

CHAPTER 3 - SPECIAL DEVELOPMENT DISTRICTS AND OVERLAYS

ARTICLE 3.1. - PURPOSE

This Article sets out the special standards and associated review processes that apply to the design of certain special development districts and overlay areas for designated areas of Edgefield county.

Sec. 3.1.1. - These special standards are intended to provide mechanisms for the protection and enhancement of specific areas or resources within Edgefield County, including the designated special development districts and overlays.

ARTICLE 3.2. - SPECIAL DEVELOPMENT DISTRICTS AND OVERLAYS

For the purposes of the Edgefield County Land Management Ordinance regulations, Chapter 2 sets forth the special development districts and overlays established for the unincorporated areas of Edgefield County, South Carolina. The special development districts include the following special development districts and overlays:

Sec. 3.2.1. - Special Development Districts.

- 3.2.1.1 PUD – Planned Unit Development
- 3.2.1.2 CRD – Custom Residential Development
- 3.2.1.3 Reserved.

Sec. 3.2.2. - Overlays.

- 3.2.2.1 ACP – Airport Compatibility Protection Overlay.
- 3.2.2.2 CDP – Corridor and Area Design Protection Overlay.
- 3.2.2.3 Reserved.

ARTICLE 3.3. - SPECIAL DEVELOPMENT DISTRICT AND OVERLAY CONFORMITY WITH ZONING DISTRICT REGULATIONS.

Sec. 3.3.1. - A Special Development Districts shall provide regulations in lieu of the basic zoning districts.

Sec. 3.3.2. - An Overlay shall provide additional regulations that are cumulative to the basic underlying zoning districts.

Sec. 3.3.3. - Additional Dimensional Requirements - Chapter 6 shall provide additional dimensional requirements by basic zoning district that are cumulative to the regulations provided by a Special Development District or an Overlay.

ARTICLE 3.4. - OFFICIAL ZONING MAP.

An official Zoning Map of Edgefield County, South Carolina shall be created and maintained by the County to identify the zoning districts, special development zoning districts, and overlays that affect the unincorporated areas of the County as established in Chapter 2 of this ordinance.

Sec. 3.4.1. - Establishment of the Boundaries

3.4.1.1 The boundaries of the basic zoning districts and the special development districts are as shown on the most recent Official Zoning Map of Edgefield County, South Carolina adopted by reference and certified by the Chairperson of the County Council and attested by the Clerk to Council.

3.4.1.2 The boundaries of the overlays may be provided by reference or a certified overlay of the Official Zoning Map of Edgefield County provided by Edgefield County government.

3.4.1.3 The Official Zoning Map and Overlay may be amended from time to time pursuant to the provisions of this Ordinance.

3.4.1.4 Interpretations of boundaries shall be consistent with the provisions in Chapter 2 of this ordinance.

ARTICLE 3.5. - PURPOSE OF SPECIAL DEVELOPMENT DISTRICTS.

The following statements of purpose present objectives that are intended to advance the broader purpose of this Land Management Ordinance as presented in Chapter 1. In addition, these statements are intended to assist in interpretation of the district and overlay standards.

Sec. 3.5.1. - Planned Unit Development Zoning Districts.

3.5.1.1 Purpose.

3.5.1.1.1. The Planned Unit Development (PUD) District is established to encourage flexibility in the development of land to promote the appropriate use of land; improve the design, character and quality of new development; facilitate the provision of streets and utilities; preserve the natural and scenic features of open space; and do so in a manner that will enhance public health, safety, morals, and general welfare, and allow residential, commercial, industrial, or institutional uses, or certain combinations thereof, to be developed as a unit.

3.5.1.2 Intent.

3.5.1.2.1. The Planned Unit Development District provides a mechanism for the planning commission, county council and the applicant to agree on the scope of the proposed development for a specific location according to a specific development plan appropriate to that location.

3.5.1.2.2. The unified planning and development regulations within the PUD are intended to accomplish the purpose of zoning and other applicable regulations to an equal or higher degree than where regulations are designed to control unscheduled development on individual lots or tracts, and to promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce an enhanced environment.

3.5.1.2.3. The PUD should provide a district to accomplish the following:

3.5.1.2.3.1. Encourage flexibility in the larger scale development of land in order to promote its most appropriate use;

3.5.1.2.3.2. Improve the design, character and quality of new development;

3.5.1.2.3.3. Facilitate the provision of streets and utilities; and

3.5.1.2.3.4. Preserve the natural and scenic features of open areas.

3.5.1.3 Generally, an area may be eligible for a Planned Unit Development District zoning if the following conditions exist:

3.5.1.3.1. Separate land uses not otherwise permitted to [be] locate[d] within the same zoning district are proposed for development on one or more adjacent parcels.

3.5.1.3.2. Exceptions or variations to the existing regulations are essential for the project in terms of site, design, or dimensional requirements.

3.5.1.3.3. The minimum size of the PUD application area is not less than five (5) acres.

3.5.1.3.4. The minimum frontage of the PUD application area **would provide** not less than three hundred (300) feet at the street frontage.

3.5.1.3.5. The minimum depth of the PUD application area **would provide** not less than two hundred (200) feet.

3.5.1.3.6. The application property site shall adjoin or have direct access to at least one state or county approved paved road. Standards for interchanges and curb cuts on the paved road shall follow current county policy.

3.5.1.4 If the application property site consists of multiple ownerships, the application must be submitted by all property owners and/or agents for amendment to the zoning plan.

Sec. 3.5.2. - Custom Residential Development Districts.

3.5.2.1 Purpose.

3.5.2.1.1. The Custom Residential Development (CRD) District is established to provide for a variety of planned residential uses including single family detached, single family attached, triplexes, quadraplexes and multi-family dwellings (apartments) with four or more units which are served by SC DHEC approved sanitary sewer systems.

3.5.2.1.2. Limited institutional or commercial uses not to exceed ten percent 10% of the total floor area are permissible within the principal building.

3.5.2.2 Intent.

3.5.2.2.1. The Custom Residential Development district provides a mechanism for the planning commission, county council and the applicant to agree on the scope of the proposed development for a grouping of residential uses within a subdivision or development site that allows a reduction in the otherwise applicable lot size, while preserving substantial open space on the remainder of the parcel.

3.5.2.2.2. CRD zoning gives flexibility to design a variety of neighborhoods with consideration of aesthetics, economy in construction of streets and utilities, parks and recreational uses, and a pattern which does not comply with lot area, setback or yard restrictions in traditional zoning regulations.

3.5.2.2.3. The CRD district should provide a district to accomplish the following:

3.5.2.2.3.1. Encourage flexibility in the larger scale development of land in order to promote its most appropriate use;

3.5.2.2.3.2. Improve the design, character and quality of new development;

3.5.2.2.3.3. Facilitate the provision of streets and utilities; and

3.5.2.2.3.4. Preserve the natural and scenic features of open areas.

3.5.2.3 Generally, an area may be eligible for a Custom Residential Development District zoning if the following exists:

3.5.2.3.1. Exceptions or variations to the existing regulations are essential for the project in terms of site, design or dimensional requirements.

3.5.2.3.2. The minimum size of the CRD application area is not less than five (5) acres.

3.5.2.3.3. The minimum size of the CRD application area would provide not less than three hundred (300) feet.

3.5.2.3.4. The minimum size of the CRD application area would provide not less than two hundred (200) feet.

3.5.2.3.5. The application property site shall adjoin or have direct access to at least one state or county approved paved road. Standards for interchanges and curb cuts on the paved road shall follow current county policy.

3.5.2.4 If the application property site consists of multiple ownerships, the application must be submitted by all property owners and/or agents for amendment to the zoning plan.

ARTICLE 3.6. - REQUIREMENTS OF A SPECIAL DEVELOPMENT DISTRICT

The following requirements are intended to advance the broader purpose of this Land Management Ordinance as presented in Chapter 1, and these statements are intended to assist in interpretation of the district standards.

Sec. 3.6.1. - PUD – Planned Unit Development Zoning District

3.6.1.1 A planned unit development zoning district shall provide regulations regarding land use in lieu of the basic zoning districts identified in Chapter 2 – Zoning and Land Uses.

3.6.1.2 Parcels of land zoned PD prior to the effective date of this section and for which a General Development Plan has been approved may continue to be developed in accordance with the approved plan. A major modification to a previously approved PD General Development Plan will require compliance with the provisions of §3.5.1.

3.6.1.3 Area and Ownership – In order to qualify as a PUD District a project request shall meet the following requirements:

3.6.1.3.1. The application site shall be in single ownership or control, or if in several ownerships, the application for amendment to this Chapter shall be filed jointly by all of the owners.

3.6.1.3.2. The site shall contain not less than five (5) acres.

3.6.1.3.3. The proposed development shall be consistent with the Comprehensive Plan.

3.6.1.3.4. The applicant shall demonstrate that the proposed development accomplishes the objectives of §3.5.1. of this Chapter to a greater extent than land developed under any other zoning district, including a base zoning district.

3.6.1.4 Procedures

The creation of a PUD district designation is a process involving both a rezoning and General Development Plan approval.

3.6.1.4.1. A PUD district may be established on the Official Zoning Map in the manner prescribed in §3.4. at the same time as a General Development Plan that complies with the provisions of §3.5.1. of the Chapter that has been reviewed by the Planning Commission, submitted to the County Council with a recommendation by the Planning Commission, and is approved by the County Council.

3.6.1.4.2. Approval by the County Council must be in the form of an ordinance that approves the General Development Plan and applies the PUD zoning designation to the property.

3.6.1.4.3. Parcels of land that were zoned PD prior to the effective date of this section and for which a General Development Plan has been approved may continue to be developed in accordance with the approved plan.

3.6.1.4.4. A major modification to a previously approved PD General Development Plan will require compliance with the mixed-use provisions of §3.5.1.

3.6.1.4.5. The General Development Plan and administrative review requirements of this section are required at the same time as a map amendment is approved.

3.6.1.4.6. Such requirements and all additional requirements of this section and §3.5.1. shall be addressed prior to the issuance of a building or development permit.

3.6.1.4.7. A properly approved detailed site plan and subdivision preliminary plat and final plat (both shall be required for a major subdivision) prior to a request for a building or development permit, and the requirements are specified in Chapter 9, Procedures and Permits.

3.6.1.5 Allowed Uses

A PUD district is specifically intended for development projects of housing of different types and densities and of compatible commercial uses, or shopping centers, office parks, and mixed-use developments characterized by a unified site design for a mixed-use development.

3.6.1.5.1. Uses allowed within a PUD District are not subject to the restrictions of §2.7 or the Principal Use Table, Table 2-1.

3.6.1.5.2. Any use included in the ordinance approving the General Development Plan and rezoning the site to the PUD District is allowed in such district.

3.6.1.5.3. A list of uses, hereinafter the "PUD Use List," including the types of uses, type and number of residential dwelling units and planned square footage of nonresidential uses within a particular PUD District, shall be included in the ordinance approving the General Development Plan as part of the regulations applying to the district.

3.6.1.5.4. The definition of uses included in the Principal Use Table shall be used to interpret the PUD Use List unless a different definition is provided in the PUD Use List or application.

3.6.1.6 Prohibited Uses.

The following uses shall not be allowed in a PUD district:

3.6.1.6.1. Sexually oriented businesses.

3.6.1.6.2. Mobile or manufactured housing.

3.6.1.7 Design criteria and development standards.

Overall site design shall be harmonious in terms of landscaping, enclosure of principal and accessory uses, sizes of structures, street patterns and use relationships.

3.6.1.7.1. Variety in building types, heights, facades, setbacks, and size of open spaces shall be encouraged.

3.6.1.8 Private Streets

Private streets may be permitted in an approved PUD District provided such streets meet the design and construction standards of public streets (see Chapter 8, Article 8., Streets).

3.6.1.9 Open Space

Open space, parks, and recreation shall be identified in the general development plan for the PUD and shall comprise a minimum of twenty-five percent (25%) of the total site area, and portions of street rights of way that include street trees, sidewalks, and landscaped areas that may be counted toward meeting open space requirements.

3.6.1.10 Dimensional Standards

Standard dimensions for uses in the PUD shall not be subject to any of the dimensional or density provisions of §_____, and shall conform to the following, unless a different standard is included in the PUD District rezoning ordinance:

3.6.1.10.1. Maximum height is sixty (60) feet, except where otherwise restricted by Edgefield County.

3.6.1.10.2. Maximum gross density is determined by the general development plan.

3.6.1.10.3. The maximum floor area is determined by the general development plan..

3.6.1.10.4. The maximum Impervious Surface Ratio is determined by the general development plan or a maximum of thirty percent (30%) of the total site area, whichever is lesser and meets the stormwater management and sediment and erosion control plan requirements of the SC DHEC.

3.6.1.10.5. The PUD district zoning is intended to permit flexibility in the design, construction, and processing of mixed-use developments of a quality that could not be achieved by complying with the design and development standards of another zoning district.

3.6.1.11 In addition to the requirements of Chapter 8, Article 8, Parking, areas designated for parking shall be physically separated from public streets and shall be designed in a manner conducive to safe ingress and egress, and access points to internal public streets should be no more than three hundred (300) feet apart.

3.6.1.12 In addition to the requirements of Chapter 8, Article 8, Landscaping, buffer yards or landscaping may be required by the Planning Commission between uses within any PUD District or along the perimeter of a PUD district.

3.6.1.13 The design standards applicable to all structures to be developed in the PUD are required to be submitted by the applicant or developer in conjunction with the application for approval of a general development plan.

Sec. 3.6.2. - CRD – Custom Residential Development Zoning District.

3.6.2.1 A Custom Residential Development (CRD) zoning district shall provide regulations regarding land use in lieu of the basic zoning districts identified in Chapter 2 – Zoning and Land Uses.

3.6.2.2 Modification of a previously approved PD General Development Plan to revise into a CRD district will require compliance with the provisions of §____.

3.6.2.3 Area and Ownership – In order to qualify as a CRD District a project request shall meet the following requirements:

3.6.2.3.1. The application site shall be in single ownership or control, or if in several ownerships, the application for amendment to this Chapter shall be filed jointly by all of the owners.

3.6.2.3.2. The site shall contain not less than five (5) acres.

3.6.2.3.3. The proposed development shall be consistent with the Comprehensive Plan.

3.6.2.3.4. A CRD district may be established on the Official Zoning Map in the manner prescribed in §3.4. only after a General Development Plan that complies with the provisions of §3.5.2. of the Chapter has been reviewed by the Planning Commission, submitted to the County Council with a Planning Commission recommendation, and approved by the County Council.

3.6.2.4 Procedures

The creation of a CRD district designation is a process involving both a rezoning and General Development Plan approval.

3.6.2.4.1. A CRD district may be established on the Official Zoning Map in the manner prescribed in §____ only after a General Development Plan that complies with the provisions of §____ of the Chapter has been reviewed by the Planning Commission, submitted to the County Council with a Planning Commission recommendation and approved by the County Council.

3.6.2.4.2. Approval by the County Council must be in the form of an ordinance that approves the General Development Plan and applies the CRD zoning designation to the property.

3.6.2.4.3. The General Development Plan and administrative review requirements of this section are required after a map amendment is approved.

3.6.2.4.3.1. The requirements are specified in Chapter 9., Procedures and Permits.

3.6.2.4.3.2. Such requirements and all additional requirements of this section and §3.6.1. shall be addressed prior to the issuance of a building or development permit.

3.6.2.4.3.3. A properly approved detailed site plan or subdivision (preliminary and final) or both shall be required prior to a request for a building or development permit.

3.6.2.5 Allowed Uses

A CRD district is specifically intended for development projects of housing of different types and densities characterized by a unified site design for a mixed-density development.

3.6.2.5.1. Uses allowed within a CRD District are not subject to the restrictions of §2.7 or the Principal Use Table, Table 2-1.

3.6.2.5.2. Any use included in the ordinance approving the General Development Plan and rezoning the site to the CRD District is allowed in such district.

3.6.2.5.2.1. The types and number of residential dwelling units shall be included in the ordinance approving the General Development Plan as part of the regulations applying to the district.

3.6.2.5.3. A list of uses, hereinafter the "CRD Use List," including the types of uses, type and number of residential dwelling units and planned square footage of nonresidential uses within a particular CRD District, shall be included in the ordinance approving the General Development Plan as part of the regulations applying to the district.

3.6.2.5.3.1. The definition of uses included in the Principal Use Table shall be used to interpret the PUD Use List unless a different definition is provided in the CRD Use List or application.

3.6.2.6 Prohibited Uses.

The following uses shall not be allowed in a CRD:

3.6.2.6.1. Mobile or manufactured housing.

3.6.2.6.2. Reserved

3.6.2.7 Design criteria and development standards

Overall site design shall be harmonious in terms of landscaping, enclosure of principal and accessory uses, sizes of structures, street patterns, and use relationships.

3.6.2.7.1. A variety in building types, heights, facades, setbacks and size of open spaces shall be encouraged.

3.6.2.8 Private Streets

Private streets may be permitted in an approved CRD district provided such streets meet the design and construction standards of public streets (see Article ____, Streets).

3.6.2.9 Open Space

Open space, parks, and recreation shall comprise a minimum of twenty-five percent (25%) of the total site area, and portions of street rights of way that include street trees, sidewalks, and landscaped areas may be counted toward meeting open space requirements.

3.6.2.10 Dimensional Standards

Standard dimensions for uses in the CRD shall not be subject to any of the dimensional or density provisions of § ____, and shall conform to the following, unless a different standard is included in the CRD District rezoning ordinance:

3.6.2.11 Maximum height is sixty (60) feet, except where otherwise restricted by Edgefield County.

3.6.2.11.1.1. Maximum gross density is determined by the general development plan.

3.6.2.11.1.2. The maximum floor area is determined by the general development plan.

3.6.2.11.2. The maximum Impervious Surface Ratio should meet the stormwater management and sediment and erosion control plan requirements of the SC DHEC.

3.6.2.11.3. The CRD District zoning is intended to permit flexibility in the design, construction, and processing of mixed-use developments of a quality that could not be achieved by complying with the design and development standards of another zoning district.

3.6.2.12 In addition to the requirements of Chapter 8, Article 8___, Parking, areas designated for parking shall be physically separated from public streets and shall be designed in a manner conducive to safe ingress and egress.

3.6.2.12.1. Access points to internal public streets or internal circulation drives should be no more than three hundred (300) feet apart.

3.6.2.13 In addition to the requirements of Chapter 8, Article 8___, Landscaping, buffer yards or landscaping may be required by the Planning Commission within common areas within any CRD District or along the perimeter of a CRD district.

The design standards applicable to all of the structures to be developed in the PUD are required to be submitted by the applicant or developer in conjunction with the application for approval of a general development plan.

ARTICLE 3.7. - REQUIREMENTS OF A SPECIAL DEVELOPMENT OVERLAY

For the purposes of the Land Management Ordinance regulations as provided in Chapter 2, special development overlays are established to advance the broader purpose of this Land Management Ordinance, and the following requirements are intended to assist in interpretation of the district standards.

Sec. 3.7.1. - General Requirements

3.7.1.1 Overlay districts provide additional requirements or restrictions on the portions of the zoning districts over which they are established, and these additional requirements or restrictions generally address design and development but may identify uses that are incompatible with the overlay district to protect the public health, welfare, economy or safety of the public.

Sec. 3.7.2. - Cumulative Requirements

3.7.2.1 The regulations of the CDP zoning overlay are considered to be in addition to requirements of the underlying zoning district and when the regulations are in conflict, the more restrictive requirements shall apply.

3.7.2.2 A use allowed by a base underlying zoning district may be affected by limits imposed by the requirements of the overlay that may modify or restrict the size, setbacks or unfettered use to meet the re

3.7.2.3 Reserved.

Sec. 3.7.3. - Designated Types of Overlays

The following types of Overlays are identified:

3.7.3.1 ACP – Airport Compatibility Protection Overlay.

3.7.3.2 CDP – Corridor and Area Design Protection Overlay.

3.7.3.3 Reserved.

Sec. 3.7.4. - ACP – Airport Compatibility Protection Overlay.

3.7.4.1 Purpose and Intent.

The intent of the Airport Compatibility Protection (ACP) Overlay District is to protect the dual interests of airports and neighboring land uses, and to:

- 3.7.4.1.1. Protect and promote the general health, safety, economy, and welfare of airport environs,
- 3.7.4.1.2. Prevent the impairment and promote the utility and safety of airports,
- 3.7.4.1.3. Promote land use compatibility between airports and surrounding development,
- 3.7.4.1.4. Protect the character and stability of existing land uses, and
- 3.7.4.1.5. Enhance environmental conditions in areas affected by airports and airport operations.

3.7.4.2 Applicability

The Edgefield County Council may establish an Airport Compatibility Protection Overlay by ordinance to protect and existing or proposed airfield in various areas of Edgefield County.

3.7.4.2.1. This section applies to any lot or parcel within an Airport Compatibility Protection Overlay that is designated on the Official Zoning Map, an Official Zoning Overlay Map, or by text reference in an adopted resolution to amend the Land Management Ordinance.

3.7.4.3 Allowed Uses.

The ACP overlay allows any or all uses allowed by the underlying basic zoning district or special development district with the specific exception of uses that may endanger the general health, safety, economy, and welfare of airport environs.

3.7.4.4 Prohibited uses

- 3.7.4.4.1. Uses that impair or negatively affect the utility and safety of airports,
- 3.7.4.4.2. Uses that negatively affect the compatibility between an airport and surrounding development,
- 3.7.4.4.3. Uses that do not protect the character and stability of existing land uses, and
- 3.7.4.4.4. Uses that negatively affect environmental conditions in the airport environs.
- 3.7.4.4.5. Any or all uses prohibited by the underlying basic zoning district or special development district

3.7.4.5 Development Standards - Reserved.

3.7.4.6 Dimensional Standards – Reserved.

3.7.4.7 Access – Reserved.

3.7.4.8 Stormwater Management – Reserved.

3.7.4.9 Site Elements - Reserved.

3.7.4.10 Building Design and Materials - Reserved.

3.7.4.11 Outdoor Lighting and Illumination - Reserved.

3.7.4.12 Tree Preservation- Reserved.

3.7.4.13 Open Space, Landscaping and Bufferyard Requirements - Reserved.

3.7.4.14 Large Retail Development - Reserved.

Sec. 3.7.5. - CDP – Corridor and Area Design Protection Overlay.

3.7.5.1 Purpose and Intent.

The intent of the Corridor Design and Area Protection (CDP) Overlay District is to protect residents, enhance the appearance of developments, and improve the traffic and circulation in areas adjacent to the primary highway corridors in the unincorporated areas and along the main entrance roads into the municipalities of Edgefield County by identifying additional requirements for design and development.

3.7.5.1.1. The CDP Overlays are created to meet multiple goals and objectives of the Edgefield County Comprehensive Plan, including the following:

3.7.5.1.1.1. Maintain a safe travel-way and the integrity of highway corridors and areas adjacent to local municipalities as unique, signature gateways into the County;

3.7.5.1.1.2. Provide support for economic development to support the economic well-being of property owners, residents, neighbors, and visitors; and

3.7.5.1.1.3. Facilitate an appropriate mixture of uses, including residential, commercial, and industrial and coordinate access and parking design; and

3.7.5.1.1.4. Enhance the quality and aesthetics of development along the corridor through integrated location sensitive design elements to preserve and support convenient, attractive and harmonious communities.

3.7.5.1.2. The basic underlying zoning districts and corresponding permitted uses that exist along the corridor are maintained and all requirements of the underlying zoning districts will continue to be applied except when specifically addressed and modified by the CDP overlay.

3.7.5.1.3. Specific purposes and standards for each CDP district are described in the following individual overlay sections: §3.7.4 for the Highway 25 Corridor Overlay; 3.7.5 for the Edgefield-Trenton Highway Corridor Overlay; 3.7.6 for the Merriweather Corridors Overlay, 3.7.8 for the Martintown Road Corridor Overlay; and §3.7.9 for the Sweetwater Road Corridor Overlay.

3.7.5.1.4. Other CDP overlays may be added by adoption of a resolution of the Edgefield County Council.

3.7.5.2 Applicability

This section applies to any lot or parcel designated within a Corridor and Area Protection Overlay that is designated on the Official Zoning Map, an Official Zoning Overlay Map, or by text reference in an adopted resolution by Edgefield County Council to amend the Land Management Ordinance.

3.7.5.2.1. The Edgefield County Council may establish Corridor and Area Design Protection Overlays by ordinance along highway corridors and in various areas of Edgefield County.

3.7.5.2.2. The following Corridor and Area Design and Protection (CDP) Overlays are hereby established as stated in Table 3-1 below:

TABLE 3-1 CORRIDOR AND AREA DESIGN AND PROTECTION OVERLAYS
(Reference to Council actions)

	A	B
	Overlay District	Corridor Streets Generally
1.	Highway 25 Corridor Overlay	1. US Highway 25 north of the Aiken County Line and the North Augusta City Limits to the intersection with Greenhouse Road.
2.	Trenton-Edgefield Corridor Overlay	1. US Highway 25 north of Greenhouse Road to the intersection with SC Highway 19. 1. US Highway 25 north of the intersection with SC Highway 19 to the Edgefield Town Limits.
3.	Merriweather Corridors Overlay	2. Sweetwater Road (SC S-19-34) from the Aiken County line to and including the Central of Georgia Railway corridor crossing 3. West Five Notch Road from the Aiken County line to Sweetwater Road. 4. Murrah Road Extension from Five Notch Road to Sweetwater Road 5. Murrah Road from Five Notch Road to and including the Central of Georgia Railway corridor crossing. 6. Currytown Road from Sweetwater Road to and including the Central of Georgia Railway corridor crossing.
4.	Martintown Road Corridor Overlay	1. Martintown Road (SC 230) from the Aiken County line to SC 23 Highway
5.	Sweetwater Road Corridor Overlay	1. Sweetwater Road (SC S-19-34) from the northern edge of the Central of Georgia railway corridor crossing to the Edgefield Town limits.
6.	Edgefield Compatibility Area Overlay	1. Reserved. The specific area and design standards for unincorporated areas adjacent to the Town of Edgefield are to be defined.
7.	Johnston Compatibility Area Overlay	1. Reserved. The specific area and design standards for unincorporated areas adjacent to the Town of Johnston are to be defined.

3.7.5.2.3. In the event that the definite boundaries of the district cannot be ascertained, the Corridor Design and Protection Overlay district shall be deemed to encompass the depth of the lots fronting on either side of the corridor street up to five hundred (500) feet in depth from the edge of right of way of the corridor street and all property within five hundred (500) feet of the edge of the right of way which utilizes the corridor street or an intersecting street for direct access, unless otherwise specified, along a specified section of the corridor street(s) designated in §3.7.5.2 Establishment of Corridor and Area Design and Protection Overlay Districts.

3.7.5.2.4. The streets designated in §3.7.5.2 in Table 3-1, Column B are referred to as Corridor Streets (see Figure 3-1).

3.7.5.2.5. A street that intersects a designated Corridor Street designated in §3.7.5.2 in Table 3-1, Column B is referred to as an Intersecting Street (see Figure 3-1).

3.7.5.2.6. A request to exempt a building or landscaping from the requirements of the overlay may be made by the applicant when a property located within the overlay area and facing an intersecting street may not be visually seen from any point (up to six feet above street level) on a corridor street.

3.7.5.2.7. In addition to the standards set forth by this article, the County may adopt design guidelines for each designated Corridor and Area Design Protection Overlay within the county to provide general instructions to applicants regarding design solutions, alternative approaches, alternative solutions, appropriate materials and elements for compatibility =, and other information to assist an applicant in achieving the goals of the overlay.

3.7.5.3 Uses.

3.7.5.3.1. Allowed uses in a CDP overlay are any or all uses permitted by the underlying basic zoning district or special development district with the specific exception of uses that may endanger the general health, safety, economy, and welfare of corridor environs.

3.7.5.3.2. Limited uses may be allowed when appropriate conditions, restrictions, or mitigation measures are included and approved by the Building and Planning Director.

3.7.5.3.3. Prohibited uses are any or all uses prohibited by the underlying basic zoning district or special development district and any uses that may endanger the general health, safety, economy, and welfare of corridor environs are prohibited.

3.7.5.4 Development Standards

Reserved.

3.7.5.5 Dimensional Standards

3.7.5.5.1. Corner lots are deemed to have two (2) frontages and shall conform to the setback requirements for both facades.

3.7.5.5.2. Where a parcel in the corridor overlay is a through lot that fronts on two Highway Corridor streets, the maximum front setback and minimum frontage buildout shall be applicable to only one frontage.

3.7.5.5.2.1. Both the maximum front setback and minimum frontage build out criteria shall be applied to the same frontage.

3.7.5.5.3. Where an existing building is located on a parcel and the site development plan includes the utilization of the existing building as a principal structure, the existing setback may be provided.

3.7.5.5.3.1. The front setback landscaping requirements specified in this section shall be applied for the provision that most closely matches the existing setback.

3.7.5.5.4. Gasoline service stations with pump islands perpendicular to the edge of right of way shall maintain a setback of not less than thirty-five (35) feet between the pump islands and right of way.

3.7.5.6 Access.

The purpose of this section is to improve efficiency of traffic flows and to avoid traffic accidents and unsafe traffic conditions by minimizing and optimizing the use of curb cuts along the corridor street.

3.7.5.6.1. New curb cuts and Access Points on a corridor street are subject to the requirements of this section and Chapter 6, Article __, Streets.

3.7.5.6.1.1. In the event of a conflict between the provisions of this section and Chapter __, Article __, Streets, the more restrictive requirements shall apply.

3.7.5.6.2. Access – Driveways and access points to public and private parking lots, loading areas and service areas shall adhere to the following:

3.7.5.6.2.1. The SCDOT must approve all driveways, access points, and curb cuts from any state right of way, and the Building and Planning Director must approve all driveways, access points and curb cuts from any other public right of way.

3.7.5.6.3. The number of Access Points permitted from public streets is provided herein:

3.7.5.6.3.1. No more than one (1) curb cut is permitted for any lot or parcel on any corridor street except as provided below:

1. The applicant demonstrates that the proposed development has frontage access on more than one (1) public street.

2. The applicant demonstrates a need for additional curb cuts in a traffic impact analysis (TIA) approved pursuant to Chapter __, Article __, Streets and that additional access points will not cause a reduction in the Level of Services (LOS) of the corridor street including any mitigation agreed to by the applicant and attached as a condition of approval.

3. A parcel assembly may be granted additional access points where two or more parcels that existed as of the effective date of this ordinance are placed in common ownership and new or existing streets internal to the development of the overall development plan are proposed.

4. One additional access point for right in/right out access may be permitted on the corridor street where a center median exists, or where a similar barrier to access from more than one direction exists.

3.7.5.6.4. Indirect Access

Access shall be provided to lots or outparcels internal to a development that are not permitted direct access to the corridor road where:

3.7.5.6.4.1. The internal circulation of a shopping center, office complex, or similar group of buildings have direct access in accordance with an approved TIA, or

3.7.5.6.4.2. The use of a shared entrance is likely to be required on an adjacent site.

3.7.5.6.5. Access Spacing on Public Streets

Access points from a public road or street shall not be located closer to an existing or proposed intersection than one hundred fifty (150) feet or the property line, whichever is greater.

3.7.5.6.6. Access points must be located on side streets, an alley or a joint parking area that connects to a side street, if available.

3.7.5.6.7. The minimum and maximum access widths measured from face of curb to face of curb shall be as follows:

TABLE 3-2 MAXIMUM AND MINIMUM ACCESS WIDTHS

	Minimum Width	Maximum Width
One-Way	12 feet	15 feet
Two-Way	20 feet	36 feet

3.7.5.6.8. Driveways

3.7.5.6.9. Driveway entrances should align with the finished road grade to eliminate hazardous features, such as deep culverts or steep embankments at driveway entrance points.

3.7.5.6.9.1. Driveway profiles should be such that traffic control devices along the roadway are readily visible for vehicles leaving the property and lighting allows drivers to safely locate the driveway, assess the geometry of the drive, and navigate their way into and out of the intersection.

3.7.5.6.9.2. Vertical alignment of the entryway with roadway or property features must be noted, and instances where a driver's visual sight distance may be reduced or distracted must be noted and mitigated using basic engineering and geometric design consistent with SC DOT design policies.

3.7.5.6.9.3. Driveways with four (4) or more lanes must include a planted median in order to better control traffic and reduce the visual impact of pavement.

3.7.5.6.9.4. Driveways crossing a sidewalk must maintain and continue the sidewalk.

3.7.5.6.10. Existing Access Points.

For any application for a development permit or development order including a change of use submitted after the effective date of this section, existing access points shall be reconstructed, relocated or eliminated where needed to comply with this section, if any of the following apply:

3.7.5.6.10.1. The proposed development will cause an increase of ten (10) average daily trips (ADTs) or twenty percent (20%) of the existing trip generation.

3.7.5.6.10.2. The proposed development will cause any turning movement to increase by five (5) ADTs or twenty percent (20%) or more of the existing trip generation.

3.7.5.6.10.3. The proposed development will cause an increase in use by vehicles exceeding thirty thousand (30,000) pounds gross vehicle weight of ten (10) vehicles per day or twenty percent (20%) or more of the existing use.

3.7.5.6.10.4. Structural enlargements, building improvements or other site improvements are made that result in an increase of twenty percent (20%) of building square footage or fifty percent (50%) of existing property improvement value.

3.7.5.6.10.5. The Planning Commission finds that the proposed development will cause or worsen an unsafe road condition, and the reconstruction, relocation or elimination of the access point will eliminate or substantially reduce the unsafe road condition.

3.7.5.6.11. Abutting Site Connectivity

Reserved.

3.7.5.6.12. Pedestrian Circulation

This section applies to all public streets or interior drives that are provided on the development site.

3.7.5.6.12.1. Pedestrian crossings shall include all street or private drive intersections, and on-site midblock locations for blocks that are equal to or more than three hundred (300) feet in length.

1. Crosswalks shall be striped with white reflective paint or demarcated using brick or stone pavers or contrasting Streetprint® colors. If Streetprint® coloring is used, the outer edges of the crosswalk shall have reflective bands.

2. Crosswalks may have texture such as pavers or stamped asphalt in a running bond or herringbone pattern or other configuration approved by the Building and Planning Director.

3. A crosswalk shall be at least ten (10) feet wide.

3.7.5.6.12.2. Sidewalks and Pathways shall comply with Chapter 6, Article __, Streets, and this section.

1. Permitted sidewalk materials include concrete, concrete pavers, brick or any combination thereof.

2. Bicycle paths and crosswalks may be constructed of asphalt.

3. Sidewalks, bike paths and bikeways shall comply with any applicable standards of the Americans with Disabilities Act (ADA) (42 U.S.C Subsection 12181 et seq., Pub. L 101-336 and implementing regulations at 28 C.F.R. parts 35 and 36). (Applicants should consult the ADA Technical Assistance Manual from the U.S. Dept. of Justice on the Internet at www.usdoj.gov/crt/ada/taman3.html, and Technical Assistance Manual for State and Local Governments at www.usdoj.gov/crt/ada/taman2.html.)

4. All private sidewalks and pathways shall connect to existing or proposed public sidewalks.

3.7.5.6.12.2.4.1. If the sidewalk is interior to the proposed development, a connection may be provided through another sidewalk or pathway that conforms to this section.

3.7.5.6.12.3. Internal Walkways - If parking areas are located to the front of the principal building, continuous internal pedestrian walkways must link the public sidewalk or right of way to the principal customer entrance of all principal buildings on the site.

1. An internal walkway must connect focal points of pedestrian activity including bus stops, street crossings, buildings and store entry points, and must be at least eight (8) feet in width and landscaped as provided in Article 11, Landscaping.

3.7.5.6.13. Street Design

The construction, reconstruction or reconfiguration of any new or existing public street as part of a development shall comply with this section and Article 14, Streets.

3.7.5.6.13.1. Geometric Design

1. The minimum travel lane width is eleven (11) feet for a through lane and ten (10) feet for a left turn lane. No lane may exceed fourteen (14) feet in width unless required by the SCDOT for a state street.

2. Storm drainage requirements include curb, gutter and sub-surface storm drains unless low impact development is approved. All storm water drainage improvements shall comply with Chapter 6, Article 1, Streets.

3.7.5.6.13.2. Medians – Where medians are proposed, the minimum median width is ten (10) feet unless existing conditions require a different width.

1. The maximum width for a median is twenty-four (24) feet.

2. Medians may include openings and tapers where required for left turn lanes.

3. Medians shall be landscaped wherever possible and where the landscaping can be reasonably maintained and does not interfere with traffic circulation or sight triangles

3.7.5.6.14. Turn Lanes

3.7.5.6.14.1. The minimum width of designated turn lanes is ten (10) feet for a left turn lane and twelve (12) feet for a right turn lane.

3.7.5.6.14.2. The taper and storage lengths shall comply with SCDOT requirements.

3.7.5.6.14.3. A minimum curve radius of one hundred (100) feet shall be provided between the storage lane and the taper in order to improve storage length and soften the curb line

3.7.5.6.15. Intersections – An intersection with the corridor street shall be spaced at a distance not less than exceeding three hundred (300) feet.

3.7.5.6.16. Bike Lanes shall be provided where required by Chapter 6, Article __, Streets.

3.7.5.6.17. Streetscapes - Reserved.

3.7.5.7 Stormwater Management.

3.7.5.7.1. Detention and retention ponds shall be screened from view at the street right of way by five (5) gallon evergreen shrubs and vines that will, at maturity, block at least fifty percent (50%) of the view of the detention pond and fencing from the property line.

3.7.5.7.2. Detention and retention ponds shall be located to the side or rear of the principal buildings whenever possible.

3.7.5.7.3. Detention and retention ponds shall not disrupt sidewalks, bikeways or pedestrian paths, or be located so as to require a circuitous route for pedestrian travel.

3.7.5.7.4. The South Carolina Department of Environmental Health and Control (SCDHEC) may approve a detention or retention pond in the front setback area if the applicant demonstrates, as part of a site plan application, that the location is required by unique topographical considerations. Ponds located in the front setback or in front of the principal building shall be completely screened by a landscape strip planted in accordance with section 3.9.3.6.17.1, above.

3.7.5.7.5. The minimum slope and size of detention and retention ponds shall conform to Article 15, Stormwater Management, and the regulations of the SCDHEC (SC ADC §72307).

3.7.5.7.6. Fencing consistent with the standards in this section is required when the side slopes of a pond exceed one to one (1:1).

3.7.5.7.6.1. Fencing shall be located on the inside slope approximately five (5) feet below the top edge of the pond.

3.7.5.7.6.2. Fencing materials shall be a material permitted by this section, or black vinyl clad chain link. Barb wire fencing is prohibited.

3.7.5.7.6.3. The minimum fencing height is five (5) feet.

3.7.5.8 Site Elements

3.7.5.8.1. Retaining Walls – Reserved.

3.7.5.8.2. Fencing – Reserved

3.7.5.8.3. Loading Areas

Whenever the normal operation of any development requires goods, merchandise, or equipment be routinely delivered to or shipped from a development, the applicant may be required to identify a sufficient off-street loading and unloading area that accommodates the delivery or shipment operations in a safe and convenient manner.

3.7.5.8.3.1. Detached single-family dwellings are not subject to this requirement.

3.7.5.8.3.2. Determination of the applicability of this section shall be made by the Building and Planning Director.

3.7.5.8.3.3. Requirements for the analysis and guidelines for delivery and loading area access and improvements shall be identified by a "traffic impact analysis" for the proposed project prepared by a licensed traffic engineer and should include but not be limited to the South Carolina Highway Capacity Manual, 2003, and any subsequent addendums.

1. The developer/owner shall be responsible for any new or additional roads or improvements, turn lanes, traffic signals, or other improvements made necessary by the project.

2. Vehicle access to loading areas shall be located and designed for the vehicles intended to use them to be able to maneuver safely and conveniently to and from a street right-of-way and complete loading and unloading operations without obstructing or interfering with any public right-of-way, parking space, or parking lot aisle, and without backing into the street.

3. A loading area shall be located no closer to the street than the front wall of the principal structure located closest to the street and shall be screened from view from all street frontages and visitor parking areas.

4. Any delivery and loading dock shall be set back at least 75 feet from adjacent residentially zoned or residentially used land and shall include a landscaped buffer at least 30 feet in depth along the property line conforming to the provisions in the bufferyard section.

5. Any area allocated to loading and unloading facilities may not be used to satisfy the area requirements for off-street parking, nor shall any portion of any off-street parking area be used to satisfy the area requirements for loading and unloading facilities.

3.7.5.8.3.4. Number of loading spaces required are shown in Table 3-3 below and indicate the number of spaces that normally shall satisfy the size of the structures served as set forth in this subsection.

TABLE 3-3 REQUIRED LOADING SPACES	
Gross Floor Area in Structure	Number of Loading Spaces
0 to 25,000 SF	One (1)
25,001 to 40,000 SF	Two (2)
40,001 to 100,000 SF	Three (3)
100,001 to 160,000 SF	Four (4)
Over 160,000 SF	Four (4) plus one (1) space per 80,000 SF

1. Upon evaluation of adequate data submitted by the applicant, the Building and Planning Director may require more or fewer spaces to satisfy the intent of this standard.

3.7.5.8.3.5. Loading Area Dimensions - A loading space shall be 12 feet by 40 feet with an overhead clearance of 14 feet from pavement grade.

3.7.5.8.3.5.1.1. If deemed necessary for a unique type of vehicle use, the Building and Planning Director may require additional length or width.

3.7.5.8.3.6. Exceptions may apply when a lot meets all of the requirements that follow: One or more structures on the lot were constructed before the effective date of this chapter, a proposed change in use does not involve any enlargement of a structure, and there is insufficient area available on the lot that can practically be used for loading and unloading to meet the loading area requirements of this section.

3.7.5.8.4. Dumpsters

Solid waste dumpsters shall be located no closer to the street than the front wall of the principal structure located closest to the street and shall be screened as provided in this section.

3.7.5.8.4.1. Dumpsters shall not encroach on a curb, sidewalk, public right of way or a vehicle sight triangle.

3.7.5.8.4.2. The dumpster location shall not require the service vehicle to back up for a distance exceeding ten (10) feet.

3.7.5.8.4.3. The area around the dumpster for a distance of twenty-five (25) feet must be clear of low overhead branches, overhangs and utility lines.

3.7.5.8.4.4. Dumpsters must be screened from view from all street frontages and parking areas on three (3) sides.

1. Screening can consist of primary buildings, fences, walls or landscaping consistent with the standards required by this Chapter.

2. Screening must be a minimum of six (6) feet in height or a height sufficient to screen the dumpster.

- 3.7.5.8.4.5. A concrete pad and apron are required to prevent the dumpster and the service vehicle from damaging the asphalt pavement, and the pad and apron must:

1. Have a level surface;

2. Have a minimum area of ten (10) feet wide and twenty (20) feet deep;

3. Be constructed a minimum of eight (8) inches thick and reinforced with #4 reinforcing bar on twelve (12) inch centers; and

4. Contain a back curb at the rear of the dumpster enclosure.

- 3.7.5.8.5. Site Element Landscaping.

Landscaping shall be provided on the loading area site and parking areas in accordance with the provisions of Article 6.5, Buffer, Landscaping, and Screening Requirements and this section.

- 3.7.5.8.5.1. If a front setback of five (5) feet is utilized the front setback shall be landscaped to the standards of a Type A buffer or paved as a widened extension of the public sidewalk.

- 3.7.5.8.5.2. If a front setback of thirty (30) feet is utilized the first twenty (20) feet measured from the property line shall be landscaped to the standards of a Type A buffer.

- 3.7.5.8.5.3. If the front setback exceeds thirty (30) feet, the first twenty-five (25) feet measured from the property line shall be landscaped to the standards of a Type B buffer.

- 3.7.5.8.5.4. If the front setback exceeds thirty (30) feet and parking or a drive aisle is provided between the front property line and a structure, the first twenty (20) feet measured from the property line shall be landscaped to the standards of a Type D buffer.

- 3.7.5.8.6. Signs.

Signs are permitted in accordance with the requirements of Chapter 7 - Signs, for the base zoning district unless specified otherwise in this section.

- 3.7.5.9 Building Design and Materials.

- 3.7.5.9.1. Orientation

- 3.7.5.9.2. Buildings shall be oriented to a public street, and a building is oriented to the street where:

- 3.7.5.9.2.1. The setback standards established in §3.9.3.5. are met.

- 3.7.5.9.2.2. Entrances to buildings face the public street or be open to a square, plaza, or sidewalk.

- 3.7.5.9.2.3. All street level uses with sidewalk frontage or access to parking are furnished with an individual entrance and direct access to the sidewalk in addition to any other access that may be provided.

3.7.5.9.2.4. Where possible, off-street parking does not lie between the building's principal entrance and the street.

3.7.5.9.3. Pedestrian access from the public sidewalk, street right of way, or driveway to the principal structure is provided on a hard surface.

3.7.5.9.4. Grade and Aesthetic Appeal

3.7.5.9.5. In general, principal buildings should be aligned to promote and enhance visual appeal along the "view-shed" of the corridor road.

3.7.5.9.6. A key accessory building that displays the "desired character" along the corridor road may also be aligned to promote and enhance visual appeal along the "view-shed" of the corridor road.

3.7.5.9.7. When an applicant cannot identify an appropriate location to feature a principal or accessory structure due to terrain or topography of the property, the applicant may apply to the Board of Zoning Appeals for a variance.

3.7.5.9.8. Fenestration, Openings, and Storefronts

Fenestration is defined as the design, proportioning and disposition of windows and other exterior openings of a building and applies to all storefronts and any use other than those described in §3.1.2.6.

3.7.5.9.8.1. This section does not apply to the conversion of a residential building to a commercial use.

3.7.5.9.9. Facades

3.7.5.9.10. Facades facing or visible from the corridor road shall include at least four (4) of the following elements:

3.7.5.9.10.1. A pediment.

3.7.5.9.10.2. A cornice adjoining the top of the roof or top of the facade.

3.7.5.9.10.3. Windows – Windows shall be required on all stories in keeping with the design and use of the building but not less than thirty percent (30%) of the front facade.

1. Rectangular, circular, semicircular and octagonal windows are permitted.

3.7.5.9.10.4. Transom windows

3.7.5.9.10.5. A recessed entryway consistent with the requirements of §3.9.5.4.

3.7.5.9.10.6. Moldings

3.7.5.9.10.7. Canopy

3.7.5.9.11. Building Modulation – Reserved.

3.7.5.9.12. Sign Design and Placement – See Chapter 7. Signs for general requirements.

3.7.5.10 Outdoor Lighting and Illumination

3.7.5.10.1. All lighting shall be designed to minimize the amount of ambient light perceptible from adjacent properties or that would impair the vision of a motorist.

3.7.5.10.2. Fixture design:

3.7.5.10.2.1. Each fixture shall be a full cut-off, down directional lighting fixture whose source is recessed with an opaque housing.

3.7.5.10.2.2. Each fixture under a building canopy shall be flush mount with a flat lens.

3.7.5.10.2.3. Maximum electricity levels per fixture on a pole shall be 420 watts, on a wall 250 watts, and under a canopy 400 watts.

3.7.5.10.2.4. The cone of light from any fixture shall not be directed at a property line.

3.7.5.10.2.5. Only incandescent, fluorescent, metal halide, mercury vapor, or high pressure sodium sources may be used generating either white or off white light.

3.7.5.10.3. No pole height may exceed 42 feet including the base except that no pole within 100 feet of any property zoned or used residentially shall exceed 25 feet.

3.7.5.10.4. The maximum lighting levels in foot-candles shall not exceed the following:

Table 3-4: Maximum Lighting Levels in Foot-candles			
Location of Lighting Type	Minimum	Average	Maximum
Parking Lots	0.5	2.4	10.0
Outdoor Display of Merchandise	0.5	1.0	15.0
Landscape and decorative	0.0	0.5	5.0
Walkways and driveways	0.2	1.0	10.0
Canopies	20.0	25.0	30.0

3.7.5.10.5. The maximum light spillover shall not exceed two foot-candles at the property line adjacent to a street right-of-way or property zoned to allow commercial use and one-half foot-candle at the property adjacent to any property zoned or used residentially.

3.7.5.10.6. All wiring and connections must be underground.

3.7.5.10.7. A site lighting plan should be submitted in conjunction with the site plan at a minimum scale of 1" = 20' and include the following:

3.7.5.10.7.1. The location, design, type of lamp, distribution, manufacturer's photometric data (including lumens and wattage), and mounting information for each light fixture including those under the canopy.

3.7.5.10.7.2. The location and height of each light standard.

3.7.5.10.7.3. Light intensity levels in foot-candles at points on a ten-foot grid and the minimum average and maximum foot-candle calculations excluding the areas of any building.

3.7.5.10.7.4. A notation that all requirements of the lighting provisions will be met.

3.7.5.10.8. The Building and Planning Director has the discretion after issuance of a certificate of occupancy to require changes to fixtures to bring the lighting levels into compliance with these provisions or to alleviate particular impacts on residential areas or motorists.

3.7.5.10.9. Any existing large retail project shall come into compliance with these provisions if the cost of any renovation or expansion in any one year period exceeds 50 percent of the appraised value of the development as set by the Edgefield County Tax Assessor or by the Building and Planning Director if the property is taxed exempt.

3.7.5.10.10. Lights from vehicles should not affect adjacent property that is zoned or used residentially; parking areas and driveways shall be screened from such property by evergreen shrubbery planted at least five feet on center and three feet high at the time of planting after pruning or by a berm at least three feet high. The Building and Planning Director may waive this provision if it is not necessary because of topography or other reasons.

3.7.5.10.11. Lights intended to attract attention such as searchlights, flashing lights, or other such lights are prohibited.

3.7.5.10.12. Lighting used during construction must be full cut-off or directionally shielded fixtures that are aimed and controlled so the directed light is substantially confined to the object intended to be illuminated. A building is no longer considered under construction once exterior walls and windows are installed and permanent lighting replaces temporary lighting as the primary source of lighting for the building.

3.7.5.10.13. Holiday lighting displays and neon lighting used to outline a structure are exempt from these standards though such lighting may not extend above the roofline.

3.7.5.10.14. Any variance request from the applicant or their agent for relief from any of the lighting requirements described above must be accompanied by a detailed explanation of the additional impact the granting of the variance would have on surrounding properties.

3.7.5.11 Tree Preservation.

The natural landscape, including existing trees, shall be preserved where possible although some trees may need to be removed to support the health, safety, welfare, and economic conditions of Edgefield County,

3.7.5.11.1. This section provides for the removal of significant and grand trees within the area of the overlay.

3.7.5.11.2. Significant trees are identified as oaks, pine, magnolia, or other trees that grow to have a diameter breast height (DBH) of eight to 24 inches, or a dogwood, redbud, or other smaller tree that does not grow as large with a DBH of four to six inches.

3.7.5.11.3. A grand tree is an oak, pine, magnolia, or other trees over 24 inches DBH or a dogwood, rosebud, or other smaller tree over eight inches DBH.

3.7.5.11.4. Tree survey

3.7.5.11.4.1. A survey of trees that may be defined as a grand tree or as a significant tree

3.7.5.11.5. Removal of existing trees.

3.7.5.11.5.1. On all non-residential and multifamily developments within the overlay district, no significant or grand tree may be removed in the setback, bufferyard, or open space areas (tree protection areas) of a development site unless one or more of the following can be demonstrated to the satisfaction of the Building and Planning Director, at their discretion:

3.7.5.11.5.2. The tree is diseased, dying, or dead.

3.7.5.11.5.3. The tree causes a safety hazard to nearby buildings or pedestrians or vehicular traffic.

3.7.5.11.5.4. The tree is causing significant structural damage to a building or other structure that reasonable maintenance cannot prevent.

3.7.5.11.5.5. The tree is interfering with an existing underground utility line that cannot be moved.

3.7.5.11.5.6. It is necessary to allow construction of a road or driveway essential for access to the site, and a grand tree or a significant trees that is removed is replaced when the site is developed.

3.7.5.11.5.7. The tree is a pine, pecan, or magnolia that is dropping debris or sap that is significantly affecting vehicles in a parking lot.

3.7.5.11.5.8. It is in the interest of good forestry management.

3.7.5.11.6. If significant or grand trees are removed on land zoned to permit single family residential, no application for rezoning to a commercial or multi-family residential zoning classification will be considered for two years after staff determines that such removal has occurred.

3.7.5.11.7. Removal of trees associated with development must first obtain a site permit for a nonresidential or multifamily project, a site/landscape plan must be approved in accordance with the following provisions.

3.7.5.11.8. A detailed tree survey shall be submitted for every non-residential and multi-family project within the overlay district showing the tree protection areas or the entire development site depicting the DBH, variety, and location of all significant and grand trees at the same scale as the site plan; this information shall be prepared by a licensed civil engineer, surveyor, landscape architect, forester, arborist or other person with demonstrated experience in preparing accurate tree surveys as determined by the Building and Planning Director.

3.7.5.11.8.1. The information submitted shall not be more than two years old on the date of the application submission.

3.7.5.11.9. Tree protection areas (setback, bufferyard, and open space).

3.7.5.11.9.1. All significant and grand trees shall remain unless their preservation would prevent the installation of a necessary driveway, sidewalk, permitted sign, or essential utility. All such driveways, sidewalks, signs, and utilities shall be located so as to preserve the maximum number of grand and significant trees as determined by the Building and Planning Director.

3.7.5.11.9.2. No grand tree shall be removed from the tree protection areas unless the Building and Planning Director determines there is absolutely no alternative because of unavoidable grading or because of the required configuration of paving, essential utilities, or buildings.

1. No more than 80 percent of the DBH inches of significant trees may be removed from the tree protection areas unless the Building and Planning Director determines there is absolutely no alternative because of unavoidable grading or because of the required configuration of paving, essential utilities, or buildings.

3.7.5.11.9.3. Grand and significant DBH inches removed from the tree protection areas shall be replaced somewhere within the tree protection areas, or elsewhere on the development site as approved by the Building and Planning Director, except for trees removed:

1. pursuant to the requirements of county ordinances and regulations;
2. after determination by the county staff to be diseased, dying, or dead; or
3. in conjunction with construction of athletic fields at a public or private school required by the SC State Department of Education or other licensing or accreditation organizations for such schools.

3.7.5.11.9.4. The cumulative DBH of replacement trees shall at least equal the cumulative caliper of the grand and significant trees removed except that the DBH of any grand or significant tree on the approved tree list saved or newly planted may count double as replacement trees under this provision.

3.7.5.11.9.5. Trees planted to meet other requirements of this section may be counted as replacement trees.

1. The minimum caliper for a replacement tree shall be two inches and the tree must be from the approved tree list.
2. The Building and Planning Director shall approve the type, size and location of each replacement tree.

3.7.5.11.9.6. The Building and Planning Director may reduce the required number trees to be planted on the site when the director determines that planting the required number of trees on the site will result in an unacceptable density of trees based upon good forestry management, provided that off-street parking shall be limited to no more than ten percent (10%) over the minimum number of spaces required.

3.7.5.11.10. Tree protection during and after construction.

3.7.5.11.10.1. During construction and grading a circular protected area with a radius equal to one foot for every inch of DBH of each tree shall be provided within which paving, grading, or the storage of dirt, building materials, debris, or any other materials or other equipment shall not be allowed.

1. Each protected area shall be enclosed by a barrier constructed in a manner required and approved by the Building and Planning Director prior to commencement of clearing and grubbing and grading of the site and prior to issuance of the development permit or building permit.
2. Failure to maintain barriers may result in revocation of the building permit and/or development permit.
3. Protective barriers shall be maintained until issuance of a certificate of occupancy.
4. The protected areas shall be permanent and maintained by the property owner. No pavement shall be installed in the protected areas.

3.7.5.11.10.2. Tree maintenance provisions shall apply to all permanent trees on the subject site.

1. No more than one-third of the crown shall be removed in any one growing season no matter what pruning methods are used.

2. Maintenance of trees shall take their natural shape and growth patterns into account.

3.7.5.11.10.2.2.1. Trees that are intended to grow full to the ground, such as magnolias, shall not be limbed up.

3.7.5.11.10.2.2.2. When necessary to improve visibility for public safety purposes, suckers of limbs below seven feet in height may be removed through proper crown raising.

3. No topping or heading back shall be permitted which involves the cutting of limbs back to a stub, bud, or lateral branch not large enough to assume the terminal role.

3.7.5.11.10.2.3.1. Crown reduction shall be used to reduce the size of a tree and is best accomplished by cutting limbs back to laterals that are at least one-third the diameter of the parent limb.

3.7.5.11.11. Removal of trees after issuance of a certificate of occupancy for a commercial or multi-family residential project in the overlay district is prohibited without the approval of the Building and Planning Director.

3.7.5.12 Open space, Landscaping and Buffering Requirements.

3.7.5.12.1. The minimum area required for open space shall be 25 percent (25%) of the site for commercial uses and 40 percent (40%) of the site for multifamily residential uses.

3.7.5.12.1.1. Bufferyards, setbacks, and retention/detention pond areas may be included in calculating the required open landscaped area.

3.7.5.12.1.2. Where a portion of a larger undeveloped tract is being developed, only landscaped areas reasonably associated with the project as determined by the Building and Planning Director shall be counted in meeting the requirements of this provision.

3.7.5.12.2. Site/Landscape Plan Application requirements.

3.7.5.12.2.1. An application for approval of the site plan, including the landscape plan, shall be submitted to the Building and Planning Director, with the number of copies set by them, along with the appropriate fee.

3.7.5.12.2.2. The site/landscape plan shall include the following elements unless waived by the Building and Planning Director:

Edgefield County Site/Landscaping Plan Requirements
1. Name of the project:
2. Tax parcel number:
3. Acreage or square footage of the lot/parcel:
4. Acreage or square footage being disturbed:
5. Dimension of the lot/parcel on which the project is situated:
6. Graphic scale and north arrow:
7. Name, address and phone number of the property owner:
8. Name, address and phone number of the preparer:
9. Zoning of the site:
10. Location map at a scale sufficient to depict the exact location of the site:
11. Calculation of the area of the total site required to be landscaped as open space and that's actually provided:
12. The location, type, and caliper of all grand and significant trees in the tree protection area, indicating those to be removed and existing trees to be counted in meeting the requirements for bufferyards:
13. The total DBH of significant trees in the tree protection areas and the total DBH of such significant trees being removed:
14. The protected area required around each grand and significant tree based on the one foot radius for each inch DBH:
15. A statement of the total caliper of the replacement inches required and the total caliper of those provided:
16. Clear delineation of the limits of clearing:
17. The number, location, and botanical and common names of plants to be installed along with the caliper of the required trees, a clear indication of the areas to be seeded or sodded and a drawing of all the shrubbery, berms and fence locations:
18. A notation that protective measures for trees, installation methods for new plant material, maintenance of landscaped areas, and maintenance and pruning of trees and shrubs will comply with the standards established by this section and the county staff:
19. Other information as may be required by the Building and Planning Director to facilitate review.

3.7.5.12.3. Landscaping in vehicular use areas.

3.7.5.12.3.1. Each parking area should be defined by linear landscaped areas to delineate driveways and control traffic flow.

1. Such linear landscaped areas should be at least eight feet (8) in width and include canopy trees as determined by the Building and Planning Director unless such trees would interfere with traffic movement in which case other types of trees may be used.

3.7.5.12.3.2. Islands between parking spaces should be provided

3.7.5.12.3.3. When more than one double bay of parking spaces is provided, no more than ten spaces are allowed in a row without a landscaped island of at least 300 square feet excluding curbing and having a minimum width of eight (8) feet.

1. Each such island shall have at least one canopy tree allowed in parking lots as determined by the Building and Planning Director.

2. Each such island must be offset so that islands are evenly distributed in the parking area and are not in straight lines.

3.7.5.12.3.4. At the end of each row of parking spaces a landscaped island of at least 100 square feet in area shall be provided closest to a building; each such island shall have a berm two feet high planted with ground cover or where there are two such islands together totaling at least 200 square feet, a small tree planted as set forth in the approved tree list.

1. A landscaped island of at least 150 square feet shall be provided at the ends of each single row of parking spaces nearest the street frontage; where there are two such islands together totaling at least 300 square feet, there shall be one canopy tree.

2. An island shall be designed and maintained so as not to obstruct visibility for motorists, and where possible, to preserve the maximum number of existing trees as determined by the Building and Planning Director taking into account the size of the trees at maturity..

3. The Building and Planning Director shall approve the plan identifying the size, type and location of the trees.

4. Any combination of large and small trees may be planted to meet the minimum number required by this provision with the approval of the Building and Planning Director.

3.7.5.12.3.5. Dumpsters, utility boxes and similar structures must be screened.

3.7.5.12.4. A detention pond may be counted as open landscaped area unless it is unable to support healthy trees, as determined by the Building and Planning Director.

3.7.5.12.4.1. Each detention pond shall be screened for aesthetic purposes.

3.7.5.12.4.2. A lake shall be counted as landscaped area if approved by the Building and Planning Director as affecting the purpose of this section.

3.7.5.12.5. Landscaping installed during the development should meet the following design standards.

3.7.5.12.5.1. Landscaping should be designed for the long term; the size of plants at maturity should be considered when selecting plant material and designing its installation.

3.7.5.12.5.2. Landscaping should continue thematic elements, if any, found in the surrounding area, including plant types and planting patterns.

3.7.5.12.5.3. Landscaping should be designed to be functional (reducing heat, controlling runoff, etc.).

3.7.5.12.6. Irrigation systems must be installed to water all new landscaped areas.

3.7.5.12.6.1. The system must remain operational and have a timer set to water plantings to keep them alive.

3.7.5.12.7. All landscaping shall be installed in accordance with the approved landscape plan unless substitutions are approved by the Building and Planning Director and noted in writing on the plan.

3.7.5.12.7.1. A certificate of occupancy for any business or use on a site with such an approved plan shall not be issued until the required landscaping is installed by the property owner and approved by the Building and Planning Director or a cash equivalent performance guarantee is posted with the Building and Planning Director in the minimum amount of 110 percent of the total cost of the required uncompleted landscaping, including the labor, as determined by the Building and Planning Director.

3.7.5.12.7.2. A site not requiring a certificate of occupancy may not be used until the required landscaping is installed or a guarantee posted.

1. The guarantee and accompanying surety shall be in a form approved by the Building and Planning Director and shall be released and returned to the party posting the guarantee upon installation by the property owner of all required landscaping and acceptance by the Building and Planning Director of such installation.

2. The landscaping shall be installed within three months of the posting of the performance guarantee with the county; however, the Building and Planning Director may extend the time for installation of landscaping for a maximum of an additional three months if weather conditions are not suitable for such installation or trees are not available during the initial three-month period. If the landscaping is not installed within the required period, the guarantee shall be forfeited to and used by the county to complete the approved landscaping with any remaining funds being returned to the party who posted the guarantee.

3. For a project in an unincorporated area receiving city services and for which a landscape plan has been approved, the use of those services may not commence until the requirements of this section are met.

3.7.5.12.8. The property owners, occupants, and tenants or their agents shall be jointly and severally responsible for the maintenance of all landscaping.

3.7.5.12.8.1. All landscaping required by or installed pursuant to landscaping plans approved under this section or prior ordinances shall be maintained in good condition so as to present a healthy, neat and orderly appearance; shall be kept free of refuse, debris, and dead, diseased, or severely damaged plants or vegetation; and shall contain at all times the number, variety, and location of plants and trees required thereby.

3.7.5.12.9. If the overlay conflicts with any other regulations, including the permitted uses of the zoning districts, the more restrictive and stringent regulations shall prevail.

3.7.5.12.10. Non-residential and multifamily projects within the overlay districts must comply with all other applicable provisions of the land management regulations.

3.7.5.13 Large Retail Development

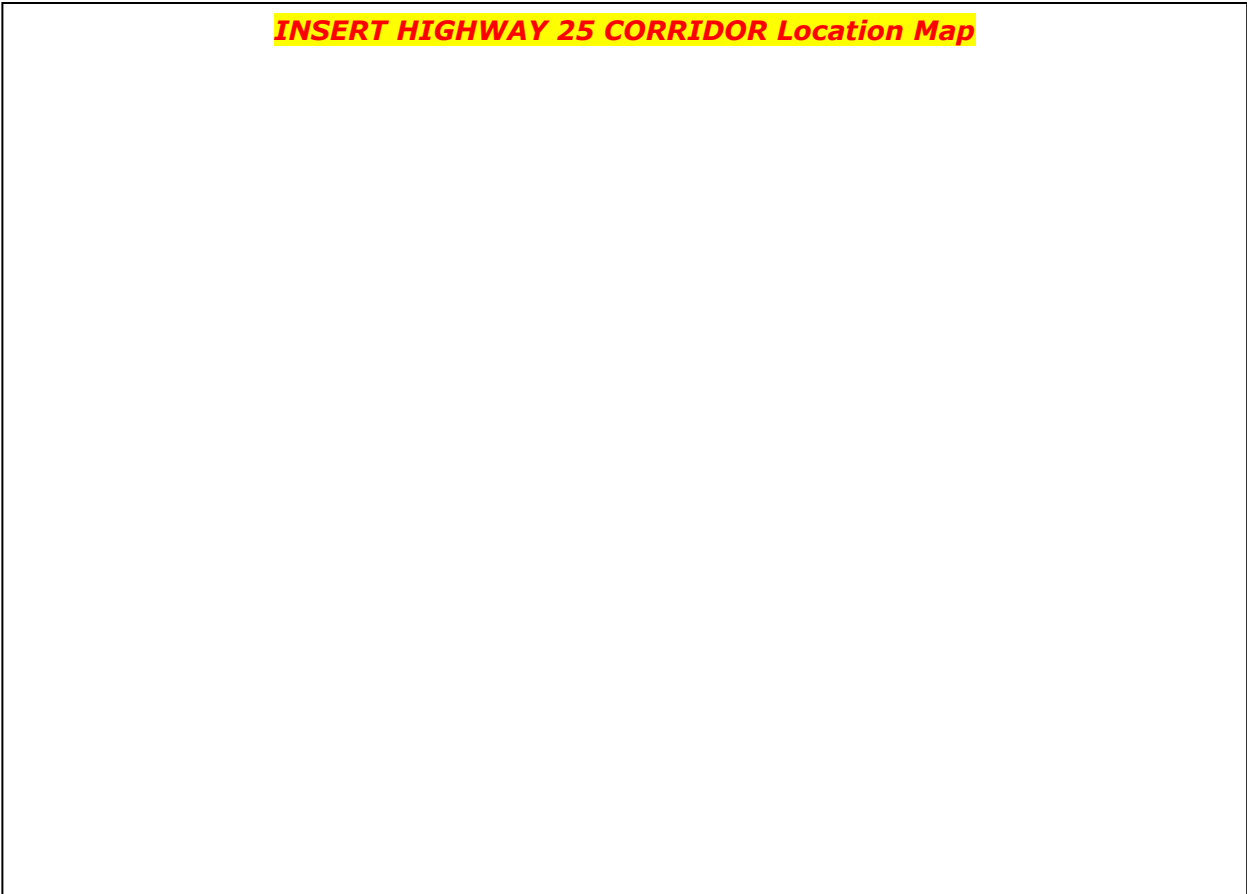
Reserved.

Sec. 3.7.6. - Highway 25 Corridor Overlay

3.7.6.1 Purpose and Intent

The Highway 25 Corridor Overlay is intended to protect residents, support economic growth, enhance development, and improve traffic flow along the US 25 Highway Corridor and specific adjacent and intersecting streets as designated in Table 3-1 above.

FIGURE 3-2: Highway 25 Overlay Corridor



3.7.6.1.1. The Highway 25 Corridor Overlay is created to provide an emphasis on maintaining the integrity of the corridor to facilitate a mixture of uses, including residential, commercial, and industrial; coordinating parking design and access; and encouraging greater economic activity and use through integrated design recommendations to enhance the quality and aesthetics of development along the corridor and support the economic well-being of property owners, residents, neighbors, and visitors.

3.7.6.1.2. The Highway 25 corridor is considered to provide support for economic development and access requiring location sensitive design elements to preserve and provide a unique, signature gateway into the County, facilitate creation of convenient, attractive and harmonious communities, encourage economic development activities, and maintain a safe and efficient travel-way.

3.7.6.1.3. The basic underlying zoning districts and corresponding permitted uses that exist along the corridor are maintained and all requirements of the underlying zoning districts will continue to be applied except when specifically addressed and modified by the CDP overlay.

3.7.6.2 Applicability

3.7.6.2.1. The Highway 25 Corridor Overlay is designated along the corridor identified above in §3.7.5.2 Establishment of Corridor Design and Protection Overlay Districts as provided in Table 3-1, and shall be deemed to encompass the depth of the lots fronting on either side of the corridor street up to five hundred (500) feet and all property located within five hundred (500) feet of the edge of the right of way which utilize the corridor street or intersecting streets for direct access.

3.7.6.2.2. This section applies to new construction or development on any lot or parcel within the Highway 25 Corridor Overlay as designated by §3.7.5.2 or by the Official Edgefield County Zoning Maps and Overlays and applies to an entire site or development if the Building and Planning Director determines that any renovation or expansion of the site or development exceeds fifty percent (50%) of the appraised value as set by the Edgefield County Assessor or by the Edgefield County Building and Planning Director for developments that are tax exempt.

3.7.6.2.3. For a development of an individual lot or group of individual lots, the determination of the appraised value shall be based on the appraised value of the individual lot or lots where the proposed improvement or development will be located rather than the appraised value of the entire development.

3.7.6.2.4. No building permit shall be issued for development on a lot or parcel within the Highway 25 Corridor Overlay area unless the proposed use, establishment or building complies with the standards described in this section.

3.7.6.3 Uses.

This section applies to any lot or parcel within a Corridor Design and Protection Overlay district that is designated on the Official Zoning Map and Overlays or by:

3.7.6.3.1. All uses permitted in the underlying zoning districts are permitted subject to the standards established in this section or as supplemented by other requirements of this Chapter.

3.7.6.3.2. Limits on Permitted Uses

3.7.6.3.2.1. Parking is allowed as a principal use in the overlay area only as a special exception.

3.7.6.4 All uses prohibited by the underlying basic zoning district or special development district are prohibited in this overlay.

3.7.6.4.1.1. Reserved

3.7.6.5 Development Standards

3.7.6.5.1. Buildings located along the US 25 Corridor Overlay should be located and designed so they provide visual interest and create enjoyable, human scale spaces.

3.7.6.5.2. Buildings or groups of buildings should include a variety of forms, materials and colors while maintaining a unified appearance.

3.7.6.5.3. Buildings should include architectural detail to help define their scale.

3.7.6.6 Dimensional Standards

3.7.6.6.1. Dimensional standards for the Highway 25 Corridor Overlay are established in Table 3-5 below:

TABLE 3-5: HIGHWAY 25 CORRIDOR OVERLAY DIMENSIONAL STANDARDS

	A	B
1.	Maximum Height	60 feet
2.	Minimum Height	14 feet
3.	Minimum Front Setback	As provided by the underlying zoning district
4.	Maximum Front Setback	90 feet or to be determined
5.	Minimum Side Setback	Required buffer, 0 feet or 10 feet from an alley or accessway
6.	Minimum Rear Setback	Required buffer, 20 feet or 10 feet from an alley or accessway
7.	Maximum Floor Area Ratio	3.0
8.	Minimum Frontage Buildout	30% when frontage of the lot is less than 200 feet

3.7.6.6.2. Building facades shall comply with setback standards identified in Table 3-5.

3.7.6.6.3. Minimum frontage buildout means the portion of the corridor street frontage of the parcel or parcels included in the development that is occupied by a principal structure at the front setback line. (Example: A parcel that is 200 feet in length requires a building or combination of buildings that total no less than 60 (sixty) feet in length).

3.7.6.7 Access

All sections of Article 3.7.5.7, Access above shall apply.

3.7.6.7.1. The following additional requirements shall apply in this overlay area:

3.7.6.7.2. Abutting Site Connectivity - The site shall include one (1) vehicular connection to an abutting site for every one hundred (100) peak hour trips generated by the proposed development on the site, however, no more than one (1) connection on each side and rear property line is required by this subsection.

3.7.6.7.2.1. Abutting connections shall open to existing developed sites or be stubbed out to future undeveloped sites.

3.7.6.7.2.2. Connection(s) must be designed and improved to permit both vehicular and pedestrian access.

3.7.6.7.2.3. Connection(s) must be aligned with any existing connections or parking lot circulation aisles on abutting parcels.

3.7.6.7.2.4. Cross access shall be provided with existing developed and undeveloped sites as mitigation pursuant to Article 8, Adequate Public Facilities.

3.7.6.7.2.5. A cross-access easement shall be provided

3.7.6.7.3. Benches and trash receptacles with liners are required in high pedestrian activity areas. High pedestrian activity areas include street intersections, restaurants, and bus stops.

1. Trash receptacles shall be spaced an average of every sixty (60) feet along commercial storefronts on private property.

3.7.6.7.3.2. Pedestrian scaled lighting must be provided along sidewalks.

1. For purposes of this section, "pedestrian scaled lighting" means a lighting standard that is affixed to the ground, is no more than fifteen (15) feet high from the sidewalk surface, and has a masonry, brick or corrugated iron material, or other material approved by the Building and Planning Director.

3.7.6.8 Stormwater Management

All sections of Article 3.7.5.8, Stormwater Management above shall apply.

3.7.6.9 Site Elements

All sections of Article 3.7.5.9, Site Elements above shall apply.

3.7.6.9.1. The following additional requirements shall apply in this overlay area:

3.7.6.9.1.1. Retaining Walls – The surface treatment for retaining walls higher than eighteen (18) inches above the finished grade shall be:

1. A veneer of brick, stone or synthetic stone;
2. Stamped concrete with brick or stone texture;
3. Stacked, stamped concrete or textured blocks; or
4. An alternative material that achieves the same finish quality and approved by the Director.

3.7.6.9.1.2. Fencing – In addition to the fencing provisions contained in Chapter 4, Article §4.3, fences may be constructed of the following materials:

1. Black vinyl clad chain link;
2. Wood; or
3. Block or stucco that matches an approved facade building material on the principal structure.

3.7.6.10 Building Design and Materials

All sections of Article 3.7.5.10, Building Design and Materials above shall apply.

3.7.6.10.1. **BUILDING DESIGN REQUIREMENTS UNIQUE TO HIGHWAY 25 SHOULD BE INSERTED HERE:**

3.7.6.10.1.1. Brick structures are the desired aesthetic.

3.7.6.10.1.2. No vinyl structures

3.7.6.10.1.3. No steel structures

3.7.6.10.1.4. No CMU structures

3.7.6.11 Outdoor Lighting and Illumination

All sections of Article 3.7.5.11, Outdoor Lighting and Illumination above shall apply.

3.7.6.12 Tree Preservation

All sections of Article 3.7.5.12, Tree Preservation above shall apply.

3.7.6.13 Open space, Landscaping and Bufferyard Requirements.

All sections of Article 3.7.5.13, Open Space, Landscaping and Bufferyard Requirements above shall apply.

Large Retail Developments

A large retail development project is defined as any new, predominantly retail development or collection of retail uses with a gross indoor floor in excess of 40,000 square feet or any enlargement or alteration to an existing predominantly retail project that would result in a gross indoor floor area in excess of 40,000 square feet.

3.7.6.13.1. Any new large retail project or a project for which the cost of alterations, renovation, expansion in any one-year period exceeds fifty percent (50%) of the appraised value of the development as set by the Edgefield County Tax Assessor shall comply with the following:

3.7.6.13.1.1. A Large Retail Development project can be located in a Planned Unit Development (PUD) or General Service Commercial (GSC) district within the overlay.

1. Site and landscape plan approval shall be required prior to issuance of a building permit.

3.7.6.13.1.2. Buildings in a Large Retail Development will be designed in a way that will reduce massive scale, provide visual interest, and avoid overwhelming surrounding development. The buildings shall be configured in a manner harmonious with topography and vegetation.

3.7.6.13.1.3. Architectural controls.

1. Predominant exterior building materials may include brick, wood, stone, tile, split concrete block, or stucco.

2. Smooth-faced concrete block exterior building materials are not permitted.

3. Exterior façade colors must be low-reflecting, low-intensity, subtle, and neutral or earth-toned.

3.7.6.13.1.3.3.1. Façade building trim may feature brighter, complementary colors that do not overwhelm the primary colors.

3.7.6.13.1.3.3.2. Neon tubing is not allowed as accent material.

4. Rooflines shall be varied to add interest, minimize massive scale, and complement the character of nearby neighborhoods by using parapets, gables, eaves, or other similar designs.

5. No large expanse of exterior walls will be allowed.

3.7.6.13.1.3.5.1. Variation may be achieved by using recesses, projections, windows, columns, horizontal and vertical offsets, awnings, canopies, and other features.

6. Rooftop or other mechanical or electrical equipment shall be screened to minimize noise and view from all directions except overhead.

3.7.6.13.1.3.6.1. If the equipment is roof-mounted, the screening shall be designed to conform architecturally to the design of the building.

3.7.6.13.1.3.6.2. Walls or evergreen shrubbery must screen ground mounted mechanical or electrical equipment; shrubbery must be large enough at the time of planting to screen the equipment.

7. The building design shall clearly indicate to visitors where entrances are located.

3.7.6.13.2. Walkways shall be well lighted and marked, easily accessible to parking areas, and in the safest areas.

3.7.6.13.3. Outdoor display and sales areas shall be incorporated into the overall design of the building and shall be screened with walls and/or fences not to exceed 15 feet in height.

3.7.6.13.3.1. Materials, colors, and design of such walls and fences shall conform to those used predominantly on the principal building.

3.7.6.13.3.2. To prevent unsightly clutter outdoor storage of products in an area where customers are not permitted is prohibited.

3.7.6.13.4. Fences shall not exceed eight feet in height except those for outdoor sales and storage areas.

3.7.6.13.5. Outdoor lighting shall comply with subsection 3.9.3.10 Outdoor Lighting and Illumination above.

3.7.6.13.6. Large Retail Development Landscape Plan - A Large Retail Development project shall incorporate a detailed landscape plan as part of site plan approval prior to issuance of a building permit or a site development permit.

3.7.6.13.7. The above detailed landscape plan shall conform to the provisions of Article 3.9.3.12 Tree Preservation and Article 3.9.3.13 Open Space, Landscaping and Buffering Requirements below and conform to the provision of Article IV, Appearance, buffering, screening, and landscaping.

3.7.6.13.8. Landscape screenings must conform to the following provisions:

3.7.6.13.8.1. Buffers along a street right-of way, (including out-parcels), shall provide a landscaped bufferyard at least 30 feet in depth.

3.7.6.13.8.2. The bufferyard shall include required trees and provide a continuous screen consisting of either evergreen shrubbery and/or a berm with plantings.

1. The shrubbery shall be at least three feet high after pruning at the time of the planting and shall be planted no more than five feet on center in at least two staggered rows.

3.7.6.13.8.3. Any berm must be at least three feet high and any berm less than five feet high must be planted with evergreen shrubbery at least two feet high after pruning at the time of planting and shall be planted no more than five feet on center in at least two staggered rows.

3.7.6.13.8.4. The screen shall be maintained at a minimum of five feet in height after plantings have matured.

3.7.6.13.8.5. The bufferyard may include a sidewalk or pathway parallel to the street and/or sidewalks or pathways perpendicular to the street to provide a pedestrian connection to parking areas.

3.7.6.13.8.6. Garbage and trash collection areas and delivery and loading areas shall be screened from view of adjacent property and street rights-of-way with a masonry wall or wooden fence and/or evergreen shrubbery and shall be located away from pedestrian and vehicular traffic, and shall be out of sight to the maximum feasible extent.

3.7.6.13.9. Screenings must be approved by the Building and Planning Director where such provisions would conflict with the above provisions.

3.7.6.13.10. Reserved.

Sec. 3.7.7. - Trenton-Edgefield Highway Corridor Overlay

3.7.7.1 Purpose and Intent

The Trenton-Edgefield Highway Corridor Overlay is designed to protect residents, support economic growth, enhance development and maintain traffic flow along the US 25 Highway corridor north of Greenhouse Road to the Town of Edgefield town limits, and along adjacent and intersecting street as illustrated in Figure 3-3 below.

FIGURE 3-3: Trenton-Edgefield Highway 25 Overlay Corridor

INSERT TRENTON-EDGEFIELD HIGHWAY 25 CORRIDOR Location Map



3.7.7.1.1. The Trenton-Edgefield Highway 25 Corridor Overlay is created to maintain the integrity of the corridor to facilitate a mixture of uses, including residential, commercial, and industrial; coordinating architectural and parking design and access; and encouraging greater economic activity and use through integrated design recommendations to enhance the quality and aesthetics of development along the corridor and support the economic well-being of property owners, residents, neighbors, and visitors.

3.7.7.1.2. The basic underlying zoning districts and corresponding permitted uses that exist along the corridor are maintained and all requirements of the underlying zoning districts will continue to be applied except when specifically addressed and modified by this overlay.

3.7.7.2 Applicability

The Trenton-Edgefield Highway 25 Corridor Overlay is designated along the corridor identified above in §3.7.5.2, Establishment of Corridor Design and Protection Overlay Districts as provided in Table 3-1, and shall be deemed to encompass the depth of the lots fronting on either side of the corridor street up to five hundred (500) feet and all property located within five hundred (500) feet of the edge of the right of way which utilize the corridor street or intersecting streets for direct access.

3.7.7.2.1. This section applies to new construction or development on any lot or parcel within the Trenton-Edgefield Highway 25 Corridor Overlay as designated by §3.9.1 or §3.9.4.2 or by the Official Edgefield County Zoning Maps and Overlays and applies to an entire site or development if the Building and Planning Director determines that any renovation or expansion of the site or development exceeds fifty percent (50%) of the appraised value as set by the Edgefield County Assessor or by the Edgefield County Building and Planning Director for developments that are tax exempt.

3.7.7.2.2. For a development of an individual lot or group of individual lots, the determination of the appraised value shall be based on the appraised value of the individual lot or lots where the proposed improvement or development will be located rather than the appraised value of the entire development.

3.7.7.2.3. No building permit shall be issued for development on a lot or parcel within the Trenton-Edgefield Highway 25 Corridor Overlay area unless the proposed use, establishment or building complies with the standards described in this section.

3.7.7.3 Uses.

3.7.7.3.1. All uses permitted in the underlying zoning districts are permitted subject to the standards established in this section and this section supplements any other requirements of this Chapter.

3.7.7.3.2. Limits on Permitted Uses – Reserved.

3.7.7.3.3. Prohibited Uses – Reserved.

3.7.7.4 Development Standards

Buildings located along the Trenton-Edgefield US 25 Corridor should be located and designed so they provide visual interest and create enjoyable, human scale spaces. Key objectives should include:

3.7.7.4.1. Buildings should be designed to be compatible in form and proportion with traditional and historic patterns of development along the corridor.

3.7.7.4.2. Buildings or groups of buildings should include a variety of forms, materials and colors while maintaining a unified appearance.

3.7.7.4.3. Buildings should include architectural detail to help define their scale.

3.7.7.5 Dimensional Standards

The dimensional standards for the Trenton-Edgefield Corridor Overlay are established in Table 3-6.

**TABLE 3-6: TRENTON-EDGEFIELD HIGHWAY CORRIDOR OVERLAY
DIMENSIONAL STANDARDS**

	A	B
1.	Maximum Height	60 feet
2.	Minimum Height	14 feet
3.	Minimum Front Setback	As provided by the underlying zoning district
4.	Maximum Front Setback	As provided by the underlying zoning district
5.	Minimum Side Setback	Required buffer, 0 feet or 10 feet from an alley or accessway

6.	Minimum Rear Setback	As provided by the underlying zoning district
7.	Maximum Floor Area Ratio	3.0
8.	Minimum Frontage Buildout	As provided by the underlying zoning district

3.7.7.5.1. Building facades shall comply with setback standards identified in Table 3-2.

3.7.7.5.1.1. Corner lots are deemed to have two (2) frontages and shall conform to the setback requirements for both facades.

3.7.7.5.2. Minimum frontage buildout means the portion of the corridor street frontage of the parcel or parcels included in the development that is occupied by a principal structure at the front setback line. (Example: A parcel that is 200 feet in length requires a building or combination of buildings that total no less than 60 (sixty) feet in length).

3.7.7.5.3. Where an existing building is located on a parcel and the site development plan includes the utilization of the existing building as a principal structure, the existing setback may be provided. The front setback landscaping requirements specified in this section shall be applied for the provision that most closely matches the existing setback.

3.7.7.5.4. Where a parcel in the corridor overlay is a through lot that fronts on two Highway Corridor streets, the maximum front setback and minimum frontage buildout shall be applicable to only one frontage. Both the maximum front setback and minimum frontage build out criteria shall be applied to the same frontage.

3.7.7.5.5. Gasoline service stations with pump islands perpendicular to the edge of right of way shall maintain a setback of not less than thirty-five (35) feet between the pump islands and right of way.

3.7.7.6 Access

All sections of Article 3.7.5.7, Access above shall apply.

3.7.7.6.1. The following additional requirements shall apply in this overlay area:

3.7.7.6.1.1. Additional requirements to be determined

3.7.7.7 Stormwater Management

All sections of Article 3.7.5.8, Stormwater Management above shall apply.

3.7.7.8 Site Elements

All sections of Article 3.7.5.9, Site Elements above shall apply.

3.7.7.8.1. The following additional requirements shall apply in this overlay area:

3.7.7.8.1.1. Retaining Walls – The surface treatment for retaining walls higher than eighteen (18) inches above the finished grade shall be:

1. A veneer of brick, stone or synthetic stone;
2. Stamped concrete with brick or stone texture;
3. Stacked, stamped concrete or textured blocks; or
4. An alternative material that achieves the same finish quality and approved by the Building and Planning Director.

3.7.7.8.1.2. Fencing – In addition to the fencing provisions contained in Chapter 4, Article §4.3, fences may be constructed of the following materials:

1. Black vinyl clad chain link;
2. Wood; or
3. Block or stucco that matches an approved facade building material on the principal structure.

3.7.7.9 Building Design and Materials

All sections of Article 3.7.5.10, Building Design and Materials above shall apply.

3.7.7.9.1. Brick and wood materials are encouraged as the most appropriate building material within the overlay area.



Insert picture from pending country store project

3.7.7.9.2. Covered porches and stepped gables are encouraged in the overlay area.

3.7.7.9.3. Insert additional building design recommendations unique to this overlay here.

3.7.7.10 Outdoor Lighting and Illumination

All sections of Article 3.7.5.11, Outdoor Lighting and Illumination above shall apply.

3.7.7.11 Tree Preservation

All sections of Article 3.7.5.13, Tree Preservation above shall apply.

3.7.7.12 Open space, Landscaping and Bufferyard Requirements.

All sections of Article 3.7.5.14, Open Space, Landscaping and Bufferyard Requirements above shall apply.

3.7.7.13 Large Retail Developments

A large retail development project is defined as any new, predominantly retail development or collection of retail uses with a gross indoor floor in excess of 40,000 square feet or any enlargement or alteration to an existing predominantly retail project that would result in a gross indoor floor area in excess of 40,000 square feet.

3.7.7.13.1. Any new large retail project or a project for which the cost of alterations, renovation, expansion in any one-year period exceeds fifty percent (50%) of the appraised value of the development as set by the Edgefield County Tax Assessor shall comply with the following:

3.7.7.13.1.1. A Large Retail Development project can be located in a Planned Unit Development (PUD) or General Service Commercial (GSC) district within the overlay.

1. Site and landscape plan approval shall be required prior to issuance of a building permit.

3.7.7.13.1.2. Buildings in a Large Retail Development will be designed in a way that will reduce massive scale, provide visual interest, and avoid overwhelming surrounding development. The buildings shall be configured in a manner harmonious with topography and vegetation.

3.7.7.13.1.3. Architectural controls.

1. Predominant exterior building materials may include brick, wood, stone, tile, split concrete block, or stucco.

2. Smooth-faced concrete block exterior building materials are not permitted.

3. Exterior façade colors must be low-reflecting, low-intensity, subtle, and neutral or earth-toned.

3.7.7.13.1.3.3.1. Façade building trim may feature brighter, complementary colors that do not overwhelm the primary colors.

3.7.7.13.1.3.3.2. Neon tubing is not allowed as accent material.

4. Rooflines shall be varied to add interest, minimize massive scale, and complement the character of nearby neighborhoods by using parapets, gables, eaves, or other similar designs.

5. No large expanse of exterior walls will be allowed.

3.7.7.13.1.3.5.1. Variation may be achieved by using recesses, projections, windows, columns, horizontal and vertical offsets, awnings, canopies, and other features.

6. Rooftop or other mechanical or electrical equipment shall be screened to minimize noise and view from all directions except overhead.

3.7.7.13.1.3.6.1. If the equipment is roof-mounted, the screening shall be designed to conform architecturally to the design of the building.

3.7.7.13.1.3.6.2. Walls or evergreen shrubbery must screen ground mounted mechanical or electrical equipment; shrubbery must be large enough at the time of planting to screen the equipment.

7. The building design shall clearly indicate to visitors where entrances are located.

3.7.7.13.2. Walkways shall be well lighted and marked, easily accessible to parking areas, and in the safest areas.

3.7.7.13.3. Outdoor display and sales areas shall be incorporated into the overall design of the building and shall be screened with walls and/or fences not to exceed 15 feet in height.

3.7.7.13.3.1. Materials, colors, and design of such walls and fences shall conform to those used predominantly on the principal building.

3.7.7.13.3.2. To prevent unsightly clutter outdoor storage of products in an area where customers are not permitted is prohibited.

3.7.7.13.4. Fences shall not exceed eight feet in height except those for outdoor sales and storage areas.

3.7.7.13.5. Outdoor lighting shall comply with subsection 3.9.3.10 Outdoor Lighting and Illumination above.

3.7.7.13.6. Large Retail Development Landscape Plan - A Large Retail Development project shall incorporate a detailed landscape plan as part of site plan approval prior to issuance of a building permit or a site development permit.

3.7.7.13.7. The above detailed landscape plan shall conform to the provisions of Article 3.9.3.12 Tree Preservation and Article 3.9.3.13 Open Space, Landscaping and Buffering Requirements below and conform to the provision of Article IV, Appearance, buffering, screening, and landscaping.

3.7.7.13.8. Landscape screenings must conform to the following provisions:

3.7.7.13.8.1. Buffers along a street right-of way, (including out-parcels), shall provide a landscaped bufferyard at least 30 feet in depth.

3.7.7.13.8.2. The bufferyard shall include required trees and provide a continuous screen consisting of either evergreen shrubbery and/or a berm with plantings.

1. The shrubbery shall be at least three feet high after pruning at the time of the planting and shall be planted no more than five feet on center in at least two staggered rows.

3.7.7.13.8.3. Any berm must be at least three feet high and any berm less than five feet high must be planted with evergreen shrubbery at least two feet high after pruning at the time of planting and shall be planted no more than five feet on center in at least two staggered rows.

3.7.7.13.8.4. The screen shall be maintained at a minimum of five feet in height after plantings have matured.

3.7.7.13.8.5. The bufferyard may include a sidewalk or pathway parallel to the street and/or sidewalks or pathways perpendicular to the street to provide a pedestrian connection to parking areas.

3.7.7.13.8.6. Garbage and trash collection areas and delivery and loading areas shall be screened from view of adjacent property and street rights-of-way with a masonry wall or wooden fence and/or evergreen shrubbery and shall be located away from pedestrian and vehicular traffic, and shall be out of sight to the maximum feasible extent.

3.7.7.13.9. Screenings must be approved by the Building and Planning Director where such provisions would conflict with the above provisions.

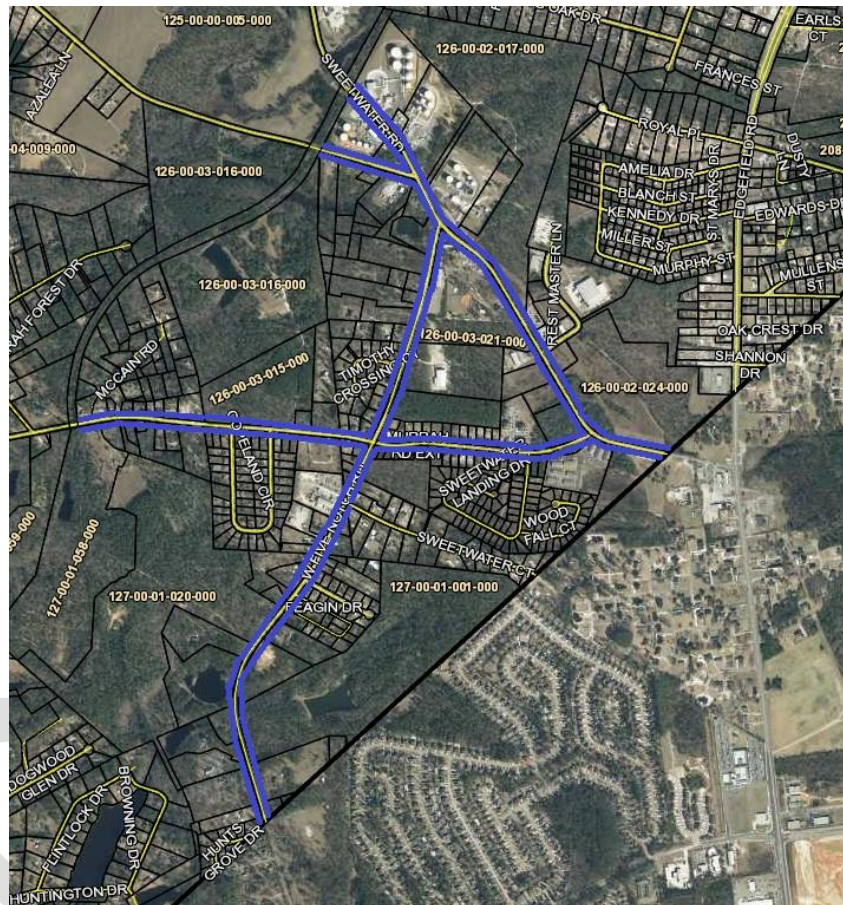
3.7.7.13.10. Reserved.

DRAFT

Sec. 3.7.8. - Merriweather Corridors Overlay

3.7.8.1 Purpose and Intent – The Merriweather Corridors Overlay is designed to protect residents, support economic growth, enhance development and maintain traffic flow along the portions of West Five Notch Road, Murrah Road, Murrah Road Extension, Sweetwater Road, and Currytown Road located in the unincorporated area of the Merriweather community and along adjacent and intersecting street as designated in Table 3-1 above and Figure 3-4 below.

FIGURE 3-4: Merriweather Corridors Overlay



3.7.8.1.1. The Merriweather Corridors Overlay is created to provide an emphasis on maintaining the integrity of the corridor to facilitate a mixture of uses, including residential, commercial, and industrial; coordinating architectural and parking design and access; and encouraging greater economic activity and use through integrated design recommendations to enhance the quality and aesthetics of development along the corridor and support the economic well-being of property owners, residents, neighbors, and visitors.

3.7.8.1.2. The basic underlying zoning districts and corresponding permitted uses that exist along the corridor are maintained and all requirements of the underlying zoning districts will continue to be applied except when specifically addressed and modified by this overlay.

3.7.8.2 Applicability – The Merriweather Corridors Overlay is designated along the corridor identified above in §3.7.5.2, Establishment of Corridor Design and Protection Overlay Districts as provided in Table 3-1, and shall be deemed to encompass the depth of the lots fronting on either side of the corridor street up to five hundred (500) feet and all property located within

five hundred (500) feet of the edge of the right of way which utilize the corridor street or intersecting streets for direct access.

3.7.8.2.1. This section applies to new construction or development on any lot or parcel within the Merriweather Corridors Overlay as designated by §3.9.1 or §3.9.4.2 or by the Official Edgefield County Zoning Maps and Overlays and applies to an entire site or development if the Building and Planning Director determines that any renovation or expansion of the site or development exceeds fifty percent (50%) of the appraised value as set by the Edgefield County Assessor or by the Edgefield County Building and Planning Director for developments that are tax exempt.

3.7.8.2.2. For a development of an individual lot or group of individual lots, the determination of the appraised value shall be based on the appraised value of the individual lot or lots where the proposed improvement or development will be located rather than the appraised value of the entire development.

3.7.8.2.3. No building permit shall be issued for development on a lot or parcel within the Merriweather Corridors Overlay area unless the proposed use, establishment or building complies with the standards described in this section.

3.7.8.3 Uses

3.7.8.4 Permitted Uses are all uses permitted in the underlying zoning districts subject to the standards established in this section.

3.7.8.4.1. Limits on use identified by the basic underlying are limited to the same extent within the overlay, except parking shall be prohibited as a principal use.

3.7.8.5 Prohibited uses are all uses prohibited in the underlying zoning districts subject to the standards established in this section.

3.7.8.6 Development Standards

3.7.8.6.1. Buildings located along the road segments identified by the Merriweather Corridors Overlay should be located and designed so they provide visual interest and create enjoyable, human scale spaces. Key objectives should include:

3.7.8.6.2. Buildings should be designed to be compatible in form and proportion with traditional and historic patterns of development along the corridor.

3.7.8.6.3. Buildings or groups of buildings should include a variety of forms, materials and colors while maintaining a unified appearance.

3.7.8.6.4. Buildings should include architectural detail to help define their scale.

3.7.8.7 Dimensional Standards

The dimensional standards for the Merriweather Corridors Overlay are established in Table 3-7 below:

TABLE 3-7: MERRIWEATHER CORRIDORS OVERLAY DIMENSIONAL STANDARDS

	A	B
1.	Maximum Height	60 feet
2.	Minimum Height	14 feet
3.	Minimum Front Setback	As provided by the underlying zoning district
4.	Maximum Front Setback	90 feet or to be determined

5.	Minimum Side Setback	Required buffer, 0 feet or 10 feet from an alley or accessway
6.	Minimum Rear Setback	Required buffer, 20 feet or 10 feet from an alley or accessway
7.	Maximum Floor Area Ratio	3.0
8.	Minimum Frontage Buildout	30% when frontage of the lot is less than 200 feet

3.7.8.7.1. Building facades shall comply with setback standards identified in Table 3-2.

3.7.8.7.2. Minimum frontage buildout means the portion of the corridor street frontage of the parcel or parcels included in the development that is occupied by a principal structure at the front setback line. (Example: A parcel that is 200 feet in length requires a building or combination of buildings that total no less than 60 (sixty) feet in length).

3.7.8.8 Access

All sections of Article 3.7.5.7, Access above shall apply.

3.7.8.8.1. The following additional requirements shall apply in this overlay area:

3.7.8.9 Stormwater Management

All sections of Article 3.7.5.8, Stormwater Management above shall apply.

3.7.8.10 Site Elements

All sections of Article 3.7.5.9, Site Elements above shall apply.

3.7.8.10.1. The following additional requirements shall apply in this overlay area:

3.7.8.10.1.1. Retaining Walls – The surface treatment for retaining walls higher than eighteen (18) inches above the finished grade shall be:

1. A veneer of brick, stone or synthetic stone;
2. Stamped concrete with brick or stone texture;
3. Stacked, stamped concrete or textured blocks; or
4. An alternative material that achieves the same finish quality and approved by the Director.

3.7.8.10.1.2. Fencing – In addition to the fencing provisions contained in Chapter 4, Article §4.3, fences may be constructed of the following materials:

1. Black vinyl clad chain link;
2. Wood; or
3. Block or stucco that matches an approved facade building material on the principal structure.

3.7.8.11 Building Design and Materials

All sections of Article 3.7.5.10, Building Design and Materials above shall apply.

3.7.8.11.1. Architectural Controls:

3.7.8.11.1.1. Building height, rhythm, articulation, massing and bulk shall be compatible with the individual site attributes and with the surrounding neighborhoods.

3.7.8.11.1.2. Distinctive architectural details such as covered front entryways, covered front porches, door and window details, roof overhangs, and/or parapet walls with cap features shall be provided on each dwelling, or principal structure.

3.7.8.11.2. A pre-manufactured steel building shall not be allowed as a principal building in the Overlay area.

3.7.8.11.2.1. Garage fronts shall be de-emphasized and shall not be the most prominent architectural feature of a house. This can be accomplished by providing side access garages, detached garages, and/or L-shaped floor plans.

1. Front access garages shall be recessed from the front elevation of the structure at least 10 feet to provide interest and relief from the street.

2. The garage area may not exceed 40% of the front facade of the structure.

3. The front elevation shall include a porch or similar entrance designed for people rather than automobiles.

3.7.8.11.2.2. Landscaped yards and preservation of trees are encouraged to create a blended suburban and pastoral appearance.







3.7.8.12 Outdoor Lighting and Illumination

All sections of Article 3.7.5.11, Outdoor Lighting and Illumination above shall apply.

3.7.8.13 Tree Preservation

All sections of Article 3.7.5.13, Tree Preservation above shall apply.



3.7.8.14 Open space, Landscaping and Bufferyard Requirements.

All sections of Article 3.7.5.13, Open Space, Landscaping and Bufferyard Requirements above shall apply.

Sec. 3.7.9. - Martintown Road Corridor Overlay

3.7.9.1 Purpose and Intent

3.7.9.1.1. The Martintown Road Corridor Overlay is designed to protect residents, enhance development, support economic growth, augment dimensional and access management standards, and to establish design standards for residential, commercial and mixed-use development within a corridor that is primarily classified as arterial, but has a unique rural character that is desirable to maintain per the recommendations of the Comprehensive Plan.

3.7.9.1.2. Another purpose of the Martintown Road Corridor Overlay is to promote development that is compatible with the function, capacity and design of the major arterial roadway and remain sensitive to abutting properties.

FIGURE 3-5: Martintown Road Corridor

INSERT MARTINTOWN ROAD CORRIDOR IMAGE PICTURE

3.7.9.2 Applicability

3.7.9.3 The Martintown Road Corridor Overlay is designated along the corridor identified above in §3.7.5.2, Establishment of Corridor Design and Protection Overlay Districts as provided in Table 3-1, and shall be deemed to encompass the depth of the lots fronting on either side of the corridor street up to five hundred (500) feet and all property located within five hundred (500) feet of the edge of the right of way which utilize the corridor street or intersecting streets for direct access.

3.7.9.3.1. This section applies to new construction or development on any lot or parcel within the Martintown Road Corridor Overlay as designated by §3.7.1 or §3.7.9.3.1 or by the Official Edgefield County Zoning Maps and Overlays and applies to an entire site or development if the Building and Planning Director determines that any renovation or expansion of the site or development exceeds fifty percent (50%) of the appraised value as set by the Edgefield County Assessor or by the Edgefield County Building and Planning Director for developments that are tax exempt.

3.7.9.3.1.1. For a development of an individual lot or group of individual lots, the determination of the appraised value shall be based on the appraised value of the individual lot or lots where the proposed improvement or development will be located rather than the appraised value of the entire development.

3.7.9.3.2. No building permit shall be issued for development on a lot or parcel within the Martintown Road Corridor Overlay area unless the proposed use, establishment or building complies with the standards described in this section.

3.7.9.3.3. This overlay is created with an emphasis on maintaining the integrity of the corridor to facilitate a mixture of uses, including residential and non-residential uses through coordinated design and encouraging design to support the economic and aesthetic quality of life to preserve the unique, signature qualities of the corridor, facilitate the creation of a convenient, attractive and harmonious community, and encourage appropriate economic development activity.

3.7.9.4 Uses

3.7.9.4.1. Permitted Uses – The basic underlying zoning districts and corresponding permitted uses that exist along the corridor are maintained and all requirements will continue to be applied except when specifically addressed and modified by this overlay.

3.7.9.4.1.1. This section supplements any other requirements of this Chapter.

3.7.9.4.2. Limits on use identified by the basic underlying are limited to the same extent within the overlay, except parking shall be prohibited as a principal use.

3.7.9.5 Development Standards

Buildings located along the Martintown Road (SC Highway 230) Corridor should be located and designed so they provide visual interest, create enjoyable, human scale spaces, and protect the rural aesthetic quality of the highway. Key objectives should include:

3.7.9.5.1. Buildings should be designed to be compatible in form and proportion with traditional and historic patterns of development along the corridor.

3.7.9.5.2. Buildings or groups of buildings should include a variety of forms, materials and colors while maintaining a unified appearance.

3.7.9.5.3. Buildings should include architectural detail to help define their scale.

3.7.9.6 Dimensional Standards – The dimensional standards for the Martintown Road Overlay are established in Table 3-8 below:

TABLE 3-8: MARTINTOWN ROAD CORRIDOR OVERLAY DIMENSIONAL STANDARDS

	A	B
1.	Maximum Height	60 feet
2.	Minimum Height	14 feet
3.	Minimum Front Setback	5 feet or 30 feet

4.	Maximum Front Setback	90 feet
5.	Minimum Side Setback	Required buffer, 0 feet or 10 feet
6.	Minimum Rear Setback	Required buffer, 20 feet or 10 feet from an alley
7.	Maximum Floor Area Ratio	3.0
8.	Minimum Frontage Buildout	30%

3.7.9.6.1. Building facades shall comply with setback standards identified in Table 3-2.

3.7.9.6.2. Minimum frontage buildout means the portion of the corridor street frontage of the parcel or parcels included in the development that is occupied by a principal structure at the front setback line (Example: A parcel that is 200 feet in length requires a building or combination of buildings that total no less than 60 (sixty) feet in length).

3.7.9.7 Access

All sections of Article 3.7.5.7, Access above shall apply.

3.7.9.7.1. The following additional requirements shall apply in this overlay area:

3.7.9.8 Stormwater Management

All sections of Article 3.7.5.8, Stormwater Management above shall apply.

3.7.9.9 Site Elements

All sections of Article 3.7.5.9, Site Elements above shall apply.

3.7.9.9.1. The following additional requirements shall apply in this overlay area:

3.7.9.9.1.1. Retaining Walls – The surface treatment for retaining walls higher than eighteen (18) inches above the finished grade shall be:

1. A veneer of brick, stone or synthetic stone;
2. Stamped concrete with brick or stone texture;
3. Stacked, stamped concrete or textured blocks; or
4. An alternative material that achieves the same finish quality and approved by the Director.

3.7.9.9.1.2. Fencing – In addition to the fencing provisions contained in Chapter 4, Article §4.3, fences may be constructed of the following materials:

1. Wood fence types allowed include Post and Rail, X-Pattern Horse, or Stacked Rail.

3.7.9.9.1.2.1.1. Post colors allowed include black, white, natural wood grain, or naturally occurring dark colors (dark green, dark brown, etc.)



2. Post and Wire fence types are allowed as an alternative and may be constructed of post materials that allowed wood, steel, or masonry materials.

3.7.9.9.1.2.2.1. Post colors allowed include black, white, naturally occurring dark colors such as dark green, dark brown, etc.

3.7.9.9.1.2.2.2. Wire types allowed include chicken wire, horse, electric, or barbed wire.

3. Privacy fences should have a five (5) foot natural buffer and should be painted dark colors such as black or naturally occurring dark colors.

3.7.9.9.2. Gates and Entranceways

3.7.9.9.2.1. Gates and monument entrance types allowed include: Brick, Stone, Horse Gate, Wooden Gate, Swing Arm Gate, or Metallic (Iron or Steel) Gate.

3.7.9.9.2.2. Gate Colors allowed include: Blacks, white, brick, natural wood grains, naturally occurring dark colors (dark green, brown, etc.), steel (metallic), or stone.

3.7.9.9.3. Mailboxes may be brick, stone, wood, or metal.

3.7.9.9.4. The view of attractive bodies of water shall be preserved when possible.



3.7.9.9.5. Utilities for non-residential and multi-family development projects shall be underground whenever possible.

3.7.9.10 Building Design and Materials

All sections of Article 3.7.5.10, Building Design and Materials above shall apply.

3.7.9.10.1. Architectural Controls:

3.7.9.10.1.1. Building height, rhythm, articulation, massing and bulk shall be compatible with the individual site attributes and with the surrounding neighborhoods.



3.7.9.10.1.2. Distinctive architectural details such as covered front entryways, covered front porches, door and window details, roof overhangs, and/or parapet walls with cap features shall be provided on each dwelling, or principal structure.

3.7.9.10.1.3. Metal roofs are allowed.



3.7.9.10.2. A pre-manufactured steel building shall not be allowed as a principal building in the Overlay area.

3.7.9.10.2.1. Garage fronts shall be de-emphasized and shall not be the most prominent architectural feature of a house. This can be accomplished by providing side access garages, detached garages, and/or L-shaped floor plans.

1. Front access garages shall be recessed from the front elevation of the structure at least 10 feet to provide interest and relief from the street.

2. The garage area may not exceed 40% of the front facade of the structure. The front elevation shall include a porch or similar entrance designed for people rather than automobiles.

3.7.9.10.2.2. Architecture consistent with log and timber homes is encouraged.

3.7.9.11 Outdoor Lighting and Illumination

All sections of Article 3.7.5.11, Outdoor Lighting and Illumination above shall apply.

3.7.9.12 Tree Preservation

All sections of Article 3.7.5.12, Tree Preservation above shall apply.

3.7.9.13 Open space, Landscaping and Bufferyard Requirements.

All sections of Article 3.7.5.13, Open Space, Landscaping and Bufferyard Requirements above shall apply.

3.7.9.14 Large Retail Developments

Reserved.

Sec. 3.8.9. - Sweetwater Road Corridor Overlay

3.8.9.1.1. Purpose and Intent.

The purpose of the Sweetwater Road Corridor Overlay is to establish design standards for residential, commercial, and mixed-use development within the Sweetwater Road corridor that protect the unique rural character that was identified as desirable per the recommendations of the Comprehensive Plan, and to augment dimensional and access management standards within the overlay.

FIGURE 3-6: Sweetwater Road Corridor



3.8.9.2 Applicability

3.8.9.2.1. The Sweetwater Road Corridor Overlay is designated along the corridor identified above in §3.7.5.2, Establishment of Corridor Design and Protection Overlay Districts as provided in Table 3-1, and shall be deemed to encompass the depth of the lots fronting on either side of the corridor street up to one thousand (1,000) feet and all property located within one thousand (1,000) feet of the edge of the right of way which utilize the corridor street or intersecting streets for direct access.

3.8.9.2.2. This section applies to new construction or development on any lot or parcel within the Sweetwater Road Corridor Overlay as designated by §3.8.1 or §3.8.9.3.1 or by the Official Edgefield County Zoning Maps and Overlays and applies to an entire site or development if the Building and Planning Director determines that any renovation or expansion of the site or development exceeds fifty percent (50%) of the appraised value as set by the Edgefield County Assessor or by the Edgefield County Building and Planning Director for developments that are tax exempt.

3.8.9.2.2.1. For a development of an individual lot or group of individual lots, the determination of the appraised value shall be based on the appraised value of the individual lot or lots where the proposed improvement or development will be located rather than the appraised value of the entire development.

3.8.9.2.3. No building permit shall be issued for development on a lot or parcel within the Sweetwater Road Corridor Overlay area unless the proposed use, establishment or building complies with the standards described in this section.

3.8.9.2.4. This overlay is created with an emphasis on maintaining the integrity of the corridor to facilitate a mixture of uses, including residential and non-residential uses through coordinated design and encouraging design to support the economic and aesthetic quality of life to preserve the unique, signature qualities of the corridor, facilitate the creation of a convenient, attractive and harmonious community, and encourage appropriate economic development activity.

3.8.9.3 Uses

3.8.9.3.1. Permitted Uses – The basic underlying zoning districts and corresponding permitted uses that exist along the corridor are maintained and all requirements will continue to be applied except when specifically addressed and modified by this overlay.

3.8.9.3.1.1. This section supplements any other requirements of this Chapter.

3.8.9.3.2. Limits on use identified by the basic underlying are limited to the same extent within the overlay, except parking shall be prohibited as a principal use.

3.8.9.4 Development Standards

Buildings located along the Sweetwater Road Corridor should be located and designed so they provide visual interest, create enjoyable, human scale spaces, and protect the rural aesthetic quality of the highway. Key objectives should include:

3.8.9.4.1. Buildings should be designed to be compatible in form and proportion with traditional and historic patterns of development along the corridor.

3.8.9.4.2. Buildings or groups of buildings should include a variety of forms, materials and colors while maintaining a unified appearance.

3.8.9.4.3. Buildings should include architectural detail to help define their scale.

3.8.9.5 Dimensional Standards – The dimensional standards for the Sweetwater Road Overlay are established in Table 3-8 below:

TABLE 3-9: SWEETWATER ROAD OVERLAY DIMENSIONAL STANDARDS

	A	B
1.	Maximum Height	60 feet
2.	Minimum Height	14 feet

3.	Minimum Front Setback	5 feet or 30 feet
4.	Maximum Front Setback	90 feet
5.	Minimum Side Setback	Required buffer, 0 feet or 10 feet
6.	Minimum Rear Setback	Required buffer, 20 feet or 10 feet from an alley
7.	Maximum Floor Area Ratio	3.0
8.	Minimum Frontage Buildout	30%

3.7.10.5.1. Building facades shall comply with setback standards identified in Table 3-9.

3.7.10.5.2. Minimum frontage buildout means the portion of the corridor street frontage of the parcel or parcels included in the development that is occupied by a principal structure at the front setback line. (Example: A parcel that is 200 feet in length requires a building or combination of buildings that total no less than 60 (sixty) feet in length).

3.7.10.6 Access

All sections of Article 3.7.5.7, Access above shall apply.

3.7.10.6.1. The following additional requirements shall apply in this overlay area:

3.7.10.7 Stormwater Management

All sections of Article 3.7.5.8, Stormwater Management above shall apply.

3.7.10.8 Site Elements

All sections of Article 3.7.5.9, Site Elements above shall apply.

3.7.10.8.1. The following additional requirements shall apply in this overlay area:

3.7.10.8.1.1. Retaining Walls – The surface treatment for retaining walls higher than eighteen (18) inches above the finished grade shall be:

1. A veneer of brick, stone or synthetic stone;
2. An alternative material that achieves the same finish quality and approved by the Director of Building and Planning.

3.7.10.8.1.2. Fencing – Fences may be constructed of the following materials:

3.7.10.8.1.3. Fencing – In addition to the fencing provisions contained in Chapter 4, Article §4.3, fences may be constructed of the following materials:

1. Wood fence types allowed include Post and Rail, X-Pattern Horse, or Stacked Rail.

3.7.10.8.1.3.1.1. Post and Rail (Wood or Vinyl)

3.7.10.8.1.3.1.2. X-pattern horse (Wood or vinyl)

3.7.10.8.1.3.1.3. Stacked Rail

2. Block or stucco that matches an approved facade building material on the principal structure.

3.7.10.8.1.4. Fencing – In addition to the fencing provisions contained in Chapter 4, Article §4.3, fences may be constructed of the following materials:

1. Wood fence types allowed include Post and Rail, X-Pattern Horse, or Stacked Rail.

3.7.10.8.1.4.1.1. Post colors allowed include black, white, or naturally occurring dark colors (dark green, dark brown, etc.)

2. Post and Wire

3.7.10.8.1.4.2.1. Post materials allowed include wood, steel or masonry

3.7.10.8.1.4.2.2. Post colors allowed include black, white, or naturally occurring dark colors such as dark green, dark brown, etc.

3.7.10.8.1.4.2.3. Wire materials allowed include chicken wire, horse, electric, or barbed wire.

3. Privacy fences should have a five (5) foot natural buffer and should be painted dark colors such as black or naturally occurring dark colors.



3.7.10.8.2. Gates and Entranceways

3.7.10.8.2.1. Gates and monument entrance types allowed include: Brick, Stone, Horse Gate, Wooden Gate, Swing Arm Gate, or Metallic (Iron or Steel) Gate.

3.7.10.8.2.2. Gate Colors allowed include: Blacks, white, brick, natural wood grains, naturally occurring dark colors (dark green, brown, etc.), steel (metallic), or stone.

3.7.10.8.3. Mailboxes may be brick, stone, wood, or metal.

3.7.10.8.4. The view of attractive bodies of water shall be preserved when possible.

3.7.10.8.5. Utilities for non-residential, multi-family, or major subdivision development projects shall be underground whenever possible.

3.7.10.9 Building Design and Materials

All sections of Article 3.7.5.10, Building Design and Materials above shall apply.

3.7.10.9.1. Architectural Controls:

3.7.10.9.1.1. Building height, rhythm, articulation, massing and bulk shall be compatible with the individual site attributes and with the surrounding neighborhoods.

3.7.10.9.1.2. Distinctive architectural details such as covered front entryways, covered front porches, door and window details, roof overhangs, and/or parapet walls with cap features shall be provided on each dwelling, or principal structure.

3.7.10.9.2. A pre-manufactured steel building shall not be allowed as a principal building in the Overlay area.

3.7.10.9.2.1. Garage fronts shall be de-emphasized and shall not be the most prominent architectural feature of a house. This can be accomplished by providing side access garages, detached garages, and/or L-shaped floor plans.

1. Front access garages shall be recessed from the front elevation of the structure at least 10 feet to provide interest and relief from the street.

2. The garage area may not exceed 40% of the front facade of the structure. The front elevation shall include a porch or similar entrance designed for people rather than automobiles.

3.7.10.9.2.2. Tree lined drives and home sites are encouraged.

3.7.10.10 Outdoor Lighting and Illumination

All sections of Article 3.7.5.11, Outdoor Lighting and Illumination above shall apply.

3.7.10.11 Tree Preservation

All sections of Article 3.7.5.12, Tree Preservation above shall apply.

3.7.10.12 Open space, Landscaping and Bufferyard Requirements.

All sections of Article 3.7.5.13, Open Space, Landscaping and Bufferyard Requirements above shall apply.

3.7.10.13 Outdoor Lighting and Illumination

All sections of Article 3.7.5.11, Outdoor Lighting and Illumination above shall apply.

3.7.10.14 Tree Preservation

All sections of Article 3.7.5.12, Tree Preservation above shall apply.

3.7.10.15 Open space, Landscaping and Bufferyard Requirements.

All sections of Article 3.7.5.13, Open Space, Landscaping and Bufferyard Requirements above shall apply.

Sec. 3.7.11. - Reserved

3.7.11.1 Edgefield Unincorporated Area Compatibility Overlay.

Sec. 3.7.12. - Reserved

3.7.12.1 Johnston Unincorporated Area Compatibility Overlay.

Sec. 3.7.13. - Reserved

3.7.13.1 Future Overlays as adopted by Edgefield County Council.

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