

BEAUFORT COUNTY PLANNING DIVISION CRB ORDINANCE CHECKLIST

The ZDSO can be located on Beaufort County's web site: www.bcgov.net
(Go to Departments – choose Planning - next choose Zoning Ordinance)

Corridor Overlay District Guidelines - Appendix B of ZDSO

- Guideline Objectives Section 1
- Applicability Section 2
- Non Conforming Situations Section 3
- Architecture Design Guidelines Section 4
- Landscape Design Guidelines Section 5
- Signage Section 6
- Lighting Section 7

Depending upon the project location, additional ZDSO standards may apply. The Zoning Administrator typically outlines these requirements in a pre-application meeting prior to DRT review. Following is a list of items that may apply in addition to Appendix B requirements to a project located within Beaufort County Corridors:

- Fences, Loading and Truck Access, Storage Exterior and Waste, Trash Storage. Accessory and Miscellaneous Use Standards (Article 5 Division 3 Sec.106-1426)
- Special District Standards (Article 5 Division 4 Sec. 106-1456)

River Quality Overlay District

Airport Overlay District (Appendix A)

Corridor Overlay District (Appendix B)

Commercial Fishing Village Overlay District (Appendix H)

Lady's Island Community Preservation (Appendix I)

Dale Community Preservation (Appendix J)

Corners Area Community Preservation District and Public Market District

(Appendix K)

Shell Point Community Preservation District (Appendix L)

Seabrook-Stuart Point Community Preservation District (Appendix M)

- Bufferyard and Landscape Requirements - Article 6
- Resource Protection - Article 7
- Signs - Article 15
- Exterior Lighting – Additional information located in Article 6 Subdivision II.

Note: If the project is located within a Planned Unit Development (PUD), please check the PUD requirements.

BEAUFORT COUNTY PLANNING DIVISION

CRB ORDINANCE CHECKLIST

Appendix B addresses Corridor objectives, architecture, site buffers, landscape, signage and lighting requirements. The following information is meant to be a clarification tool and used in conjunction with Appendix B:

Architecture:

- Building architecture should meet the objectives as outlined in Appendix B.
- Corporate architecture may be submitted, but that does not mean it will be approved.
- Pitched roofs are typically required on buildings less than 10,000 square feet.
- Roof overhangs should be incorporated into the architecture of buildings with pitched roofs.
- Partial mansard roofs are not permitted.
- Long, unarticulated walls and roofs are not allowed.
- Provide accurate building details after conceptual approval.
- Building materials and colors should reflect the Low Country.
- Interior building light sources or high levels of light should be designed so that it is not visible from the highway.
- Provide building and dumpster details.

Site:

- Landscape peninsulas (tree islands) are required to be a minimum of 9' x 20' (even if parking depth is only 18'). CRB may require an island size to increase and/or island locations to change dependant upon existing trees to be preserved.
- The ordinance requirement of 8 parking spaces per 1 tree island may vary if CRB requires island locations to change for tree preservation. The project requirement may not change from 8 parking spaces per 1 tree island to 10 parking spaces per 1 tree island across the entire project. The intent of such changes is to allow some flexibility to preserve existing trees and will be reviewed on a project by project basis. CRB will recommend the changes which must be approved by the Zoning Administrator.
- Stormwater ponds and drainage swales may not be placed within buffers. There may be exceptions to this rule on a project by project review based up site issues such as utility easements that will not allow overstory trees to be planted but would allow the stormwater pond. The required buffer would then be relocated behind the pond.
- Show dumpster, mechanical equipment, and satellite locations. Also, provide location(s) where wall meters will be located. If there is special outdoor equipment related to the building use, i.e. can washes, etc, show the locations on plans.
- The highway corridor buffer is 50'. Check the ordinance for other street buffer width requirements.
- Perimeter buffers are 10' if vegetation exists. If no vegetation exists, a 15' wide buffer is required.
- Label plans – building materials, roof pitches, plant names, pavement materials, existing and proposed, etc.

BEAUFORT COUNTY PLANNING DIVISION

CRB ORDINANCE CHECKLIST

Landscape:

- Recommend use of native plants in buffers.
- 8' **minimum** building foundation buffers are required.
- Highway corridor buffer planting requirements are per 100 linear feet. Dominant gaps in the buffer are not permitted.
- Trees in islands are to be a minimum 3 ½" caliper. The minimum size for other required trees is 2 ½" caliper (don't spec container as gallon size but caliper).
- While buffers typically have a minimum requirement, additional plantings may be required to adequately screen parking and service areas of a building.
- Understory trees should be a minimum of 6' in height upon installation.
- Shrubs must be 5 gallon minimum.
- The use of ground covers is encouraged and may be required in tree islands and medians, etc. in place of grass/sod.
- Stormwater ponds and drainage swales should be planted with appropriate plant materials. While some sod grass is allowed, CRB recommends the use of other native plants typically found around ponds.
- Provide a note on the landscape plan that states any changes to the approved plan must be submitted to the Corridor Administrator or CRB for review and approval.
- Provide note on plan addressing that all plants are to be adequately irrigated.
- If existing buffers are to remain undisturbed, place a note on the plan(s) how the buffer is to be maintained.

Lighting:

- All exterior lights including exterior building lights must be cut off fixtures.
- Lights and poles should not be placed in tree islands
- Lighting footcandles (minimum, average and maximum).
- Include exterior building lighting locations on site plan.
- Include cutsheets for ALL lighting fixtures. This includes exterior building lights.
- Light trespass across property lines is not allowed.
- All lights along property lines should be shielded.
- Light poles located within 50' of a highway right-of-way may not exceed a height of 20 feet.
- Only forward throw (into the site) or type IV lights may be used to light development entrances. The **minimum** mounting height for a pole is 12 feet at entrance locations.

Upon receiving final CRB approval, the applicant must submit 3 complete sets of approved plans to CRB administrator to be stamped approved. One will be returned to the applicant, one filed with Zoning Administrator and one for Planning files. This must be completed prior to the development permit being issued.

If you have any questions, comments, or need for clarification, please do not hesitate to contact the Corridor Administrator: Judy Nash Timmer (jtimmer@bcgov.net or 843.255.2150) or contact the Planning Department at 843.255.2140 or 2144.