



COUNTY OF LEXINGTON, SOUTH CAROLINA

ORDINANCE NO. 23-14

AN ORDINANCE AMENDING THE LEXINGTON COUNTY ZONING ORDINANCE TO INCLUDE CONCURRENCY REQUIREMENTS FOR CERTAIN RESIDENTIAL-TYPE LAND USE ACTIVITIES AND INVOKING APPLICATION OF THE PENDING ORDINANCE DOCTRINE.

WHEREAS, County Council determines and finds that the unincorporated area of Lexington County is experiencing continued residential growth, which is causing a strain on the public services. This issue has initiated County Council to institute concurrency requirements for certain residential-type land use activities.

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

Section 1 – Affected Land Uses: The following land use activities, as defined by the Lexington County Zoning Ordinance, shall provide concurrency confirmation from local law enforcement, fire services, emergency medical services, solid waste management and public school districts that each entity has the capacity to serve the proposed land use:

- Mobile Home and Tiny Home Parks;
- Residential Attached - Duplex
- Residential Attached – Multifamily;
- Residential Attached – Townhouse;
- Retirement Center/Assisted Living Facilities – Independent housing portion of the activity; and,
- Tiny Home

Section 2 – Exemptions. The intent of this Ordinance is not to prohibit the subdivision of property for familial or estate purposes, to provide for accessory dwelling units, or to prohibit the use of multiple dwellings on a larger tracts of land.

Section 3 – Pending Ordinance. Applications for permits of sufficient form and content as determined by County staff, received by the County prior to the date of the beginning first reading of the adoption of this Ordinance, may be reviewed and processed by the County. Otherwise, the provisions of this Ordinance shall be effective upon pending ordinance doctrine from the date of approval of first reading.