

This guide contains information based on standards put forth in in the Land Development and Subdivision Regulations and the Zoning Enabling Ordinance. It has been developed to help answer some of the more common questions related to the establishment and maintenance of vegetative buffer areas along Lakes Keowee, and Jocassee. It is in no way intended to be a comprehensive instruction manual, and therefore should not be used without consulting the most current adopted vegetative buffer regulations.

Be advised that rules and regulations enforced by other regulatory entities (i.e. Duke Power, Army Corps of Engineers), as well as covenants and restrictions, may also apply.

Last updated on May 08, 2012

## RESOURCES

The *Land Development and Subdivision Regulations* and the *Zoning Enabling Ordinance* may be accessed online at the following addresses:

[www.oconeesc.com/](http://www.oconeesc.com/)

[www.municode.com/Resources/gateway.asp?pid=13747&sid=40](http://www.municode.com/Resources/gateway.asp?pid=13747&sid=40)



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# An overview of VEGETATIVE BUFFER REQUIREMENTS

for lakefront parcels  
in Oconee County, S.C.



PREPARED BY  
OCONEE COUNTY PLANNING DEPARTMENT



# BUFFER STANDARDS

- To reduce non-point source pollution, a 25-foot wide undisturbed natural vegetative buffer is established along the shoreline of Lakes Keowee and Jocassee.  
NOTE: The term “establish” refers to the official delineation of the buffer area.
- All existing structures and landscaping existing (at the time of adoption) are exempt.
- Lakefront buffers are measured perpendicular to the full pond contour (Lake Keowee 800’ above MSL; Lake Jocassee 1,110’ above MSL)
- New structures may be placed in the buffer area (up to 20%) so long as the buffer is placed at another location on the same parcel and the integrity of the buffer is not diminished.
- During development a silt fence is required to keep runoff from entering the buffer area.
- Parcels which are more than 25’ from the full pond contour are exempt from the buffer requirement.
- A variance from the Board of Zoning Appeals may be requested if the property owner is unable to established required buffer.

- In the event the buffer needs to be reestablished: for every 2500 square feet of buffer area the following mix of foliage is required;  
3-large maturing shade trees 4 in. in diameter at 4 feet, 3-understory trees 2 in. in diameter at 4 feet, 6-small evergreen trees, 20- shrubs  
OR; Grasses are acceptable in the buffer, provided they are not cut lower than 12 inches from the ground;
- No pesticides, fertilizers, or any other chemical** may be used in any part of the buffer.
- No trees larger than 6 inch caliper (4 feet from the ground) may be cut without certification as a hazard by a registered forester or arborist; trees may be limbed up to 50% of their height.

## VIEW LANES

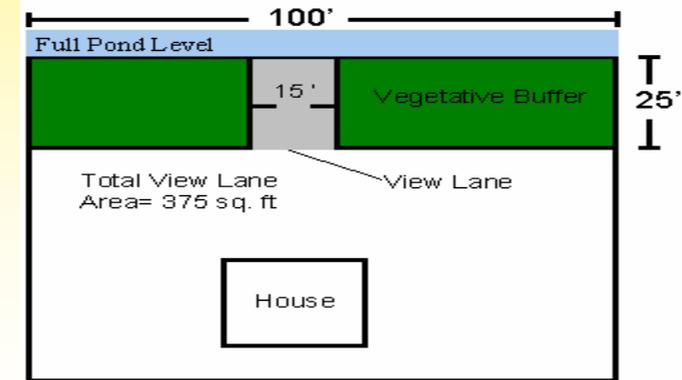
*View lane areas* are portions of a buffer that enhance observation of the lake and surrounding landscapes. Impervious surface is allowed in small portions. The following formula is used to determine maximum view lane and impervious surface areas:

**Maximum View Lane Area= .15 X length of lakefront property line X 25 feet**

**Maximum Impervious Surface within View Lane = .20 X area of View Lane**

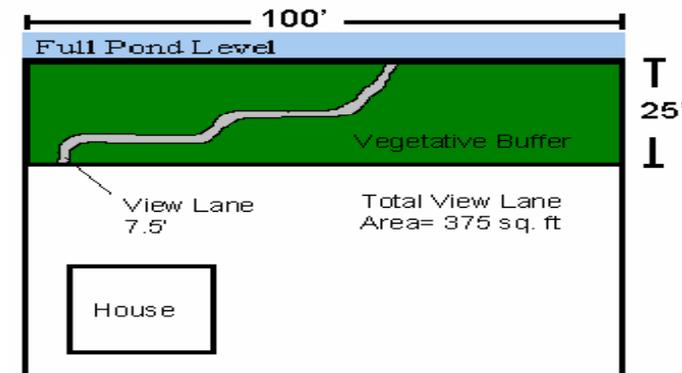
### Example 1: Standard View Lane

Parcel with view lane in Vegetative Buffer, extending to the full pond level



### Example 2: Pathway View Lane

Parcel with view lane in Vegetative Buffer, configured as a pathway to full pond level.



### Example 3: Overlook View Lane

Parcel with view lane in Vegetative Buffer, on the top of a ridge overlooking the lake.

