

RECODE YORK COUNTY

Zoning & Subdivision Codes Rewrite



CHAPTER 155: ZONING CODE

SUBCHAPTER A: INTRODUCTION

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SUBCHAPTER A: INTRODUCTION

§ 155.001 TITLE.

This Chapter is known and may be cited as the Zoning and Development Standards Ordinance of York County,¹ and may be cited and abbreviated as the “York County Zoning Code” or the “Zoning Code.”

§ 155.002 PURPOSE.²

The purposes of this Chapter are to:

- (1) Implement the Comprehensive Plan; and
- (2) Protect, promote, and improve the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare of the County by providing for the orderly development of land within the county; and
- (3) Lessen congestion in the streets; and
- (4) Secure safety from fire, panic, and other dangers; and
- (5) Provide adequate light and air; and
- (6) Prevent the overcrowding of land; and
- (7) Avoid undue concentration of population; and
- (8) Protect scenic areas; and
- (9) Facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and
- (10) Promote desirable living conditions and the sustained stability of neighborhoods; and
- (11) Protect property against blight and depreciation; and

¹ This is the current official title of the Zoning Code (see § 155.002). This Section adds an official abbreviated title (“Zoning Code”).

² This Section carries forward the Zoning Code’s current purposes in § 155.001 and § 155.004(A) in (1) through (15), and adds new purposes in (16) through (22).

- (12) Secure economy in governmental expenditures; and
- (13) Conserve the value of land and buildings; and
- (14) Enforce the most appropriate use of land and buildings and structures; and
- (15) Conserve natural and environmental resources; and
- (16) Preserve agricultural land and working farms; and
- (17) Protect historical and cultural resources; and
- (18) Protect neighborhoods from incompatible development; and
- (19) Accommodate housing that is affordable for the County's entire spectrum of households; and
- (20) Establish zoning districts with regulations that protect their character and their peculiar suitability for particular uses; and
- (21) Establish procedures for processing development applications that encourage appropriate and streamlined land use decisions.

§ 155.003 AUTHORITY.

This Chapter is adopted pursuant to the authority conferred by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Title 6, [Chapter 29](#), as amended.

§ 155.004 APPLICABILITY.

- (A) The regulations in this Chapter apply to all land and improvements thereon in the unincorporated areas of York County, South Carolina.³
- (B) This Chapter applies to any land, buildings, structures, or uses of the County or its agencies or instrumentalities.
- (C) Governmental entities are subject to this Chapter as provided in S.C. Code [§ 6-29-770](#).

§ 155.005 RELATIONSHIP TO COMPREHENSIVE PLAN.

- (A) Pursuant to S.C. Code [§ 6-29-720](#), this Chapter is intended to implement the goals, objectives, and policies of the Comprehensive Plan, as adopted or as it may be amended from

³ Carried forward from § 155.003.

time to time. York County finds this Chapter to be consistent and in accordance with the Comprehensive Plan.

(B) Any amendments to this Chapter, including any rezoning approved pursuant to **Subchapter E: Procedures**, shall be made in accordance with the adopted Comprehensive Plan in effect at the time of such request for amendment.⁴ An amendment to the text of this Chapter is consistent with and in accordance with the Comprehensive Plan if it complies with the goals and policies stated in the Comprehensive Plan, as it may be amended from time to time.

§ 155.006 RELATIONSHIP TO OTHER REGULATIONS.

(A) This Chapter works in conjunction with Chapter 154: *Land Development Code* and the other chapters in York County Code Title XV: *Land Usage* to regulate the development, redevelopment, and use of land and structures in the county.

(B) The use and development of land and structures is subject to all applicable requirements of this Chapter, Chapter 154, and all other applicable requirements of the York County Code and state and federal law.

(C) In their interpretation and application, the provisions of this Chapter are considered the minimum requirements adopted for the promotion of public health, safety, comfort, convenience, and general welfare. Meeting minimum requirements of this Chapter may not be sufficient to meet minimum requirements of Chapter 154 or other chapters of the County Code or state or federal law.

(D) When applicable regulations conflict with one another, the provisions of **§ 155.667: Conflicting Regulations** apply.

§ 155.007 RESERVED.

§ 155.008 RESERVED.

§ 155.009 RESERVED.

⁴ SC Code Ann. [Section 6-29-720](#)(B) requires zoning “regulations [to] be made in accordance with the comprehensive plan for the jurisdiction.”