

Section 38-11.2 I-85 Overlay District

Title: I-85 Overlay District

Definition: The I-85 Overlay District is not intended to be a separate zoning district, but shall be assigned to those areas County Council has determined to be essential to the future economic prosperity and general well being of all Oconee citizens.

Intent: The Overlay is intended to promote development that reflects the best building and site design practices in a manner that will maintain the greatest marketability of the area over time, while limiting any negative effects that may impact the existing lifestyle of the area's citizens.

Boundary: The boundaries of the I-85 Overlay District shall be shown on the Official Oconee County Zoning Map:

The I-85 Overlay District shall be divided into the following sub-districts:

- a) Carolina Gateway (Interstate 85)
- b) Fair Play Village
- c) Cleveland Creek

Standards:

- 1) No new residential subdivision development consisting of more than ten (10) residential housing units proposed for any sub-district of the I-85 Overlay
- 2) District shall have a gross density not greater than one (1) dwelling unit per acre, unless otherwise specified..
- 3) The regulations contained within Appendix A of this Chapter shall apply in their entirety to all non-residential uses within the Carolina Gateway (Interstate 85) overlay, excluding agriculture uses.
- 4) Sexually Oriented Businesses, as defined by the Unified Performance Standards Chapter of the Oconee County Code of Ordinances, shall not be located in the I-85 Overlay District.
- 5) All new residential and non-residential buildings, accessory buildings, and other permanent structures proposed to be located within the boundaries of the Fair Play Village Sub-district shall be subject to the following standards:
 - a) Maximum Density: Two (2) Dwelling Units per acre
 - b) Minimum Lot Width on Road Frontage: One Hundred (100) feet
 - c) Minimum Yard Setbacks:

Front – Twenty Five (25) Feet Side – Five (5) Feet Rear – Ten (10) Feet