



OCONEE COUNTY, SOUTH CAROLINA

VEGETATIVE BUFFER REQUIREMENTS: AN OVERVIEW

OCONEE COUNTY MUNICIPAL CODE 38-11.1

UPDATED JULY, 2017

OCONEE COUNTY PLANNING DEPARTMENT

This buffer is intended to protect water quality, maintain natural beauty, and limit secondary impacts of new development that may negatively affect the lifestyles of those living near the lakeshore and the general enjoyment of the lakes by all citizens.

- A natural vegetative buffer shall be established on all waterfront parcels of Lakes Jocassee and Keowee within **25 feet from the full pond level**. Those parcels not meeting this criteria shall be exempt from this standard.
- Full pond level is, 800 feet above mean sea level on Lake Keowee, and 1,110 feet above mean sea level on Lake Jocassee.
- The buffer shall extend to a depth of 25 feet measured along a perpendicular line from the full-pond level; in the event permanent shoreline stabilization, such as rip-rap, retaining walls, is located at the full-pond level, the buffer may begin at the back of the stabilization.
- In order to ensure that the natural buffer is maintained during the development of property a properly installed and maintained **silt fence shall be installed 25 feet from the full pond elevation**, separating the buffer from the developed area, until the completion of construction. No construction or disturb-

ance shall occur below the silt fence unless it is deemed necessary by a certified arborist to remove diseased trees.

Dead trees may be removed with the approval of the zoning administrator.

No trees larger than six-inch caliber at four feet from the ground shall be removed unless certified to be a hazard by a registered forester or arborist.

Trees may be limbed up to 50 percent of their height. A removal plan shall be submitted for approval.

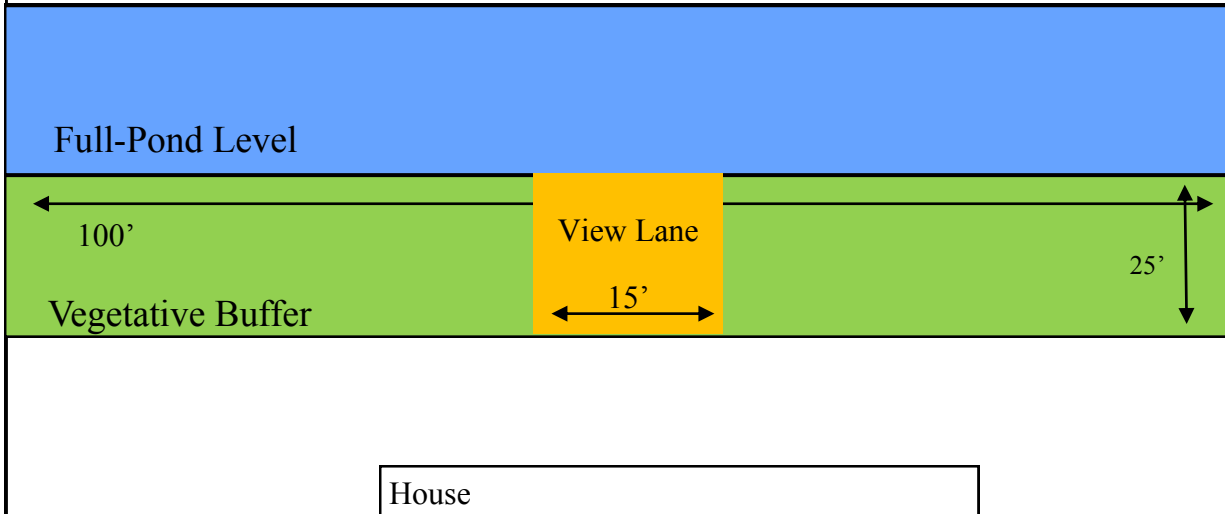
- **A view lane of no more than 15 percent of the buffer area shall be permitted in the natural buffer area (see back of this page).** Impervious surface no greater than 20 percent of the allowed view lane area is permitted. All impervious surfaces shall be considered part of the view lane. Other structures must be temporary.

- **No new manicured lawns or other managed grasses shall be established within the buffer area.** Additionally, no clear cutting or mowing, cultivation activities, fertilization, use of herbicides, fungicides, or pesticides shall occur within the buffer area.

This flyer is for informational purposes , not legal purposes. Please contact Planning & Zoning staff for detailed information. 864-638-4218.

Examples of legal encroachments in the Vegetative Buffer

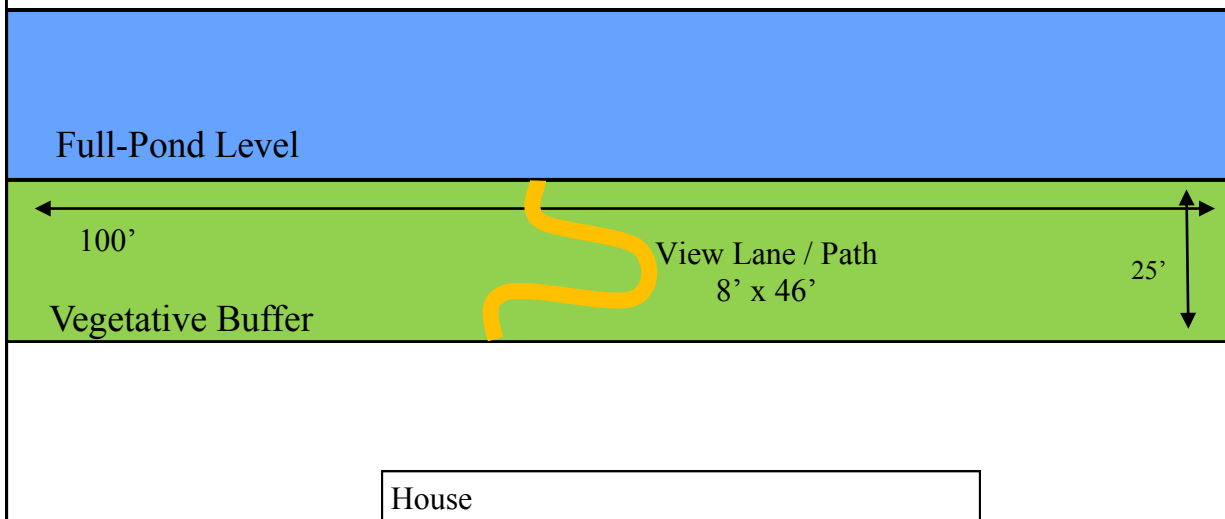
Maximum 15% of Vegetative Buffer. Examples not to scale



Example 1:
Parcel with view lane in Vegetative Buffer, extending to the full-pond level.

Vegetative Buffer square footage = 2,500ft²

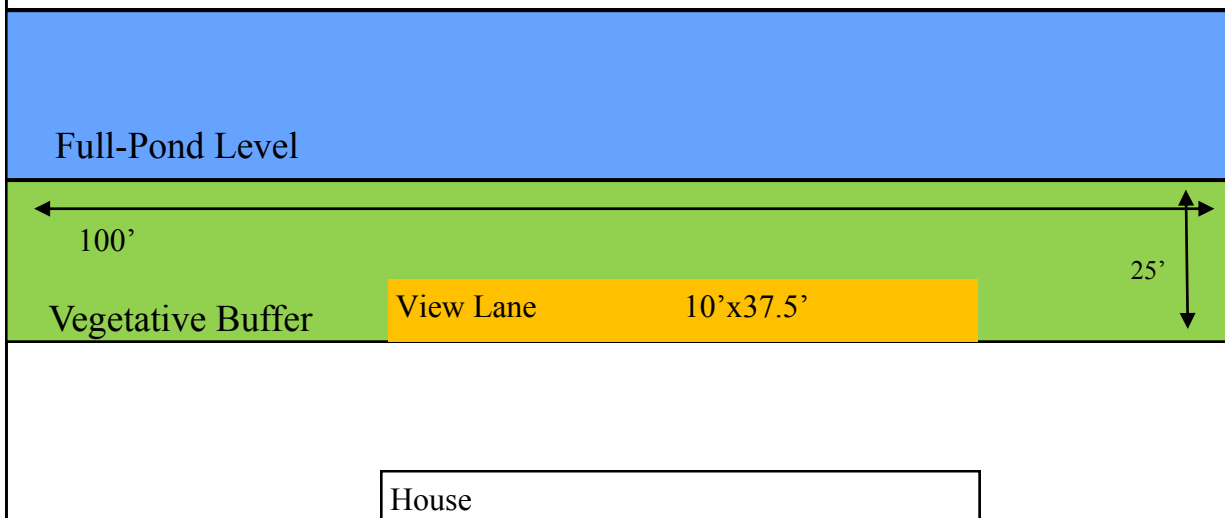
Example view lane = 375ft² or 15%



Example 2:
Parcel with view lane in Vegetative Buffer configured as a path, extending to the full-pond level.

Vegetative Buffer square footage = 2,500ft²

Example view lane = 375ft² or 15%



Example 3:
Parcel, on elevated land, with view lane in Vegetative Buffer not extending to full-pond level.

Vegetative Buffer square footage = 2,500ft²

Example view lane = 375ft² or 15%