

# EXHIBIT A

The York County Code of Ordinances, Chapter 155, "LAKE WYLIE ZONING OVERLAY DISTRICT" is hereby amended by adding new subsections 155.348 through 155.352 as follows:

## 155.348 RESIDENTIAL DEVELOPMENT STANDARDS - SINGLE FAMILY DETACHED.

- (A) *Applicability.* The requirements of this section apply to all new single-family detached homes constructed within a major subdivision, with the following exceptions:
- (1) Homes constructed on lots of one acre or more, and are located at least 50 feet away from the right-of-way are exempt from the provisions of this section.
  - (2) Homes constructed on lots within a phase of a subdivision where home construction within that phase commenced prior to January 1, 2021 are exempt from the provisions of this section.
  - (3) Homes constructed on lots that received preliminary plat approval prior to January 1, 2021 are exempt from (B) *Block Length*, (C) *Lot Standards*, and (D) *Open Space* of this section.
  - (4) Developments with parcel-specific zoning conditions which establish residential design standards through the rezoning process or a development agreement, adopted prior to January 1, 2021, are exempt from the provisions of this section.
- (B) *Block Length.* No individual block shall exceed a maximum length of 15 detached residential lots or 1,200 feet except when environmental or topographical constraints exist, as determined by the Zoning Administrator. Blocks shall be separated by either a street or an open space with a minimum width of 50 feet.
- (C) *Lot Standards.*
- (1) Any proposed lot that has a width less than 60 feet at the lot line must meet the traditional development standards detailed in Section 155.349.
  - (2) *Minimum required setbacks.*
    - (a) Front setback: 15 feet
    - (b) Rear setback: 25 feet
    - (c) Side setback: 10 feet
    - (d) Corner side setback: 15 feet.
    - (e) Garage door setback (front or corner side only): 25 feet
  - (3) *Encroachments.* In addition to encroachments permitted in Section 155.495, bay windows and the eaves and soffits of all rooflines may extend up to 18 inches into the required setbacks.
- (D) *Open Space.* In addition to the open space requirements of Section 155.430, when open space is required as part of a single-family detached development, at least 15% of the dwelling units of the overall development must front onto open space that is interior to the development. This percentage

may be reduced if the opportunities to front appropriately designed common open spaces have been maximized, but this percentage cannot be reasonably met.

- (1) Streets and buildings should be arranged to frame open space to the maximum extent practicable.
- (2) Dwelling units that are separated by a street from an open space may be included in the 15% requirement.
- (3) Required open space area must have a minimum width and depth of at least 40 feet, excluding right-of-way.

(E) *Raised Foundations.* The finished floor level of the front façade must be an average of at least 14 inches above grade.

- (1) Exposed foundation walls or piers must be clad in face brick, stone, stucco, or some other masonry material accurately imitating these materials. Latticework screening must be installed between piers on front and side building façades.
- (2) Nothing in this subsection will prevent the use of slab foundations, provided the slab is clad in the materials required, and extends to the minimum height above grade as specified in this section above.
- (3) New homes intended for occupation by persons either aged 55 and over, as stated in a subdivision's covenants, conditions, and restrictions (CCRs), are exempt from this requirement.

(F) *Façade Variation.* The front façade of a dwelling must be distinctly different from the front facades of the dwellings on the two lots to either side and directly across the street from the given dwelling. "Distinctly different" means that a single-family detached dwelling's elevation differs from the other evaluated house elevations in at least three of the following four ways:

- (1) The use of different surface materials;
- (2) Variations in roof lines, pitches, or the use of dormers;
- (3) Variation in the location and/or proportion of front porches; or
- (4) Variation in the location and/or proportion of garages and garage doors.

(G) *General Design Standards.*

- (1) Plywood, exposed concrete block, synthetic stucco (EIFS), metal siding and vinyl siding are prohibited on all building facades.
- (2) All dwellings must be oriented so that the primary entrance faces the street.
- (3) The primary entrance shall be both architecturally and functionally designed on the façade of the building facing the street. Such entrances shall be designed to convey their prominence on the façade to the street. No primary entrance shall be recessed more than four feet behind the nearest wall of the front façade of the building.
- (4) Facades must incorporate wall offsets in the form of projections and/or recesses in the façade plane at least every 25 feet of façade frontage. Wall offsets, resets, and projections must have a

minimum depth of 18 inches and a minimum length and height of 42 inches. Covered porches count towards this requirement.

- (5) Front porches must have a minimum depth of six feet. Front porch columns must have a minimum width and depth of six inches and be trimmed and painted to match the front façade.
- (6) Where a dwelling is located at the intersection of two streets, the architectural elements of the front façade must continue along the entire corner side facade. There must be a similar variation in massing, similar pattern of openings, and at least one projection or recess along the corner side façade unless it consists solely of the garage width.
- (7) Changes in materials shall not occur at external corners, but may occur at interior corners. Materials must return at external corners at least 24 inches.
- (8) Windows and doors must appear to be recessed within the façade in which they are located or have dimensional surrounds/trim a minimum of four inches wide.
- (9) There must be a minimum six inch roof overhang on all elevations.

(H) *Garage Standards.*

- (1) Where garages are provided, at least 30% of the houses in a development phase must have any of the following garage configurations:
  - (a) Front-loaded garages of a dwelling, including detached garages, are recessed at least 10 feet behind the primary front façade (habitable area). Detached rear garages are encouraged.
  - (b) Side-loaded garages.
  - (c) Rear-loaded garages.
  - (d) All garage doors on the specific dwelling must meet the above configuration to satisfy the 30% requirement.
- (2) *Front-loaded Attached Garages.*
  - (a) Along the front façade, the total interior width of the garage space must be equal to or less than the total interior width of the living space of the associated single-family dwelling.
  - (b) All front-loaded garages must be recessed at least two feet behind the primary front façade (habitable area) of the associated single-family dwelling.
  - (c) Where there is a front-loaded three-car garage, at least one of these garages must be recessed at least 10 feet behind the primary front façade (habitable area) of the associated single-family dwelling.
  - (d) Where there is more than one front-loaded garage door, there must be a minimum of 12 inches separation between each garage door.

- (3) *Side-loaded Attached Garages.* The garage portion of the front façade may extend no more than five feet beyond the primary front façade (habitable area) of the dwelling, and must incorporate architectural details and windows to mimic living space.
  - (4) *Rear-loaded Garages.* Single-family detached dwellings with rear-loaded garages must follow the traditional development standards detailed in 155.349.
  - (5) *Garage doors facing a street or open space must be recessed within the façade and include windows and detailing elements to create visual interest.*
- (I) *Driveway Standards.*
- (1) The driveway width shall be no more than 20 feet within the right of way, and may begin to flare five feet after the property line, to a maximum of 32 feet wide.
  - (2) Driveways must be surfaced with asphalt, concrete, brick, pavers, or an equivalent material. Driveways composed of dirt or gravel are not permitted.
  - (3) No parking is permitted in the front yard except for within the driveway.
- (J) *Equipment screening.* Mechanical equipment, including a/c condenser units, shall be placed in the side or rear yards and screened with a fence, wall, or hedging when visible from a street or open space.

**155.349 TRADITIONAL DEVELOPMENT STANDARDS.**

- (A) *Intent.* Traditional development standards provide for single-family detached configurations that place a garage at the rear of a lot where an alley exists. This lot configuration is intended for housing styles that emphasize the front porch as the primary element of the front façade and those with building footprints that are significantly narrower and deeper than conventional suburban housing styles.
- (B) *Traditional House Lot.*
- (1) *Applicability.* The traditional house lot configuration may only be platted for single-family detached homes with alley-loaded garages or off-street parking spaces.
  - (2) *Dimensional Standards.*

<i>Minimum Lot Size</i>	See § 155.428
<i>Minimum Lot Width</i>	See § 155.428
<i>Front Setback</i>	15'
<i>Interior Side Setback</i>	5'
<i>Street Side Setback</i>	10'
<i>Rear Setback (Garage)</i>	3' or 20' but not in between

- (3) *Encroachments.* Eaves of covered porches may extend up to 18 inches into the required setbacks.

- (4) Garages and parking pads must be accessed from the alley or similar off-street shared driveway access and not from a street.
- (5) Driveways are not permitted in the front or street side setbacks of alley-loaded lots.

(C) *Alleys and Parking.*

(1) *Private Roads.* All alleys must be private roads, with a homeowners or property owners association formed with sufficient scope and authority to provide maintenance.

(2) *Standards.*

- (a) A right-of-way must be at least 24 feet wide, and an alley must be at least 20 feet wide.
- (b) One-way alleys are prohibited.
- (c) Dead-end alleys are prohibited.
- (d) Intersections of alleys or turns in alleys are discouraged, and will be approved only where existing development precludes a through route, or where road configuration or a significant feature, such as a public square or other open space, justifies a turn or intersection.

(3) *Maintenance.* Alleys must be maintained to allow for access to public utilities and the provision of public services.

(4) *Required On-Street Parking.* Traditional house lots must front a street where at least one side of the street provides parallel on-street parking that is striped and delineated with bulb-outs.

### **155.350 RESIDENTIAL DEVELOPMENT STANDARDS - SINGLE FAMILY ATTACHED.**

(A) *Applicability.* The requirements of this section apply to all new single-family attached homes developed with a preliminary plat that was approved after January 1, 2021.

(B) *Block Length.* No individual block shall exceed a maximum length of 24 attached units or 1,200 feet except when environmental or topographical constraints exist, as determined by the Zoning Administrator. Blocks shall be separated by either a street or an open space with a minimum width of 50 feet.

(C) *Interior lot separation.* There must be a minimum of 20 feet between the rear property line of an individual dwelling unit and all other interior subplot property lines.

(D) *Encroachments.* In addition to encroachments permitted in Section 155.495, bay windows and the eaves and soffits of all rooflines may extend up to 18 inches into the required setbacks.

(E) *Open Space.* In addition to the open space requirements of Section 155.430, when open space is required as part of a single-family attached development as, at least 10% of the dwelling units of the overall development must front onto open space that is interior to the development. This percentage may be reduced if the opportunities to front appropriately designed common open spaces have been maximized, but this percentage cannot be reasonably met.

- (1) Streets and buildings should be arranged to frame open space to the maximum extent practicable.

- (2) Dwelling units that are separated by a street from an open space may be included in the 10% requirement.
- (3) Required open space areas must have a minimum width and depth of at least 40 feet, excluding right-of-way. Areas that are at least 20 feet wide and that have hard surface trails at least 5 feet wide connecting at least two points in a sidewalk system may also count towards required open space area.

(F) *Buffers.* The following table shows the required perimeter buffer between a proposed single-family attached development and the specified existing land use.

<b>Existing Land Use</b>	<b>Required Buffer Type</b>
Single family residential	C (50 ft with a 6 ft stockade fence)
Multifamily residential	B
Manufactured home park	C
Educational, religious, or recreational facility	B
Office or institutional	C
Commercial	C
Industrial	D
Lodging	B
Street	B
Vacant Land	C (50 ft only)
Different land uses within a master development.	A

(G) *Required Outdoor Living Area.* Each dwelling must provide a yard, deck, patio, balcony, covered porch, or rooftop area as an outdoor living area, per the following requirements:

- (1) The total outdoor living area must be the product of 12 feet multiplied by the width of the lot. (For example, a 24-foot wide lot would require a 288 square foot outdoor living area.)
- (2) The minimum depth of any outdoor living area must be six feet.
- (3) The required total area must be contiguous, except where the total area is divided between the levels of a two-story front porch.
- (4) The outdoor living area must be clearly delineated from common areas with a fence or a hedge.
- (5) Parking areas, sidewalks, walkways, and driveways do not count towards this requirement.

(H) *General Design Standards.*

- (1) Building facades facing a street or open space must be composed of at least 50% brick or stone. Stucco may only be used as an accent to a façade. Plywood, exposed concrete block, synthetic stucco (EIFS), metal siding and vinyl siding are prohibited on all building facades.
  - (2) All single-family attached dwellings must be oriented so that the primary entrance faces the street. For corner lots, the primary entrance must face the street from which the dwelling derives its street address.
  - (3) The primary entrance shall be both architecturally and functionally designed on the façade of the building facing the street. Such entrances shall be designed to convey their prominence on the façade to the street. No primary entrance shall be recessed more than four feet from the primary façade of the building.
  - (4) Facades must incorporate wall offsets in the form of projections and/or recesses in the façade plane at least every 15 feet of façade frontage. Wall offsets, resets, and projections must have a minimum depth of 18 inches and a minimum length and height of 42 inches. Covered porches count towards this requirement.
  - (5) Front porches must have a minimum depth of six feet. Front porch columns must have a minimum width and depth of six inches and be trimmed and painted to match the front façade.
  - (6) Where a dwelling is located at the intersection of two streets, the architectural details elements of the front façade must continue along the entire corner side facade. There must be a similar variation in massing, similar pattern of openings, and at least one projection or recess along the street side facade.
  - (7) Changes in materials shall not occur at external corners, but may occur at interior corners. Materials must return at external corners at least 24 inches.
  - (8) Windows and doors must appear to be recessed within the façade in which they are located or have dimensional surrounds/trim a minimum of four inches wide.
  - (9) Walls and fencing must be no more than four feet tall in the front yard, and six feet tall in the street side yard and rear yard.
  - (10) There must be a minimum six inch roof overhang on all elevations.
- (l) *Raised Foundations.* There must be a minimum six inch rise between the top of the walkway and the floor level of the front porch or stoop of the associated attached dwelling unit.
- (1) Exposed foundation walls or piers must be clad in face brick, stone, stucco, or some other masonry material accurately imitating these materials. Latticework screening must be installed between piers on front and side building façades.
  - (2) Nothing in this subsection will prevent the use of slab foundations, provided the slab is clad in the materials required, and extends to the minimum height above grade as specified in this section above.
  - (3) New homes intended for occupation by persons either aged 55 and over, as stated in a subdivision's covenants, conditions, and restrictions (CCRs), are exempt from this requirement.

(J) *Mechanical Equipment Screening.*

- (1) Mechanical equipment, including a/c condenser units, shall be located to the rear or interior side yard and screened with a fence, wall, or hedging when visible from a street or open space.
- (2) All roof vents, pipes, antennas, satellite dishes, and other roof penetrations and equipment (except chimneys) must be located on the rear elevations or configured to have a minimal visual impact as seen from a street or open space. For flat roofs, a parapet should extend far enough above the roof plane that any mechanical equipment is concealed from view at street level.

(K) *Parking and Garages.*

(1) Off-Street Parking Areas.

- (a) Each single family attached development shall provide guest parking areas at a rate of one space for every three units.
  - (b) Off-street parking areas and drive aisles must be screened from public view with a decorative wall or hedging that is at least four feet tall.
  - (c) Off-street parking areas must be no more than 500 feet from the entrance to any dwelling within the townhouse building that the parking serves.
- (2) Front-loaded garages must be flush with or recessed from the front façade (habitable area).
  - (3) Garage doors facing a street or open space must be recessed within the façade and include windows and detailing elements to create visual interest.
  - (4) The parking or storage of trailers, boats, recreational vehicles, or other major recreational equipment must either be prohibited through covenants, rules, and restrictions, or must be provided in a parking area separate from regular automotive parking for the residents. Such parking areas do not count towards required off-street parking spaces.
  - (5) The driveway width shall be no more than 18 feet within the right of way, and 20 feet within the given property.

(L) *Pedestrian walkways.*

- (1) Continuous internal pedestrian walkways must be provided to connect off-street parking areas with primary building entrances and the public sidewalk system.
- (2) At least one internal pedestrian walkway with a minimum width of five feet must be provided from the primary dwelling entrance to the public sidewalk system.
- (3) Where a trail network runs through or adjacent to the property, the pedestrian walkways must connect to it. Required amenities must also have access to that trail.

- (A) *Applicability.* The requirements of this section apply to all new multifamily developments approved after January 1, 2021.
- (B) *Encroachments.* Open-air covered porches, balconies, stoops, stairs, bay windows, and awnings are permitted to encroach into the front setback up to 8 feet. Eaves of covered porches may extend up to 18 inches beyond the 8 foot encroachment.
- (C) *Building Size.* Each multifamily building footprint is limited to 15,000 square feet.
- (D) *Building Entrances.*
- (1) All multifamily buildings must be oriented so that the primary entrance(s) and street-level dwelling entries, if any, front a street. Primary access to the building from the street is encouraged.
  - (2) The primary entrance(s) shall be both architecturally and functionally designed on the façade(s) of the building fronting a street or interior open space. Such entrances shall be designed to convey their prominence on the façade using projections or recesses and a canopy, awning, balcony, or similar feature.
  - (3) Exterior open corridors (i.e. breezeways) designed to provide primary access to dwellings on any floor of a building shall not be visible from a street or open space.
  - (4) Doors not serving dwellings or community amenities must be placed on less visible facades of the building.
- (E) *General Design Standards.*
- (1) All building elevations must be treated in a consistent manner regarding the design, materiality, color, and complexity, unless the elevation exclusively fronts a service area or alley, or is otherwise not visible from a street or open space.
  - (2) Building facades facing a street or open space must be composed of at least 50% brick or stone. Otherwise, facades must be composed of at least 30% brick or stone. Stucco may only be used as an accent to a façade. Plywood, exposed concrete block, synthetic stucco (EIFS), metal siding and vinyl siding are prohibited on all building facades.
  - (3) Changes in materials should not occur at external corners, but may occur at interior corners.
  - (4) All building facades must include a distinguishable and distinct base, middle, and top such that the base of the building relates to the pedestrian scale.
  - (5) All building facades must incorporate wall offsets in the form of projections and/or recesses in the façade plane at least every 30 feet of façade frontage. Wall offsets, resets, and projections must have a minimum depth of 18 inches and a minimum length and height of 42 inches. Covered porches count towards this requirement.
  - (6) Porches and true balconies must have a minimum depth of six feet. Juliet balconies must have a minimum projection of 12 inches from the façade where placed.

(7) Windows and doors should be recessed within the façade in which they are located or have dimensional surrounds/trim a minimum of four inches wide.

(F) *Required Design Elements:* Building façades must provide a minimum of four of the following design elements in a cohesive manner for each residential unit fronting onto a public street or open space unless there are unique and challenging circumstances that would otherwise make the incorporation of these features not feasible.

(1) One or more dormer windows or cupolas above the corresponding residential unit.

(2) A projecting or recessed balcony for at least 50% of the units facing a street or open space and a covered porch for each unit at the ground-level facing a street or open space.

(3) Ornamental pilasters, columns, or other similar architectural features integrated into the overall architectural design.

(4) One or more bay windows with a minimum 12-inch projection from the façade plane.

(5) Eaves with a minimum of six-inch projection from the façade plane.

(6) A parapet wall with an articulated design, which entails design variation rather than a simple rectilinear form.

(7) Multiple windows grouped together to establish a design feature that can be either recessed or projecting with a minimum four-inch wide trim.

(8) Windows that incorporate ornamental elements such as shutters, an arched window, a transom window, or any other design feature that would otherwise add ornamental characteristics to a window or group of windows.

(9) Other prominent design details that are consistent with the overall architectural character and scale of the building.

(G) *Roof Forms.*

(1) Pitched roofs must have multiple planes and elements including hips, gables, and dormers reflecting required wall offsets or other architectural features of the building, with at least one additional roof plane or feature for every 60 feet of façade frontage.

(2) Flat roofs should include elements that act as a prominent visual termination for the building, such as projecting architectural features, cornices, and eaves. Where a flat roof is used, a parapet should extend above the roof plane and include an element that provides a visual termination of the façade.

(H) *Mechanical Equipment Screening.*

(1) Mechanical equipment, including a/c condenser units, shall be located to the rear or interior side yard and screened with a fence, wall, or hedging.

(2) All roof vents, pipes, antennas, satellite dishes, and other roof penetrations and equipment (except chimneys) must be located on the rear elevations or configured to have a minimal visual

impact as seen from a street or open space. For flat roofs, a parapet should extend far enough above the roof plane that any mechanical equipment is concealed from view at street level.

- (I) *Buffers.* The following table shows the required perimeter buffer between a proposed multifamily development and the specified existing land use. The Zoning Administrator will determine required buffers for land uses not specified in the table below.

<b>Existing Land Use</b>	<b>Required Buffer Type</b>
Single family residential	C (50 ft with a 6 ft stockade fence)
Multifamily residential	B
Manufactured home park	C
Educational, religious, or recreational facility	B
Office or institutional	C
Commercial	C
Industrial	D
Lodging	B
Street	B
Vacant Land	C (50 ft only)
Different land uses within a master development.	A

- (J) *Open Space.* In addition to the open space requirements in section 155.430, when open space is required as part of a multifamily development, at least 20% of the dwelling units of the overall development must front onto open space that is interior to the development. This percentage may be reduced if the opportunities to front appropriately designed common open spaces have been maximized, but this percentage cannot be reasonably met.

- (1) Streets and buildings should be arranged to frame open space to the maximum extent practicable.
- (2) Dwelling units that are separated by a street from an open space may be included in the 20% requirement.
- (3) Required open space areas must have a minimum width and depth of at least 40 feet, excluding right-of-way. Areas that are at least 20 feet wide and that have hard surface trails at least 5 feet wide connecting at least two points in a sidewalk system may also count towards required open space area.

- (K) *Parking and Garages.*

- (1) Off-street parking areas associated with multifamily dwellings cannot be located between the building and the street.
- (2) Off-street parking areas, including drive aisles, located adjacent to a building must not occupy more than 25% of the parcel's street frontage.
- (3) A garden wall, fence, or hedge with a minimum height of 3 feet must be installed along any street frontage adjacent to parking areas.
- (4) Garages shall not front a street and must not be located between a multifamily building and a nearby street or open space.
- (5) Garages must have similar materials, design elements, and roof forms to the multifamily buildings in the development.
- (6) Garage doors facing an open space must be recessed within the façade and include windows and detailing elements to create visual interest.
- (7) On-street parking that is striped and delineated with bulb-outs along private roads may count towards required parking spaces.
- (8) The parking or storage of trailers, boats, recreational vehicles, or other major recreational equipment must either be prohibited through covenants, rules, and restrictions, or must be provided in a parking area separate from regular automotive parking for the residents. Such parking areas do not count towards required off-street parking spaces.

(L) *Pedestrian Walkways.*

- (1) Continuous internal pedestrian walkways must be provided to connect off-street parking lots with primary building entrances and the public sidewalk system.
- (2) At least one internal pedestrian walkway with a minimum width of five feet must be provided from the primary building entrance(s) to the public sidewalk system at a major connection point. In the case of corner lots, a connection must be made to the sidewalk of both streets.
- (3) Where a trail network runs through or adjacent to the property, the pedestrian walkways must connect to it. Required amenities must also have access to that trail.

**155.352 ACCESSORY STRUCTURES - SINGLE FAMILY DETACHED.**

- (A) *Applicability.* The following standards apply only to accessory structures to single family detached homes on lots less than two acres that are zoned RC-I, RC-II, RD-I, RD-II, or PD (unless otherwise specified).
- (B) *Size and Proportion.*
  - (1) An accessory structure must be clearly subordinate to the principal structure in all dimensional aspects.
  - (2) The maximum building coverage of all accessory structures shall not exceed 50% of the building footprint of the principal structure on the lot, or 600 square feet, whichever is greater.

- (C) *Location.*
- (1) Accessory structures must be located at or behind the front building line of the principal structure on the lot.
  - (2) Accessory structures less than 15 feet tall must be setback at least five feet from interior side and rear lot lines. Accessory structures at least 15 feet tall, except alley-loaded detached garages, must be setback at least 10 feet from interior side and rear lot lines.
  - (3) Alley-loaded detached garages must be setback from the rear property line either three feet or at least 20 feet.
  - (4) Accessory structures smaller than 600 square feet of floor area must be separated by at least five feet from any other structure on the lot. Accessory structures containing at least 600 square feet of floor area must be separated by at least 10 feet from any other structure on the lot.
  - (5) Accessory structures must not be located in any platted or recorded easement, right-of-way, or septic drain field, unless otherwise expressly stated.
- (D) *Attachment.* The following examples of physical attachment to a primary structure will be considered detached structures that must meet the standards in this section:
- (1) A structure that is not architecturally integrated into the primary structure.
  - (2) A structure that is connected to the primary structure by means of an open breezeway.
- (E) *Compatibility.* Accessory structures, both attached and detached, must consist of materials, colors, and styles that are similar to the primary dwelling. Metal or vinyl siding are not considered similar to fiber cement siding.
- (F) *Encroachments.* In addition to encroachments permitted in Section 155.495, the eaves and soffits of all rooflines may extend up to 18 inches into the required setbacks.