

AN ORDINANCE AMENDING THE ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE FOR CHARLESTON COUNTY TO INCLUDE THE HIGHWAY 17 NORTH – SWEETGRASS BASKET SPECIAL CONSIDERATION AREA WITHIN ARTICLE 5.5

WHEREAS, Charleston County Council has adopted and amended a Comprehensive Plan for Charleston County pursuant to Sections 6-29-530 et seq. South Carolina Code of Laws, as amended; and

WHEREAS, Sections 6-29-310 et seq. and Sections 6-29-710 et seq. South Carolina Code of Laws, as amended, authorize the County to enact Zoning and Land Development Regulations to guide development in accordance with existing and future needs and in order to protect, promote and improve the public health, safety, morals, convenience, order, appearance, prosperity and general welfare; and

WHEREAS, County Council has adopted a Zoning and Land Development Regulations Ordinance governing the use of land within the unincorporated portions of Charleston County; and

WHEREAS, County Council has participated with the Town of Mount Pleasant, the Coastal Community Foundation, and residents of the study area in a six month study of the Highway 17 North Area; and

WHEREAS, the Task Force created for the study reviewed land use, neighborhood Improvements, and transportation issues affecting existing neighborhoods within the study area; and

WHEREAS, as a result of public input during the study, the Task Force has made several recommendations for further study, public policy changes, public works projects and regulatory changes; and

WHEREAS, after review of the report from the Task Force, the Charleston County Planning Commission has recommended that County Council adopt certain amendments to the Zoning and Land Development Regulations Ordinance as set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CHARLESTON COUNTY COUNCIL, AS FOLLOWS:

SECTION I. FINDINGS INCORPORATED

The findings above are hereby incorporated by reference and made a part of this ordinance.

SECTION II. AMENDMENTS TO ARTICLE 5 OF THE ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE

Article 5.5 of the Zoning and Land Development Regulations Ordinance, Ordinance No. 1202, as previously amended, is amended as shown on the attached Exhibit A, which is hereby incorporated herein by reference.

SECTION III. SEVERABILITY

If any part of this Ordinance is held to be unconstitutional, it shall be construed to have been the legislative intent to pass said Ordinance without such unconstitutional provision, and the remainder of said Ordinance shall be deemed to be valid as if such portion had not been included. If said Ordinance, or any provisions thereof, is held to be inapplicable to any person, group of persons, property, kind or property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property or circumstances.

SECTION IV. EFFECTIVE DATE

This Ordinance shall be effective immediately upon approval following third reading.

ADOPTED BY CHARLESTON COUNTY COUNCIL ON THIS ____ DAY OF _____, 200__ .

First Reading: _____

Second Reading: _____

Third Reading: _____

Chairman, Charleston County Council

Beverly T. Craven
Clerk of Charleston County Council

EXHIBIT A

Deletions are depicted as strikethrough text, additions are in bold and italicic text

ARTICLE 5.5 MP-O, MOUNT PLEASANT OVERLAY DISTRICT

§5.5.1 STATEMENT OF FINDINGS

The MP-O, Mount Pleasant Overlay district, ***is comprised of the unincorporated areas along Long Point Road, Coleman Boulevard, Chuck Dawley Boulevard, Highway 17 North, and other areas as shown on the map entitled "Mount Pleasant Overlay District."*** ~~straddles the Highway 17 North corridor in the East Cooper Area of Charleston County.~~ Highway 17 North is a major thoroughfare for travel in the Mount Pleasant/East Cooper Area. Both commercial and residential land uses exist along this corridor. ***This district has been created in cooperation with the Town of Mount Pleasant in recognition that there are properties located within the Town which are adjacent to similarly situated*** ~~Moreover, some of the properties are located within the jurisdictional limits of the Town of Mount Pleasant, while some are located within unincorporated Charleston County. The MP-O district was adopted to implement traffic safety measures, to improve the visual character of the corridor, and to create consistency between the County of Charleston and the Town of Mount Pleasant concerning land development regulations.~~

The Sweetgrass Basket Stand Special Consideration Area is located within the Mount Pleasant Overlay District, as depicted on the map entitled "Sweetgrass Basket Stand Special Consideration Area." The purpose of this special consideration area is to protect the tradition of selling sweetgrass baskets, to preserve the rural residential character of the community, to create a rural village appearance along Highway 17 North allowing only low intensity office and commercial uses, and to encourage affordable, or workforce housing, that is consistent with the single owner-occupied housing that currently exists. The land use recommendations and design requirements contained within this Article are the result of a community-wide effort. There is a desire of the residents to pursue a historic designation for the area fronting on Highway 17 North from Venning Road to White Hall Terrace. Any zoning-related recommendations that come from a historic designation will be considered for incorporation into the Mount Pleasant Overlay District.

§5.5.2 INTENT

The regulations of this Article are intended to promote traffic safety, improved visual appearance and ~~higher-quality nonresidential~~ development. ***The intent of the MP-O district is to implement traffic safety measures, to improve the visual character of the corridor, and to create consistency between the County of Charleston and the Town of Mount Pleasant concerning land development regulations.***

§5.5.3 EFFECT OF OVERLAY DISTRICT

The MP-O Mount Pleasant Overlay district regulations of this Article apply in addition to the underlying (base) zoning district regulations to impose different development rules for properties within the overlay district. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Where no special MP-O district regulation is stated in this Article, the regulations of the underlying base zoning and all other applicable provisions of this Ordinance shall apply. These district regulations are intended to be consistent with similar regulations within the Town of Mount Pleasant.

§5.5.4 APPLICABILITY

The standards of this Article shall apply to all development within the MP-O district except single family residential. **Exceptions to this include the regulations of Section 5.5.15, Sweetgrass Basket Special Consideration Area.**

§5.5.5 BUFFERS

Buffers are required in accordance with the requirements of the Landscape Buffers Section contained in Chapter 9 of this Ordinance.

A. Right-of-Way Buffers

Right-of-way buffers are required in accordance with the requirements of the Landscape Buffers Section contained in Chapter 9 of this Ordinance.

§5.5.6 CURB CUTS

- A. All parcels in this overlay are allowed one curb cut per 250 feet of road frontage, with the exception of single family detached residentially zoned parcels and parcels containing single family detached residential uses. Each parcel involved in a shared access agreement shall be allowed an increase in building cover up to a maximum of forty percent (40%) of the lot. **To benefit from the above provision, the following requirements shall also apply to parcels involved in a shared access agreement:** ~~of this Section shall not apply when the following standards are met:~~

- ~~1. Access is~~ **shall be** only from a road that runs perpendicular to **the major road on which the subject parcel has frontage; or Highway 17 North; or**
- ~~2. Access is only from Old Georgetown Road for parcels with dual frontage on Highway 17 North and Old Georgetown Road.~~ **Parcels with dual frontage shall only have access from the minor or secondary road.**
- When one of the above requirements are met, the requirements of subsections B and C, below, shall not apply.**

- B. The applicant must request a shared access with the adjacent property if frontage is less than 250 feet and the adjacent property does not contain a single family detached residential zoning district or a single family detached residential use. If the owner of the adjacent parcel does not agree to share access, the applicant shall provide one (1) of the following to the Planning Department:

- A letter from the adjacent property owner denying access; or
- If the adjacent property owner refuses to provide a letter, an affidavit that documents attempts that the applicant made to request shared access and that the neighboring property owner refused to provide a letter.

- C. If subsection B applies, a curb cut is permitted on the subject parcel only with a recorded agreement that the property owner will allow

adjacent properties to share access when developed or when rezoned, unless:

1. The applicant provides a traffic impact study that complies with Article 9.9 of this Ordinance; and
 2. The approving agency finds that:
 - a. The shared access requirement will not create more efficient traffic circulation patterns due to unique site configuration or topographical conditions; or
 - b. The shared access requirement is not proportionate to the increased traffic or change in circulation patterns created by the proposed development.
- D. Shared access should be located along a common property boundary or other suitable access approved by the Planning Director.

§5.5.7 SIGNS

A. Free-Standing Signs

1. **Number**
A maximum of one free-standing sign shall be permitted. If the parcel abuts more than 1 road, only one sign shall be allowed.
2. **Size**
Free-standing signs shall not exceed 50 square feet per sign face. A maximum of two (2) sign faces shall be allowed per sign.
3. **Height**
The maximum total height of a sign and sign structure shall not exceed 10 feet.
4. **Type**
All free-standing signs shall be "monument" or "pedestal" type.
5. **Illumination**
Internal illumination shall be permitted in required 15-foot buffer areas. Internal illumination shall not be allowed in 50-foot buffer areas.
6. **Flashing/Movement**
Flashing or moving signs shall be prohibited.

B. Shopping Center Free-Standing Signs

1. **Number**
A maximum of one monument or pedestal-type free-standing sign shall be permitted, provided that the center has vehicular access to that street frontage.
2. **Size**
Shopping center free-standing signs shall not exceed one square

foot of sign face area per each linear foot of street frontage, up to a maximum of 150 square feet of sign face. A maximum of two (2) sign faces shall be allowed per sign.

C. Wall Signs

One square foot of wall signage shall be permitted per each linear foot of building frontage, up to a maximum of 100 square feet of wall signage.

D. Shopping Center Wall Signs

Each individual store unit will be permitted one square foot of wall signage per each linear foot of shop frontage, up to a maximum of 100 square feet.

E. Off-Premises Signs

Off premises signs are prohibited within the MP-O district.

F. Master Signage Plan

1. The applicant must provide a Master Signage Plan. ~~At a minimum, the Master Signage Plan must apply to wall signs for each individual tenant.~~
2. The Master Signage Plan must establish uniform specifications for each wall sign that includes:
 - a. Sign facing and cabinet materials, illumination, and painting;
 - b. Style and color palette for all signs (e.g., letter colors, background colors, and text font);
 - c. Borders and similar embellishments;
 - d. Appearance/location of logos or icons; and
 - e. The location, shape and proportion of the sign.
3. The Master Signage Plan shall include proposed sign locations and computations of the maximum total sign area permitted for the site.
4. The Master Signage Plan must be approved as part of the underlying permit application. A Master Signage Plan shall not be approved unless the Planning Director finds that:
 - a. The plan provides the specifications required by subsections 1 and 2, above; and
 - b. The plan provides for signs that meet the size limitations, location requirements and other applicable requirements of this Chapter.
5. The Master Signage Plan may be amended by following the

procedures for amending the underlying permit application.

6. After approval of a Master Signage Plan, no permanent sign shall be erected, placed, painted, or maintained, except in accordance with the plan. The Master Signage Plan may be enforced in the same way as any provision of this Ordinance.

G. Illumination

1. ***Illuminated signs located adjacent to any residential area shall be controlled so as not to create excessive glare to properties within adjacent residential areas. Footcandles shall be reduced by one-half the allowable footcandle after hours of operation.***
2. ***No illumination that simulates traffic control devices or emergency vehicles shall be used.***
3. ***All illumination must be from a steady, stationary light source.***
 - a. ***Internal Illumination.***
 - i. ***Internally illuminated signs must be constructed of routed aluminum or similar opaque material so that only letters, numbers, and/or logos are illuminated.***
 - ii. ***Signs shall not have light reflecting backgrounds nor letters.***
 - iii. ***All finishes shall be a matte finish.***
 - b. ***External Illumination.***
 - i. ***Illumination shall be from a steady stationary light source, shielded and directed solely at the sign.***
 - ii. ***Light sources to illuminate signs shall be shielded as to not cause glare hazardous to pedestrians or vehicle drivers or so as to create a nuisance to adjacent properties.***
 - iii. ***The intensity of light shall not exceed twenty (20) footcandles at any point on the sign face.***
 - iv. ***The color of light sources to illuminate signs shall be white.***
 - v. ***Signs shall not have light-reflecting backgrounds nor letters.***

§5.5.8 ARCHITECTURAL AND BUILDING DESIGN STANDARDS

In addition to the Architectural and Landscape Design Guidelines contained in Chapter 9 of this Ordinance, no building elevation shall be constructed of unadorned concrete

masonry units or corrugated and/or sheet metal.

§5.5.9 DIMENSIONAL AND DEVELOPMENT STANDARDS

- A. Maximum building cover shall not exceed thirty percent (30%) of the lot, with the exception of parcels involved in shared access agreements which are allowed a maximum building cover of forty percent (40%) of the lot, per Section 5.5.6.
- B. Flag lots are prohibited.
- C. Building heights **are limited to 45 feet in the M-8, M-12, CC, and I Zoning Districts. All other zoning districts shall be limited to a maximum building height of 35 feet.** ~~shall be limited to a maximum of 45 feet.~~ **All building heights are** as measured from the base flood elevation to the **highest point** ~~peak~~ of the roof.
- D. All other development standards of Chapter 9 shall apply.

§5.5.10 LOADING AREAS

Structures shall be oriented so that loading areas are not visible from residential zoning districts, from existing public rights-of-way or from planned future public rights-of-way. Loading areas may be oriented toward adjoining developed properties which are commercially zoned or toward adjoining properties eligible for future commercial development if they are entirely screened from view by the use of solid fencing or landscaping that conforms to Section 9.5.3 of this Ordinance.

§5.5.11 UTILITY LINES

All utility lines such as electric, telephone, CATV, or other similar lines serving individual sites as well as all utility lines necessary within the property shall be placed underground. All junction and access boxes shall be screened with appropriate landscaping. All utility pad fixtures and meters shall be shown on the site plan.

§5.5.12 LIGHTING

Site lighting shall be from a concealed light source fixture and will not spill over into adjoining properties, roadways, or in any way interfere with the vision of oncoming motorists. Lighting fixtures shall be limited in height to 18 feet. Lighting will be of a directional type, capable of shielding the light source from direct view from any adjoining residential or agricultural parcel and public right-of-way. Security lighting will be provided, particularly at pedestrian walkways. All site lighting shall meet the requirements of Chapter 9 of this Ordinance.

§5.5.13 PEDESTRIAN ACCESS

- A. Grade-separated pedestrian walkways must provide a direct connection from the street to the main entrance, and to abutting properties.
- B. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways.
- C. All pedestrian access and pedestrian walkways shall meet the standards of Chapter 9 of this Ordinance.

§5.5.14 USES

The following *principle* uses shall be prohibited on parcels included in the Mount Pleasant Overlay District:

Fast Food Restaurants
Auto Dealers, New and Used
Vehicle Storage
Boat/RV Storage
Billboards

The following use is allowed on any Industrial (I) parcel if a Special Exception is granted by the Board of Zoning Appeals:

Warehousing and Freight Movement

All uses other than Single Family Residential uses must complete the Site Plan Review process as detailed in Article 3.7 of this Ordinance.

§5.5.15 SWEETGRASS BASKET STAND SPECIAL CONSIDERATION AREA
The Sweetgrass Basket Stand Special Consideration Area encompasses the area bounded by Highway 17 North, Porchers Bluff Road, Rifle Range Road, and the Isle of Palms Connector. Specific design requirements and land use recommendations for this area are included in this Section as well as on the maps entitled "Mount Pleasant Overlay District" and "Sweetgrass Basket Stand Special Consideration Area."

A. Sweetgrass Basket Stands within the Special Consideration Area
Charleston County and the Town of Mount Pleasant recognize the importance of sweetgrass basket stands. It is the intent of this Special Consideration Area to preserve and enhance their existence. All development shall encourage this use along Highway 17 North. The following standards shall apply to sweetgrass basket stands within the special consideration area:

- 1. Sweetgrass basket stands shall be allowed within all buffers and rights-of-way (to the extent the entity having jurisdiction over encroachments to the right-of-way extends permission);*
- 2. All sweetgrass basket stands shall utilize safe ingress/egress; and*
- 3. Parking for sweetgrass basket stands shall be located beyond the side of the stand which is furthest from the roadway.*

B. Stormwater Drainage
A Stormwater Management Plan shall be required. The Stormwater Management Plan shall address the following stormwater drainage issues, including, but not limited to:

- 1. A shared system;*
- 2. The recommendations from the Isaac German Watershed study;*

- 3. *Piped systems; and*
 - 4. *Incorporation of access along stormwater drainage areas for maintenance and pedestrian access.*
- C. *All requirements of Article 4.26, Waterfront Development Standards, shall apply.*

D. **Residential Area**

The Residential Area, as shown on the map entitled “Sweetgrass Basket Stand Special Consideration Area,” is intended to promote development consistent with the rural residential character of the Special Consideration Area. All properties within the Residential Area shall comply with the following standards:

- 1. *Permitted uses shall include those allowed in the Special Management 3 (S-3) Zoning District, as described in Table 6.1.1, Use Table.*
- 2. *The Density/Intensity and Dimensional Standards in the following table shall apply to all properties in the Residential Area.*

| RESIDENTIAL AREA DENSITY/INTENSITY AND DIMENSIONAL STANDARDS [1] | |
|---|--|
| MAXIMUM DENSITY | 3 dwelling units per acre |
| MINIMUM LOT AREA | 12,500 square feet |
| MINIMUM LOT WIDTH | 70 feet [2] |
| MINIMUM SETBACKS | |
| Front/Street Side [3] | 25 feet |
| Interior Side | 15 feet |
| Rear | 25 feet |
| OCRM Critical Line | 50 feet |
| MAXIMUM BUILDING COVER | 30% of lot |
| MAXIMUM BUILDING HEIGHT | 35 feet as measured from base flood elevation to the peak of the roof |

[1] *The Waterfront Development Standards of Article 4.26, as they apply to the S-3 Zoning District, shall be met.*

[2] *80 feet without public water and/or public sewer.*

[3] *Front/Street Side Setback reductions of up to 15 feet may be approved by the Planning Director when deemed compatible with existing development patterns or setbacks shown on approved plats.*

3. **Accessory Dwelling Units**

- a. *Lots of 12,500 square feet or greater shall be permitted a maximum of one (1) accessory dwelling unit;*
- b. *Accessory dwelling units shall have a maximum of 1,200 square feet of heated gross floor area; and*

- c. *All other applicable requirements of Section 6.5.7, Accessory Dwelling Units, shall apply.*
4. **Dwelling Groups**
Where two (2) or more principal single family residential structures are located on the same zoning lot, the following criteria shall apply:
- a. **Density/Intensity and Dimensional Standards**
Density/intensity and dimensional standards of Section 5.5.15.D(2) shall apply. In each case, the distance between structures shall not be less than the sum of the minimum interior setbacks required. This distance shall be measured from the closest protrusion of each structure. Where no building footprint is indicated, a maximum of a 100-foot by 100-foot area shall be shown for each dwelling to indicate the area where each dwelling is to be constructed.
 - b. **Face of Dwelling Units**
Each dwelling unit shall face (front) either a street, courtyard or living space.
 - c. **Vehicle Access**
Each dwelling group shall provide an access consistent with the Road Construction Standards in Appendix A of this Ordinance.
 - d. **Other Zoning Requirements**
Unless specifically modified by this Section, Dwelling Groups shall comply with all other requirements of this Ordinance for the district in which located.
5. **All Major Subdivisions, as defined in Chapter 8, shall:**
- a. *Incorporate linkages within the proposed development and to adjacent developments through the provision of sidewalks and/or pedestrian/bike pathways; and*
 - b. *Provide street lighting along all roads. Lighting shall have a maximum average of five (5) footcandles.*
6. **Single Family Detached Affordable Housing Units**
The purpose of this Section is to promote ownership or occupancy of affordable, quality housing by low-moderate income households. Property within the Sweetgrass Basket Stand Special Consideration Area may be approved for subdivision and development in accordance with the density/intensity and dimensional standards of this Section. The legal entity developing the subject parcel must construct new residential housing for the provision of affordable housing as certified by Charleston County. The purchaser or tenant of the affordable household, at the time of closing or rental agreement, must meet the HUD definition of low-

moderate income, as may be amended from time to time. The following standards of this Section must also be met:

- a. **Single Family Detached Affordable Housing Units**
Single family detached affordable housing units shall meet the low-moderate income standards as defined by the United States Department of Housing and Urban Development or the Low Income definition, as may be amended from time to time, which is a household income 80 percent or below the median household income for Charleston County.

- b. **Ownership/Occupancy**
Single family detached affordable housing units shall be sold or rented to qualified low-moderate income households, as defined above.

- c. **Density/Intensity and Dimensional Standards**
The density/intensity and dimensional standards listed in the following table shall apply to single family detached affordable housing units:

| RESIDENTIAL AREA – SINGLE FAMILY DETACHED AFFORDABLE HOUSING UNITS: DENSITY/INTENSITY AND DIMENSIONAL STANDARDS [1] | |
|--|--|
| MAXIMUM DENSITY | 4 dwelling units per acre |
| MINIMUM LOT AREA | 8,000 square feet |
| MINIMUM LOT WIDTH | 60 feet |
| MINIMUM SETBACKS | |
| Front/Street Side [2] | 25 feet |
| Interior Side | 5 feet |
| Rear | 15 feet |
| OCRM Critical Line | 50 feet |
| MAXIMUM BUILDING COVER | 30% of lot |
| MAXIMUM BUILDING HEIGHT | 35 feet as measured from base flood elevation to the peak of the roof |

[1] *The Waterfront Development Standards of Article 4.26, as they apply to the S-3 Zoning District, shall be met.*

[2] *Front/Street Side Setback reductions of up to 15 feet may be approved by the Planning Director when deemed compatible with existing development patterns or setbacks shown on approved plats.*

- d. **Uses**
Only single family detached affordable housing units shall be permitted.

- 7. Planned Developments - Affordable Dwelling Units (PD-AD)**
The following requirements are in addition to the requirements of Article 4.27, Planned Developments. All requests for developments that include affordable dwelling units that do not meet the requirements of subsection 6, above, must be in the form of Planned Development applications, provided that:
- a. At least fifty percent (50%) of the dwelling units in the development shall be affordable dwelling units, as defined below;
 - b. The maximum density shall not exceed 4.5 dwelling units per acre;
 - c. Development shall be generally consistent with the single family occupied housing that currently exists in the Special Consideration Area; and
 - d. For the purposes of this subsection, Affordable Dwelling Units shall be defined in the following manner, unless a contrary meaning is required by the context or is specifically prescribed:
 - i. Dwelling units that rent for a monthly rent of not more than 30 percent of the total monthly household income of low-moderate income households (defined to be a household earning 80 to 120 percent of the median annual income adjusted for household size, as determined by the United States Department of Housing and Urban Development HOME Program); or
 - ii. Dwelling units that may be purchased with monthly payments including: principal, interest, taxes, insurance, homeowners association fees, and assessments that do not add up to more than 30 percent of the total monthly household income of low-moderate income households (defined to be a household earning 80 to 120 percent of the median annual income, adjusted for household size, as determined by the United States Department of Housing and Urban Development HOME Program).
- 8. Planned Development - Conservation Design (PD-CD)**
The following requirements are in addition to the requirements of Article 4.27, Planned Developments. The Planned Development-Conservation Design District is intended to perpetuate low-density rural character, preserve and protect natural resources and sensitive areas, promote agricultural pursuits, and balance the urban environment. In order to qualify as a PD-CD District, a project shall meet each of the following requirements:

- a. **Density Provisions**
The maximum density shall not exceed three (3) dwelling units per acre. No wetlands over an acre in size shall be used in calculating density on the site.
- b. **Site Requirements**
The property shall be located within the Sweetgrass Basket Stand Special Consideration Area.
- c. **Development Standards for a proposed PD-CD District shall:**
 - i. **Incorporate cluster development patterns.**
 - (a) *This is a development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive areas.*
 - (b) *There is no minimum lot area requirement.*
 - ii. **Provide contiguous open space and dimensional standards for that space.**
 - iii. **Install a pedestrian circulation system.**
 - iv. **Provide public access to open space.**
 - v. **Provide for design that preserves the character of historic, archaeological and/or cultural sites.**
 - (a) *These areas are not to be included in lots.*
 - (b) *Design should include provisions for buffering or passive park design.*
 - vi. **Protect in perpetuity at least 40% of the entire site area.**
 - vii. **Protect all trees with eight-inch DBH or greater that are not located in the footprint of a house.**
 - viii. **Leave scenic views unblocked, as seen from public thoroughfares.**
 - ix. **Incorporate roadway design and stormwater standards that adhere to environmentally and aesthetically sensitive best management practices and development standards.**

- x. **Provide buffers as follows:**
- (a) **Buffers around wetlands and wildlife areas shall remain in an undisturbed natural state.**
 - (b) **Buffers shall in every case conform to these guidelines:**
 - (1) **Select clearing shall be allowed in these buffers of trees measuring less than three inches DBH. Select clearing shall not include trimming limbs more than eight feet above ground level. All trees three inches DBH or greater shall be indicated on a tree survey.**
 - (2) **Any plantings allowed or required within this buffer shall be native species;**
 - (3) **No cross penetrations of utilities within the buffer will be allowed;**
 - (4) **The boundaries of the natural roadside buffer shall be clearly delineated and identified on all development plans and plats submitted for approval;**
 - (5) **Protected buffer areas shall be staked out in the field prior to construction activities;**
 - (6) **Buffers along waterfront, marsh, minor arterials or collector streets will be 50 feet in depth, and all requirements of Article 4.26, Waterfront Development Standards, shall apply; and**
 - (7) **Buffers along major arterials shall be 100 feet in depth.**

E. Old Georgetown Loop Office Area
Properties within the Old Georgetown Loop Office Area have frontage on both Highway 17 North and Old Georgetown Road, as illustrated on the map entitled "Sweetgrass Basket Stand Special Consideration Area." This area is intended solely for office/professional uses that will be designed to have as little impact on adjacent residential uses as practicable. Retail Sales and Service uses and Industrial uses that do not already exist in this area are not permitted. All applications for rezonings shall, at the time application is made, demonstrate how the following requirements will be met:

1. **Permitted uses shall include those allowed in the Residential Office (OR) and General Office (OG) Zoning Districts, as**

described in Table 6.1.1, Use Table, with the exception of Retail Sales and Service uses and Industrial uses.

2. Access

- a. The property or properties shall have a minimum combined frontage of 200 feet along Highway 17 North;*
- b. The property or properties shall have a single shared access from Highway 17 North or, if appropriate, shared access shall be provided from Old Georgetown Road; and*
- c. Shared access locations shall be separated by a minimum of 200 feet.*

3. Density/Intensity and Dimensional Standards

The following Density/Intensity and Dimensional Standards shall apply to properties in the Old Georgetown Loop Office Area:

| OLD GEORGETOWN LOOP OFFICE AREA DENSITY/INTENSITY AND DIMENSIONAL STANDARDS | |
|--|---|
| MINIMUM LOT AREA | <i>None</i> |
| MINIMUM SETBACKS | <i>Equivalent to required buffers</i> |
| MAXIMUM BUILDING COVER | <i>30% of the buildable area</i> |
| MAXIMUM BUILDING SIZE | <i>No single building shall exceed 3,000 gross square feet of floor area</i> |
| MAXIMUM BUILDING HEIGHT | <i>35 feet as measured from base flood elevation to the peak of the roof, with a maximum of (1) story</i> |

4. Development shall comply with all other applicable regulations of this Ordinance, including the Development Standards of Chapter 9.

5. Hours of operation shall be limited to 7 AM to 7 PM.

6. Buffers

- a. A minimum of a 15-foot vegetated right-of-way buffer shall be required along Highway 17 North;*
- b. A minimum of a 20-foot vegetated right-of-way buffer shall be required at the rear or adjacent to residential uses; and*
- c. Where appropriate, fencing may be required to screen adjacent or surrounding residential uses.*

7. Residential development shall meet the requirements of Section 5.5.15(D).

F. Village Commercial Area

The Village Commercial Area, as illustrated on the map entitled “Sweetgrass Basket Stand Special Consideration Area,” is intended for low-intensity commercial uses. These low-intensity commercial recommendations apply to 500 feet in depth from the edge of the right-of-way for properties fronting on Highway 17 North, as shown on the map entitled “Sweetgrass Basket Stand Special Consideration Area.” All applications for rezonings shall, at the time application is made, provide proof that the following requirements will be met:

- 1. Permitted uses shall include those allowed in the Commercial Transitional (CT) and Neighborhood Commercial (CN) Zoning Districts, as described in Table 6.1.1, Use Table.**
- 2. Access**
 - a. The property or properties shall have a minimum combined frontage of 225 feet along Highway 17 North;**
 - b. The property or properties shall have a single shared access from Highway 17 North or, if located on a corner lot, shared access shall be provided from the secondary road; and**
 - c. Shared access locations on Highway 17 North shall be separated by a minimum of 225 feet.**
- 3. Density/Intensity and Dimensional Standards**

The following Density/Intensity and Dimensional Standards shall apply to properties in the Village Commercial Area:

| VILLAGE COMMERCIAL AREA DENSITY/INTENSITY AND DIMENSIONAL STANDARDS | |
|--|---|
| MINIMUM LOT AREA | None |
| MINIMUM LOT WIDTH | 75 feet |
| MINIMUM SETBACKS | Equivalent to required buffers |
| OCRM Critical Line | 50 feet |
| MAXIMUM BUILDING COVER | 30% of the buildable area |
| MAXIMUM BUILDING SIZE | No single building shall exceed 5,000 square feet of gross floor area |
| MAXIMUM BUILDING HEIGHT | 35 feet as measured from base flood elevation to the peak of the roof, with a maximum of (1) story |

- 4. Development shall comply with all other applicable regulations of this Ordinance, including the Development Standards of Chapter 9.**
- 5. Hours of operation shall be limited to 6 AM to 11 PM.**

6. Buffers

- a. A minimum of a 50-foot vegetated right-of-way buffer shall be required along Highway 17 North;**
- b. A minimum of a 25-foot vegetated buffer shall be required at the rear or adjacent to residential uses; and**
- c. Where appropriate, fencing may be required to screen adjacent or surrounding residential uses.**

7. Residential development shall meet the requirements of Section 5.5.15(D).

G. Architectural Standards

The following regulations apply to all development other than single family detached residential:

- 1. All structures, both principal and accessory, shall use a uniform rural village architectural theme applied through appropriate use of scale, proportion, detail, materials, color, and landscape treatment.**
- 2. Unfinished metal facades shall be prohibited on all sides of the structure.**
- 3. Glass facades shall not exceed 30% of the building face/elevation.**
- 4. A minimum of one-third of the front street-side façade shall either be a covered porch, overhang, or other similar architectural feature.**
- 5. Buildings shall have wooden, brick, or shell stone exterior appearance.**
- 6. Buildings shall have an earthtone color scheme.**
- 7. Building designs shall not utilize long monotonous facades, including, but not limited to, those characterized by unrelieved repetition of shape or form, or by unbroken extension of line. All sides of any building shall have the same attention to detail and appearance.**
- 8. All proposed development shall be sited and configured in a manner that preserves existing natural features. New construction shall be clustered to preserve Grand Trees, groups of trees and other significant landscape features.**
- 9. Bike and pedestrian ways shall be included in site design and shall link access to adjacent parcels, as well within the development area.**

10. *Loose aggregate in the form of shell, small rock, and crushed stone are encouraged. When loose aggregates are used, they shall be placed over a compacted base material with containment for the aggregate on the edges. The edging may be of a variety of rigid products including metal edging brick, concrete curb, landscape timbers and similar sturdy products.*
11. *All signage shall comply with Section 5.5.7, Signs.*

H. Roads

1. *All nonresidential development shall incorporate linkages within the proposed development and to adjacent developments through the provision of sidewalks and/or pedestrian/bike pathways.*
2. *Internal access roads, whether public or private, and all right-of-way frontages shall require street lighting, as required in Article 3.7. Lighting shall have a maximum average of five (5) footcandles.*

Add definition for sweetgrass basket stands in Article 12, Definitions:

A sweetgrass basket stand is an open air stand that sells handmade baskets from locally grown sweetgrass. Sweetgrass basket stands shall be limited to a 500 square foot covered area.