO CONTINUE.		
§ 155.748	MINOR REPAIRS AND MAINTENANCE.		
§ 155.749	APPLICATIONS AND PROJECTS IN PROCESS.	<i>Establishes rules to process applications filed before the effective date of this Code or an amendment that protect vested rights under South Carolina law.</i>	
§ 155.750	RESERVED.		
PART 2: NONCONFORMING LOTS			
§ 155.751	APPLICABILITY.	<i>Allows the reasonable development of a lot that does not meet the minimum lot size regulations.</i>	§ 155.551 NONCONFORMING LOTS OF RECORD.
§ 155.752	CREATION OF NONCONFORMING LOTS PROHIBITED.		
§ 155.753	USE OF NONCONFORMING LOTS.		
§ 155.754	SETBACK REDUCTION FOR NONCONFORMING LOTS.		
§ 155.755	RESERVED.		
PART 3: NONCONFORMING SITE IMPROVEMENTS			
§ 155.756	APPLICABILITY.	<i>Establishes rules for the review and redevelopment of sites that are nonconforming as to landscaping, parking, or other development standards.</i>	

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.757	ALTERATIONS OF A STRUCTURE ON A LOT WITH NONCONFORMING SITE IMPROVEMENTS.		
§ 155.758	NONCONFORMING OUTDOOR LIGHTING.		§ 155.504(J) OUTDOOR LIGHTING STANDARDS. (NONCONFORMING LUMINAIRES)
§ 155.759	RESERVED.		
PART 4: NONCONFORMING STRUCTURES			
§ 155.760	APPLICABILITY.	<i>Carries forward rules for the continuation, expansion, alteration, and reestablishment of structures that are nonconforming as to the district dimensional standards (setback, building height, or lot coverage). Implements Codes Assessment Recommendation 03-70.</i>	§ 155.322 NONCONFORMING USES, EXEMPTIONS AND ALTERNATE REQUIREMENTS. § 155.324 BASIC REQUIREMENTS FOR ALL LOTS (LAKE WYLIE AND CATAWBA RIVER BUFFERS OVERLAY DISTRICT) § 155.554 NONCONFORMING BUILDINGS. § 155.560 EXPANSIONS TO NONCONFORMING USES AND NONCONFORMING STRUCTURES.
§ 155.761	ALTERATION AND REPLACEMENT OF NONCONFORMING STRUCTURES.		
§ 155.762	CHANGE OF USE IN A NONCONFORMING STRUCTURE.		
§ 155.763	NONCONFORMING BUILDING DESIGN ELEMENTS.		
§ 155.764	NONCONFORMING STRUCTURES IN RIPARIAN BUFFERS.		
§ 155.765	NONCONFORMING STRUCTURES IN THE AIRPORT OVERLAY DISTRICT.		
§ 155.766	NONCONFORMING COMMUNICATIONS TOWERS.		§ 155.517 APPLICABILITY. (COMMUNICATION TOWER PUBLIC SERVICE USE REQUIREMENTS)
§ 155.767	RESERVED.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
PART 5: NONCONFORMING USES			
§ 155.768	APPLICABILITY.	<i>Carries forward rules for the continuation, expansion, and reestablishment of uses that are not allowed in the district, or that would require discretionary review under the new regulations. Implements Codes Assessment Recommendation 03-69.</i>	§ 155.550 GRANDFATHER CLAUSE. (NONCONFORMING USES) § 155.552 CHANGE OF NONCONFORMING USE. § 155.553 EXPANSION OF USE WITHIN EXISTING BUILDING. § 155.555 DISCONTINUANCE OF NONCONFORMING USE. § 155.556 TEMPORARY/REPLACEMENT OF NONCONFORMING USES. § 155.557 INTERMITTENT USE. § 155.560 EXPANSIONS TO NONCONFORMING USES AND NONCONFORMING STRUCTURES.
§ 155.769	CONTINUATION AND EXPANSION OF NONCONFORMING USE.		
§ 155.770	DISCONTINUATION OF NONCONFORMING USE.		
§ 155.771	CHANGE OF NONCONFORMING USE.		
§ 155.772	NONCONFORMING RESIDENTIAL DENSITY.		
§ 155.773	REPLACEMENT OF NONCONFORMING MANUFACTURED HOMES.		
§ 155.774	RESERVED.		

SUBCHAPTER G: AGENCIES			
New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
PART 1: GENERAL PROVISIONS			
§ 155.775	GENERALLY.	<i>Introductory section.</i>	
§ 155.776	RESERVED.		
PART 2: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT			
§ 155.777	PLANNING AND DEVELOPMENT SERVICES DIRECTOR.	<i>Carries forward and consolidates regulations for the Planning and Development Services Department's responsibilities.</i>	§ 155.590 ADMINISTRATION OFFICER AND RESPONSIBILITIES.
§ 155.778	ZONING ADMINISTRATOR.		
§ 155.779	RESERVED.		
PART 3: PUBLIC WORKS DEPARTMENT			
§ 155.780	DIRECTOR OF PUBLIC WORKS.	<i>Carries forward and consolidates regulations for the Public Works Department's responsibilities in administering the Zoning Code.</i>	
§ 155.781	RESERVED.		
PART 4: PLANNING COMMISSION			
§ 155.782	ESTABLISHMENT OF PLANNING COMMISSION.	<i>Cross-references Chapter 153: Planning and Development, §§ 153.15 et seq.</i>	
§ 155.783	PLANNING COMMISSION DUTIES.	<i>Specifies role of Planning and Zoning Commission with respect to zoning approval processes. Cross-references Chapter 153.</i>	
§ 155.784	RESERVED.		
PART 5: BOARD OF ZONING APPEALS			
§ 155.785	ESTABLISHMENT OF BOARD OF ZONING APPEALS.	<i>Cross-references S.C. Code § 6-29-780, et seq.</i>	
§ 155.786	COMPOSITION AND ORGANIZATION OF BOARD OF ZONING APPEALS.		
§ 155.787	POWERS AND DUTIES OF THE BOARD OF ZONING APPEALS.	<i>Specifies role of Board of Zoning Appeals with respect to zoning approval and appeal processes.</i>	§ 155.599 ESTABLISHMENT OF ZONING BOARD OF APPEALS. § 155.601 POWERS AND DUTIES OF THE ZONING BOARD OF APPEALS. § 155.602 PROCEEDINGS OF THE ZONING BOARD OF APPEALS.

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.788	MEETINGS OF THE BOARD OF ZONING APPEALS.		§ 155.602 PROCEEDINGS OF THE ZONING BOARD OF APPEALS.
§ 155.789	RESERVED.		

SUBCHAPTER H: ENFORCEMENT

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.790	GENERALLY.	<i>Introductory section.</i>	
§ 155.791	VIOLATIONS.	<i>Establishes types of violations (e.g., use not allowed, permits not obtained, violation of conditions, etc.)</i>	§ 155.331 VIOLATIONS AND PENALTIES. (LAKE WYLIE AND CATAWBA RIVER BUFFERS OVERLAY DISTRICT) § 155.479 REMOVAL, IMPOUNDMENT AND DESTRUCTION OF SIGNS. (SIGN REGULATIONS)
§ 155.792	PENALTIES.	<i>Establishes procedures for withholding or revoking permits, and penalties for violations consistent with state law.</i>	§ 155.331 VIOLATIONS AND PENALTIES. (LAKE WYLIE AND CATAWBA RIVER BUFFERS OVERLAY DISTRICT) § 155.479 REMOVAL, IMPOUNDMENT AND DESTRUCTION OF SIGNS. (SIGN REGULATIONS) § 155.999 PENALTY.
§ 155.793	ENFORCEMENT PROCEDURES.	<i>Establishes responsibility for enforcement actions, notification, cure periods, and enforcement actions.</i>	§ 155.331 VIOLATIONS AND PENALTIES. (LAKE WYLIE AND CATAWBA RIVER BUFFERS OVERLAY DISTRICT) § 155.479 REMOVAL, IMPOUNDMENT AND DESTRUCTION OF SIGNS. (SIGN REGULATIONS) § 155.595 DEVELOPMENT PERMITS AND USE ZONING COMPLIANCES REQUIRED.
§ 155.794	REVOCAION OF PERMIT OR APPROVAL.	<i>Allows revocation of permit if materially incorrect information was provided, if the applicant fails to comply with a condition, or if the permit or approval was issued in error.</i>	
§ 155.795	RESERVED.		

SUBCHAPTER I: RULES OF INTERPRETATION AND MEASUREMENT			
New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
PART 1: RULES OF INTERPRETATION			
§ 155.796	GENERAL RULES OF INTERPRETATION.	<i>Recites general rules for interpreting the Code (such as the singular includes the plural, text supersedes graphics, etc.). Cross-references Chapter 10.</i>	§ 155.604 INTERPRETATION AND CONFLICT.
§ 155.797	INTERPRETATION OF ZONING MAP.	<i>Includes rules for interpreting the zoning map, including GIS files and boundary interpretations.</i>	§ 155.005 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES.
§ 155.798	CONFLICTING PROVISIONS.	<i>Describes how to resolve conflicts in County Codes, or with state law or federal law. Provides that the higher (more restrictive) provision controls. Cross-references S.C. Code Section 6-29-960.</i>	§ 155.604 INTERPRETATION AND CONFLICT. § 155.342 LAKE WYLIE OVERLAY APPLICATION REGULATION.
§ 155.799	RESERVED.		
PART 2: RULES OF MEASUREMENT			
SUBPART 2.1: GENERAL PROVISIONS			
§ 155.800	PURPOSE.	<i>This Part establishes rules for measurement or calculation of Zoning Code standards, such as lot area and height.</i>	NEW
§ 155.801	RESERVED.		
SUBPART 2.2: DENSITY			
§ 155.802	GENERALLY.		
§ 155.803	CALCULATION OF MAXIMUM DENSITY.	<i>Describes how to calculate residential density.</i>	
§ 155.804	RESERVED.		
SUBPART 2.3: FLOOR AREA RATIO			
§ 155.805	GENERALLY.		
§ 155.806	CALCULATION OF FLOOR AREA RATIO.		
§ 155.807	RESERVED.		
SUBPART 2.4: GROSS FLOOR AREA			
§ 155.808	GENERALLY.	<i>Describes how to calculate the gross floor area of a building.</i>	
§ 155.809	CALCULATION OF GROSS FLOOR AREA.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.810	RESERVED.		
SUBPART 2.5: HEIGHT			
§ 155.811	GENERALLY.	<i>Describes how to measure building and structure height. Allows exceptions for certain structures or elements.</i>	
§ 155.812	MEASUREMENT OF HEIGHT.		§ 155.496 BUILDING HEIGHT REQUIREMENTS AND EXCEPTIONS TO HEIGHT.
§ 155.813	EXCEPTIONS.		§ 155.496 BUILDING HEIGHT REQUIREMENTS AND EXCEPTIONS TO HEIGHT.
§ 155.814	RESERVED.		
SUBPART 2.6: LOT AREA, WIDTH, AND COVERAGE			
§ 155.815	GENERALLY.	<i>Describes how to measure lot area, lot width, lot depth, and lot coverage.</i>	
§ 155.816	LOT AREA.		
§ 155.817	LOT WIDTH.		SUBDIVISION CODE APPENDICES: § 12. MINIMUM LOT WIDTH. § 14. MINIMUM LOT WIDTH OF CURVES. ZONING CODE APPENDICES: APPENDIX C - EXHIBIT 4: MINIMUM LOT WIDTH APPENDIX C - EXHIBIT 6B: MINIMUM LOT WIDTH
§ 155.818	IMPERVIOUS SURFACE.		
§ 155.819	RESERVED.		
SUBPART 2.7: SETBACKS AND YARDS			
§ 155.820	GENERALLY.	<i>Describes how to measure setbacks. Allows encroachments for certain elements (e.g., roof eaves).</i>	
§ 155.821	MEASUREMENT OF SETBACKS.		
§ 155.822	FRONT YARDS AND SETBACKS.		§ 155.493 MEASUREMENT OF FRONT YARD SETBACK ABUTTING STREET RIGHTS- OF-WAY.
§ 155.823	SIDE YARDS AND SETBACKS.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.824	REAR YARDS AND SETBACKS.		
§ 155.825	ENCROACHMENTS.		§ 155.495 STRUCTURES PROJECTING INTO REQUIRED YARDS.
§ 155.826	RESERVED.		
SUBPART 2.8: USE SEPARATION			
§ 155.827	GENERALLY.		
§ 155.828	MEASUREMENT OF SEPARATION DISTANCE.		
§ 155.829	RESERVED.		
SUBCHAPTER J: DEFINITIONS AND ACRONYMS			
New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
PART 1: DEFINITIONS			
§ 155.830	PURPOSE.	<i>Carries forward, consolidates, revises, and adds definitions for terms and phrases used in the Zoning Code. Implements Codes Assessment Recommendation 03-03.</i>	§ 155.009 DEFINITIONS. § 155.271 DEFINITIONS. (AIRPORT OVERLAY) § 155.321 LAKE WYLIE AND CATAWBA RIVER BUFFERS DEFINED. § 155.323 DEFINITIONS (LAKE WYLIE AND CATAWBA RIVER BUFFER OVERLAY DISTRICT) § 155.471 DEFINITIONS. (SIGN REGULATIONS) § 155.503 SOLAR ENERGY FACILITIES. § 155.504(C) OUTDOOR LIGHTING STANDARDS. § 155.505(C) SMALL WIRELESS STANDARDS. § 155.510 DEFINITIONS. (COMMUNICATION TOWER PUBLIC SERVICE USE REQUIREMENTS)
§ 155.831	DEFINED TERMS.		
PART 2: ACRONYMS			
§ 155.832	PURPOSE.	<i>Defines acronyms used in the Zoning Code (e.g., SCDOT, South Carolina Department of Transportation).</i>	
§ 155.833	LIST OF ACRONYMS.		
§ 155.834	RESERVED.		

SUBCHAPTER K: LEGAL PROVISIONS

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.835	PRIVATE RESTRICTIONS.	<i>Indicates that this Code does not supersede private restrictions.</i>	§ 155.604 INTERPRETATION AND CONFLICT.
§ 155.836	SEVERABILITY.	<i>Carries forward existing text.</i>	§ 155.605 VALIDITY.
§ 155.837	REPEAL OF EXISTING CODE.	<i>Provides that that zoning regulations in effect prior to the effective date of the new Zoning Code are repealed.</i>	
§ 155.838	EFFECTIVE DATE.	<i>Establishes effective dates for the new Zoning Code, consistent with state law.</i>	
§ 155.839	RESERVED.		

SUBCHAPTER L: SUBMITTAL REQUIREMENTS

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
PART 1: GENERAL REQUIREMENTS			
§ 155.840	PURPOSE.	<i>Introductory section.</i>	
§ 155.841	FORMAT OF APPLICATIONS.	<i>Establishes requirements and specifications for filing applications. Requires paper copies if requested by staff.</i>	NEW
§ 155.842	AUTHORIZATION OF AGENT.		

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.843	APPLICATION CHECKLISTS.	<i>Application checklists will be maintained outside the Code (see Codes Assessment Recommendation 03-71). This section will include references to these checklists.</i>	§ 155.207 SINGLE PARCEL DEVELOPMENT STANDARDS. § 155.208 MULTIPARCEL, RESIDENTIAL SUBDIVISION OR COMMERCIAL PARK DEVELOPMENT STANDARDS. (PLANNED DEVELOPMENT DISTRICT) § 155.326 APPROVAL PROCEDURES FOR PERMITTED ACTIVITIES. § 155.330 VARIANCE APPLICATION REQUIREMENTS. (LAKE WYLIE AND CATAWBA RIVER BUFFERS OVERLAY DISTRICT) § 155.513 APPLICATION REQUIREMENTS. (COMMUNICATION TOWER PUBLIC SERVICE USE REQUIREMENTS) § 155.592 APPEALS, HEARING AND NOTICE. § 155.594 APPLICATION FOR ZONING COMPLIANCE. ZONING CODE APPENDIX D - EXHIBIT 2: AIRPORT OVERLAY DISTRICT AIRPORT LAND USE PROTECTION ZONE DISCLOSURE STATEMENT
§ 155.844	TRAFFIC IMPACT ANALYSES	<i>Specifies the types of applications that require submittal of a traffic impact analysis pursuant to LDC Subchapter G, Part 7: Traffic Impact Analysis.</i>	
§ 155.845	PHOTOMETRIC PLANS.		
§ 155.846	PERMITS REQUIRED BY OTHER AGENCIES.	<i>States that, when a proposed development or use requires approval by another local, state, or federal agency, the applicant must provide proof of such approval (or pending approval) in conjunction with the relevant York County application.</i>	

New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
§ 155.847	TECHNICAL STUDIES.	<i>Establishes authority for decision-maker to require technical studies (e.g., traffic impact analyses, noise studies, historic/cultural resource studies) necessary to enable the decision-maker to comply with the standards for approving an application.</i>	NEW
§ 155.848	FEES.	<i>Specifies, in a table format, all Zoning Code-related fees. Cross-references § 31.01 for other fees. Adds re-advertising fees for public hearings deferred at an applicant's request.</i>	§ 155.511 APPLICATION REQUIREMENTS. (COMMUNICATION TOWER PUBLIC SERVICE USE REQUIREMENTS) § 155.603 SCHEDULE OF FEES AND CHARGES.
PART 2: ADDITIONAL REQUIREMENTS FOR CERTAIN LAND USES			
§ 155.849	PURPOSE.	<i>Introductory section.</i>	
§ 155.850	ACCESS AND ROUTING PLANS.	<i>Carries forward the current requirements for access and routing plans for mining, non-metallic mineral product manufacturing, and waste management land uses.</i>	§ 155.022 SPECIAL EXCEPTIONS. (AGC) § 155.037 SPECIAL EXCEPTIONS. (AGC-I) § 155.047 SPECIAL EXCEPTIONS. (RUD) § 155.162 SPECIAL EXCEPTIONS. (ID) § 155.177 SPECIAL EXCEPTIONS. (LI) § 155.192 SPECIAL EXCEPTIONS. (UD)
§ 155.851	COMMUNICATIONS TOWERS.	<i>Carries forward the previous procedures for the communications tower public service use requirements contained in sections § § 155.510-517. Like in the previous version, this Section requires additional application submittals for towers than for replacement or collocation of antennas on an existing tower.</i>	§§ 155.510 TO 155.517 COMMUNICATIONS TOWER PUBLIC SERVICE USE REQUIREMENTS
§ 155.852	SMALL WIRELESS FACILITIES.	<i>Revises the previous submittal requirements for small cell wireless facilities contained in § 155.505. It incorporates the administrative requirements of the South Carolina Small Wireless Facilities Deployment Act, which took effect last year</i>	§ 155.505 SMALL WIRELESS STANDARDS.
§ 155.853	RESERVED.		

APPENDICES			
New Zoning Code Section	Title	Description / Comments	Existing County Code Section(s)
APPENDIX A			
APPENDIX B	TBD.		
APPENDIX C	TBD.		