



COUNTY COUNCIL OF BEAUFORT COUNTY

Beaufort County Planning & Zoning

Multi Government Center • 100 Ribaut Road
Post Office Drawer 1228, Beaufort, SC 29901-1228
OFFICE (843) 255-2170
FAX (843) 255-9446

RIVER BUFFER VIEW CORRIDOR APPLICATION REQUIREMENTS AND PROCEDURES

Beaufort County Community Development Code (CDC) allows a landowner to provide a view corridor through the river buffer, please refer to Section 5.11.60 – River Buffer (H) *View Corridor*. The following standards shall apply:

1. The width of the view corridor crossing the river buffer shall be no more than 75 feet or one-third of the lot width, whichever is less.
2. Management of vegetation within the view corridor shall be limited to only pruning needed to provide views, except that a landowner may submit a selective clearing and selective landscaping program for the view corridor, prepared by a landscape designer or landscape architect, which shall be approved if the net result provides ample screening of the shoreline and filtering of runoff from lawns on the lots.

Please submit the following information to the Zoning Department:

1. Five copies of a site plan along with the following information:
 - a. Tree survey prepared by a registered surveyor.
 - b. Critical line delineated and signed off by Office of Coastal Resource Management.
 - c. Applicant shall indicate which trees/shrubs will be selectively cleared/pruned.
 - d. Applicant shall submit a selective landscape program for the view corridor.
 - e. Applicant shall submit a narrative describing the scope of work being proposed to include vegetation that will be destroyed within the buffer.
2. Filing Fee - \$200.00
3. The Review Staff will review the application after the required posting period.