

## DEVELOPMENT REVIEW and PERMIT FEES

### SUBDIVISION REGULATIONS

|                                   |                                   |
|-----------------------------------|-----------------------------------|
| Summary Plat submission .....     | \$53 plus \$7 per lot             |
| Preliminary Plat submission ..... | \$80 plus \$13 per lot            |
| Bonded Plat submission .....      | \$80 plus \$13 per lot            |
| Final Plat submission .....       | \$80 plus \$13 per lot            |
| Revised Plat submission .....     | \$64 plus \$13 per additional lot |

### STORMWATER MANAGEMENT & SEDIMENT CONTROL

|  |                             |
|--|-----------------------------|
| <u>Stormwater Design &amp; Construction Plan Review, Permit, &amp; Inspection Fees</u> |                             |
| Commercial Project Review .....  | \$623 plus \$125 per acre   |
| Land Disturbance Permit (Level II) .....   | Covered by Submittal Fees   |
| Additional Plan Revisions .....  | Covered by Submittal Fees   |
| Commercial Project Inspections .....   | \$1,247 plus \$125 per acre |
| Re-inspection (all after 2nd inspection) .....   | \$239                       |

### ZONING ORDINANCE

|   |                            |
|---|----------------------------|
| Zoning Permit: Nonresidential .....           | \$75 per acre (or portion) |
| Sign Permit: Business .....                   | \$64                       |
| Temporary .....                               | \$134                      |
| Small Advertising .....                       | \$160                      |
| Advertising (Billboard) .....                 | \$214                      |
| Zoning Waiver: Nonresidential .....           | \$59                       |
| Development Plat .....                        | \$53                       |
| Zoning Variance Request: Nonresidential ..... | \$267                      |

### LANDSCAPE ORDINANCE

|  |                            |
|--|----------------------------|
| Landscape Permit: Nonresidential ..... | \$75 per acre (or portion) |
| Landscape Variance Request .....       | \$267                      |

### BUILDING CODES ORDINANCE

|   |  |
|---|--|
| Permit refund fee .....                   | \$6                                    |
| Compliance Inspection .....               | \$27                                   |
| Relocation Permit .....                   | \$80                                   |
| Nonresidential Swimming Pool Permit ..... | \$53                                   |
| Temporary Power Permit .....              | \$27                                   |
| Re-inspections .....                      | \$0 1st re-inspection, \$27 all others |

|                        | <u>Building Permits</u> | <u>Commercial Fees</u>                                     |
|------------------------|-------------------------|--|
| Building Value         |                         |  |
| < \$3,000 value        |                         | \$15   |
| \$3,000 ≤ \$100K value |                         | \$4/K or % thereof   |
| \$100K ≤ \$500K value  |                         | \$400 for 1st \$100K + \$3 per additional K or % thereof   |
| > \$500,000 value      |                         | \$1,600 for 1st \$500K + \$2 per additional K or % thereof |

Please note that the entire Development Review and Permit Fee Schedule is available on the Community Development web pages of the Lexington County web site.

## IMPORTANT PHONE NUMBERS TO REMEMBER

### Lexington County Administration Building

212 South Lake Drive, Lexington SC 29072

#### 3rd Floor

Addressing (Planning/GIS) .....(803) 785-1454

#### 4th Floor

Building Inspections .....(803) 785-8130

Floodplain Management.....(803) 785-8121

Landscape Ordinance .....(803) 785-8121

Subdivision Regulations (Plat Approval).....(803) 785-8121

Zoning .....(803) 785-8121

#### 5th Floor

Office of the Fire Marshall .....(803) 785-8145

### Lexington County Auxiliary Administration Building

605 West Main Street, Lexington, SC 29072

SCDHEC (Residential Septic Tank Permits) .....(803) 785-8113

### Lexington County Public Works/Engineering Building

440 Ballpark Road, Lexington, SC 29072

Stormwater Management/Land Disturbance .....(803) 785-8201

County Right-of-Way Encroachment .....(803) 785-8201

### SC Department of Health & Environmental Control

Water System Construction Permits .....(803) 898-4300

Sewer System Construction Permits .....(803) 898-4300

Large Capacity (>1500 gallons per day)

Septic Tank Permits.....(803) 896-0641

### SC Department of Transportation

Lexington area R/W Encroachment .....(803) 359-4103

Chapin area R/W Encroachment .....(803) 786-0128

### Army Corps of Engineers

Wetlands Delineation .....(803) 253-3444

*Please let us know how we may be of assistance in helping you through the commercial development permitting process.*



## COMMERCIAL PROJECTS: UNDERSTANDING THE DEVELOPMENT REVIEW PROCESS

COUNTY OF LEXINGTON  
COMMUNITY DEVELOPMENT DEPARTMENT  
212 South Lake Drive, Suite 401  
Lexington, SC 29072

Phone: (803) 785-8121

Fax: (803) 785-5186

[www.lex-co.com/Departments/CommunityDevelopment/Index.html](http://www.lex-co.com/Departments/CommunityDevelopment/Index.html)

## INTRODUCTION

Please note that it is in the buyer's best interest that all proper permitting agencies be contacted prior to the purchase of property to be used for commercial purposes. Please be aware that not all types of commercial activities are allowed on certain properties in Lexington County.

## COMMERCIAL PROJECTS

Commercial (including industrial) projects are defined as all development projects other than single family residential dwelling units. Single family residential projects may include singular mobile homes and single or duplex dwelling units. Existing residential dwelling units that are intended to be used for commercial purposes must be brought into compliance as a commercial project. Commercial projects include but are not limited to:

- **Triplex and apartment type dwelling units**
- **Animal operations**
- **Business activities**
- **Churches and/or cemeteries**
- **Group assembly/catering services**
- **Kennels and stables**
- **Marinas and mini-parks**
- **Mobile Home Parks (3 or more mobile homes)**
- **Other non-residential type activities**

Commercial projects within the unincorporated areas of Lexington County are subject to County ordinances and regulations that require permits (with fees) from various County departments, State agencies and sometimes even federal agencies. It is best not to rely on outside sources for information pertaining to these permits and procedures. Instead, go to the official source such as the County agency that permits and enforces such regulations. In preparing a commercial development project, the following checklist covers areas that you will need to consider:



## **ZONING**

Check with Zoning first to ensure that your proposed activity is allowed. The Lexington County Zoning Ordinance states that no building, structure, or tract of land within the zoned area of Lexington County shall be used, constructed, or developed until the issuance of a valid zoning permit. New permits are often required for existing structures where the activity is being changed or expanded.



## **SUBDIVISION OF PARCELS**

If there is to be a subdivision (dividing) of existing parcels, a plat of the property is to be submitted to Community Development for review and approval prior to recording in the Register of Deeds Office.



## **FLOODPLAIN MANAGEMENT**

In order for property owners in Lexington County to be able to participate in the National Flood Insurance Program, the County has adopted and implemented a Floodplain Management Ordinance. All structures to be constructed or expanded within a designated floodplain, must meet certain criteria to receive a building permit. Information regarding floodplain areas and the ordinance requirements should be discussed with the County Floodplain Manager.



## **LANDSCAPE**

Lexington County adopted a Landscape Ordinance in 2001 for portions of the County. Information regarding the ordinance area and the requirements should be discussed with the Landscape Administrator. The Landscape Ordinance and the Landscape Area Maps can be found on the County's web site. Property owners and prospective developers should be aware that no timbering of property is allowed within the ordinance area prior to development, without the permission of the Landscape Administrator.



## **STORMWATER MANAGEMENT**

New projects, or an expansion of an existing activity must be designed for the control and management of stormwater. Minor land disturbance and/or the creation of minor impervious surfaces may only require a Version II Land Disturbance permit, while larger areas or more complicated situations may require stormwater plans and calculations designed by a registered design engineer. Information regarding the Stormwater Management and Sediment Control Ordinance requirements should be discussed with Stormwater Management with the Public Works Department.



## **WETLANDS IDENTIFICATION**

Identification of wetland areas is necessary in order to meet federal requirements. Please be aware that disturbance of wetlands may carry stiff fines and penalties imposed by the federal government. You should contact the Army Corps of Engineers for information pertaining to these requirements.



## **RIGHT-OF-WAY ENCROACHMENT (Driveways)**

Whenever a new driveway access is planned for a new or expanding project, an Encroachment Permit is required by the agency responsible for the maintenance of the public road(s) to be accessed, i.e. Lexington County Public Works for County maintained roads, and SCDOT for State maintained roads. County Zoning must also approve the number of driveways allowed, location, sight distance, etc. for all new driveways. Contact Zoning and the appropriate road maintenance agency for information regarding driveways and right-of-way encroachment.



## **WATER AND SEWER SERVICE**

Water and sewer availability is essential to all new project development, whether through connecting to existing public water and/or sewer lines or whether it will be from an individual well and septic tank. If connecting to an existing public water and/or sewer line, contact the appropriate water and sewer service provider and the SCDHEC Columbia office for construction permits. If installing an individual well and septic tank, contact the SCDHEC Lexington location.



## **ADDRESSING**

A proper street address must be assigned by the County Planning & GIS Department prior to obtaining a building permit. Proper street addresses are important for not only the normal postal delivery and identification purposes, but most importantly for 911 (emergency services) location.



## **BUILDING CODES AND INSPECTIONS**

Lexington County has adopted the 2003 International Building Code for all commercial construction within the unincorporated areas of the County. Existing residential structures proposed to be utilized as a commercial activity are required to be modified in compliance with the 2003 International Building Code, as applicable to the structure's intended use. In some instances, sealed and signed building plans by a SC licensed architect may be required. Prior to the issuance of a building permit, the proper zoning, landscape, land disturbance/stormwater, and water and sewer permits must be issued for the project. However, building plans may be submitted for review at any time during the overall project review process. New fire hydrant locations may also be required, at the expense of the property owner/developer, prior to building approval. Contact Lexington County Building Inspections for further information and requirements.



## **FIRE CODE**

Lexington County has adopted the 2003 International Fire Code for all commercial construction within the County's jurisdiction. Contact the County office of the Fire Marshall for Fire Code requirements.

### **PREDEVELOPMENT REVIEW MEETING**

**The Community Development Department not only offers, but encourages property owners, developers, and design engineers to take advantage of a Development Review Meeting, where we can assemble representatives from any or all of the previously listed agencies to discuss your specific project. Contact the Development Coordinator at 785-8121 to schedule a Development Review Meeting with our staff.**