

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

AGENDA

6:00 PM, MONDAY, October 2nd, 2017

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

1. Call to Order
2. Invocation by County Council Chaplain
3. Approval of Minutes
 - a. September 18th, 2017
4. Public Comment for Agenda and Non-Agenda Items (3 minutes)
5. Staff Update
6. Vote on Interim Planning Commission Vice-Chairperson
[To include Vote and/or Action on matters brought up for discussion, if required]
 - a. Discussion by Commission
 - b. Commission Recommendation
7. Proposed Corridor Overlay
[To include Vote and/or Action on matters brought up for discussion, if required]
 - a. Discussion by Commission
 - b. Commission Recommendation
8. Planned Development District
[To include Vote and/or Action on matters brought up for discussion, if required]
 - a. Discussion by Commission
 - b. Commission Recommendation
9. Old Business *[to include Vote and/or Action on matters brought up for discussion, if required]*
10. New Business *[to include Vote and/or Action on matters brought up for discussion, if required]*
12. Adjourn

Anyone wishing to submit written comments to the Planning Commission can send their comments to the Planning Department by mail or by emailing them to the email address below. Please Note: If you would like to receive a copy of the agenda via email please contact our office, or email us at: achapman@oconeesc.com.

OCONEE COUNTY PLANNING COMMISSION

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TEL (864) 638-4218 FAX (864) 638-4168

Draft minutes from September 18th , 2017 Meeting

OCONEE COUNTY PLANNING COMMISSION

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TEL (864) 638-4218 FAX (864) 638-4168

6:00 PM, MONDAY, SEPTEMBER 18, 2017
COUNCIL CHAMBERS
OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present:

Mr. Brad Kisker
Mr. Andrew Gramling
Mr. Mike Johnson
Mr. Frankie Pearson
Ms. Stacy Lyles
Ms. Gwen McPhail
Mr. David Owenby

Staff Present:

David Root, County Attorney
Adam Chapman, Planner I – Community Development

Media Present:

1. Call to Order

Mr. Owenby called the meeting to order at 6:00 PM.

2. Invocation by County Council Chaplain

Mr. Root gave the invocation.

3. Public Comment for Agenda and Non-Agenda Items (3 minutes)

- Tom Markovich spoke about the small area methods for rezoning and about the corridor overlay.

4. Approval of Minutes

Motion made to approve minutes by Mr. Pearson, and seconded by Mr. Gramling. The motion was approved 6-0 with Mr. Owenby abstaining.

6. Staff Updates

Mr. Chapman updated the Commission about the storm damage assessment from the tropical storm impact on our region.

7. County Council and Planning Commission Workshop

Mr. Chapman explained that October 24 is the proposed date for the joint workshop with Council, with a focus on the highway corridor planning process. The Chairman requested that staff suggest rescheduling the date.

8. Discussion of Small Area Rezoning

Mr. Root explained that although a vote had been taken on the issue at the previous meeting, only four members were present. Therefore, it was decided to table and reconsider the issue at the next meeting. Mr. Pearson made a motion to reconsider the issue. The motion was approved, and Mr. Pearson was recognized by the Chairman to discuss his concern about lowering the small area figure to one hundred acres. He expressed his belief that smaller property owners or groups of owners should be able to request zoning out of the CFD. He favored a fifty acre minimum as an alternative that is more inclusive.

Mr. Johnson asked staff if the County would be inundated with requests if the change goes to a smaller acreage. Mr. Chapman stated that he has received few questions about rezoning, partly because most of the County is in a Control Free condition. Additional discussion followed, with Mrs. Lyles suggesting that the protection of existing and future agricultural interests is one purpose for establishing larger acreage requirements for initial rezoning. An explanation of "spot" zoning followed by Mr. Root to indicate that rezoning small parcels does not by definition create an illegal change. Mrs. Lyles stated that a one hundred acre requirement to rezone seems to create a burden.

Mr. Chapman described the options the staff suggested, which included a sliding scale for acreage rezoning requirements based on the zone or use intended.

Mr. Pearson made a motion to set the Option 2 area for small area rezoning at 50 acres and require that 100% of owners of that fifty acres agree to the petition, with all other criteria included in the previous motion that established a 100 acre minimum remain the same.

The Commission voted 6-1 to approve the motion, with Mr. Kisker voting to deny.

9. Proposed HWY 123 Corridor Overlay Ordinance

Mr. Johnson commented that he had difficulty with the language and clarity of the draft provided by staff. He suggested creating a generic template that can effectively apply to the other corridors that may be considered later, with the specifics for each corridor to be addressed within that framework. Mr. Root stated that he can pull out the legal elements for purposes of the workshop and place that in a separate context so that the initial focus will be on the actual design elements and requirements.

Mr. Johnson also stated that he would apply the corridor overlay to all portions of the 123 corridor in the County, not just the segment running from Clemson to Seneca. He felt the Commission should address each of the segments at the same time, even though each segment might have different elements, so that the package could be submitted to the County in that manner. Mr. Johnson also stated that he felt some parcels that are only partially within the overlay but essentially behind the first level of development and not visible to the corridor should be somehow excluded from overlay requirements. He also felt that under six unit multi-unit development probably should be excluded from the overlay requirements, with the focus on commercial development and larger multi-family.

Mr. Kisker stated that he would discourage creating a review board situation and instead would suggest that the County encourage compliance with the design standards. Ms. suggested removing specific reference to percentages of materials that should be used on buildings. Mr. Johnson responded that this is an issue that can be pursued through future discussions with Council.

Mr. Markovich was called upon to comment. He argued that reference to joint and several liability referring to common area maintenance should be removed. He stated that there is normally a lease restriction with each tenant, and this would discourage developers.

Next, Mrs. McPhail suggested that the back of large commercial buildings should be excused from some of the materials standards because of prohibitive costs. She also stated that canopy trees required in the guidelines should have a maintenance clause built into the guidelines. There was further discussion about the definition of signage on buildings and the amount permitted.

Next, Mr. Pearson discussed limiting the height of free standing signs in the corridors. Members discussed options, including whether or not new billboards should be permitted on SC 123 or other corridors. Mr. Chapman also suggested consideration of aesthetic issues relative to signs. Mr. Pearson explained that this process could remove the allowance for billboards in corridor areas. Mr. Johnson favored having a template to lay out size options, etc.

Next Mr. Chapman suggested inviting Kyle Reid of Oconee County Roads and Bridges and a representative from SCDOT to address questions that may arise concerning transportation issues. There was some support for this idea, and Mr. Chapman stated that he was seeking Planning Commission input on the issue.

Mr. Owenby stated that he is resigning from the Commission. Mr. Root stated that Mr. Kisker will be the acting chairman. Mr. Root suggested not electing a new permanent chairman until a new member is named to the Commission by Council. Mr. Root suggested that an item be added for the next meeting to name an interim vice-chairman.

The meeting was adjourned at 7:36 p.m.

OCONEE COUNTY PLANNING COMMISSION

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Draft Corridor Overlay Outline

User Guide

1) The first six pages are Mr. Root's recommendation for the legal aspects applicable to all Overlays.

2) In "Parking" there are two options. One of them says, briefly, if you follow the building design standards then your parking requirements are less regulated. The second option is to build to whatever design standard you wish, however the parking requirements become much more restrictive

3) There was indication of an interest in permitting murals and other public art. I included a brief section on "Public Art" for discussion. This is placed at the bottom of the Design Standards section.

4) There is now a definition of a "sign".

5) (OR___) indicates a space for you to add a different number instead of the number provided i.e. "Signs shall be no more than 10' high (OR___)"

6) The bullet point with a line after it is a provided blank space for you to add additional comments.

- _____

7) The "###" indicates a reference to another section in the Code or Outline. As these section numbers change with each iteration I have included ### as a place holder.

Draft Outline for Oconee County

Highway Corridor Overlays

October 2nd, 2017

ARTICLE 11. - OVERLAY DISTRICTS

The following overlay districts are hereby created to guide development within areas of Oconee County deemed to be of extraordinary value to its citizens. The standards applicable within the boundaries of the various overlays are intended to encourage and maintain positive attributes, while limiting the negative effects associated with unmanaged growth.

Sec. 38-11.3. – Commercial Corridor Overlay District.

- 1) *Title:* Commercial Corridor Overlay District.
- 2) *Definition:* The Commercial Corridor Overlay District (“Corridor Overlay”) is not intended to be a separate zoning district, but shall be assigned to those commercial corridors that Oconee County Council (“Council”) determines to be major commercial gateways within Oconee County, as to which Council desires to provide standards relative to aesthetic appearance, connectivity, and safety.
- 3) *Intent:* As significant commercial and residential land uses either exist or are anticipated along the designated corridors, this overlay is intended to preserve and enhance the subject areas by establishing consistent land use and design standards; Commercial Corridor Overlay Districts are meant to facilitate the creation of attractive business and commercial areas that foster economic development and which are in harmony with surrounding communities.

- 4) *Boundaries*: The boundaries of Corridor Overlays shall be determined by Council pursuant to separate ordinances. The boundaries shall be defined in relation to designated highways or other thoroughfares and shall apply to parcels fronting on, and within an established distance from, the designated highway or thoroughfare.
- 5) *General Standards*: Each Corridor Overlay shall be subject to the specific standards contained in the ordinance creating the subject overlay. Unless specifically exempted, all Corridor Overlays shall be subject to the following general provisions:
- a) All Corridor Overlays shall be shown on the Official Oconee County Zoning Map.
 - b) The Corridor Overlay regulations shall apply to all uses on properties inside the Corridor Overlays except for detached single family housing and multi-family housing developments (**"Structures?"**) with six (**OR ____**) or fewer dwelling units, as to which the development regulations of the underlying zoning district shall govern.
 - c) The Corridor Overlay regulations shall also apply to all shared access easements and/or cross-access easements located within the overlay, including, but not limited to, those that may be used to access any parcel or parcels beyond the boundaries of the overlay.
- 6) *Permitted Uses*: Any use permitted in the underlying zoning district, shall also be permitted in the Corridor Overlays, provided it complies with the provisions of the specific Corridor Overlay ordinance.
- 7) *Non-Conforming Uses*: Any existing use of a parcel or structure lawful at the time the specific Corridor Overlay ordinance becomes effective shall be allowed to continue as an exempt nonconforming use, subject to the restrictions listed herein.

a) *Discontinuation of use:* Any exempt nonconforming use discontinued or abandoned for a period of twelve (12) months or more shall void any applicable exemption as a nonconforming use. However, suspension of an exempt nonconforming use for longer than twelve (12) months, solely as a result of fire, flood, wind, explosion, or other calamity or Act of God; catastrophic illness or injury detrimental to the continuation of the use; or the exercise of eminent domain or other governmental act (other than that which results from criminal activity proven in a court of competent jurisdiction) shall not constitute discontinuance or abandonment. An exempt nonconforming use may be discontinued for more than twelve (12) months due to a national or regional recession (as recognized by competent state or national authority), or business restructuring due to bankruptcy (other than through dissolution of the business in question), provided the owner of said nonconforming use submits a request in writing to the County Community Development Department prior to discontinuation of the exempt nonconforming use, supported by appropriate documentation, for an extension of exemption for up to an additional twelve (12) months. No more than three (3) such extensions shall be granted, and if the exempt nonconforming use has not been resumed by the end of the last such extension, the exempt nonconforming use shall be deemed to have been abandoned or expired.

b) *Alteration of an Exempt Non-Conforming Structure:* In the event an alteration is proposed for any exempt nonconforming structure, the following standards shall apply:

- i)* The altering, expanding, changing, rebuilding, or resuming of an exempt nonconformity shall be subject to review and permitting under provisions established in this chapter and all other applicable local, state, or federal law.
- ii)* If an exempt nonconforming structure is reused or reoccupied without alteration, or an abandoned use is resumed within twelve (12) months, no permit is required under this chapter, provided the nature and degree of the exempt nonconformity will not be changed or increased from that which existed before the exempt nonconformity became unused, unoccupied, or abandoned.
- iii)* An expansion of an exempt nonconforming structure that is a nonconformity solely due to dimensional setbacks shall be permitted, provided the dimensional nonconformity will not be increased.
- iv)* Exempt nonconforming structures utilized as an integral part of a business at the time of enactment of the specific Corridor Overlay ordinances shall be permitted to be expanded by an amount up to fifty (50%) percent of the building footprint existing at the time of the ordinance's enactment, as a special exception, provided:
 - (1)* Underlying zoning district setback and height requirements are met, with no existing dimensional nonconformities being increased; and
 - (2)* Any increase in excessive light, noise, dust, or other negative impacts on neighboring uses resulting from the proposed expansion are mitigated by screening, fencing, or other adequate means.
- c)* Any proposed change in use of an exempt nonconforming use may be permitted as a special exception by the Board of Zoning Appeals, provided the proposed use does not

increase the effects of the existing use on the surrounding area and all other provisions for granting a special exception are met.

- d) For the purposes of this section, the terms “altering,” “expanding,” and “changing” shall be strictly construed. “Rebuilding” shall mean the rebuilding, reconstruction, or restoration of any exempt nonconforming structure which was damaged or partially destroyed by fire, flood, wind, explosion, or other calamity or Act of God. “Resuming” shall mean the reusing or reoccupying of a nonconforming structure which was unused or unoccupied for a continuous period, or the resuming of a nonconforming use which was abandoned for a continuous period.

U.S. Highway 123 Clemson Blvd / Sandifer Blvd / Toccoa Highway Corridor Overlays

Highway 123 – Clemson Boulevard

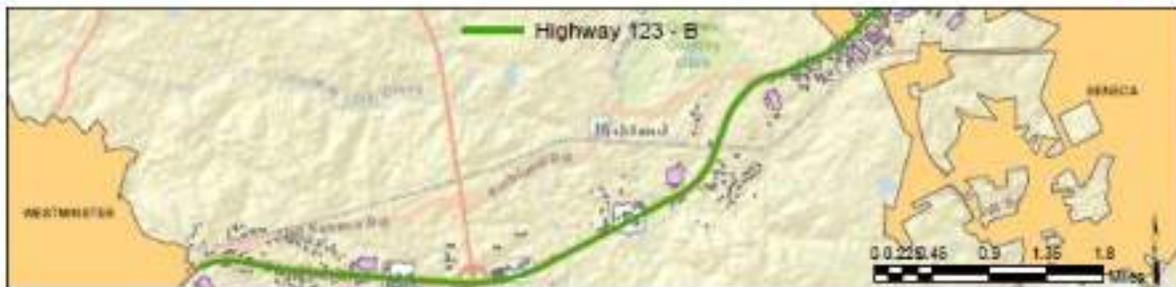
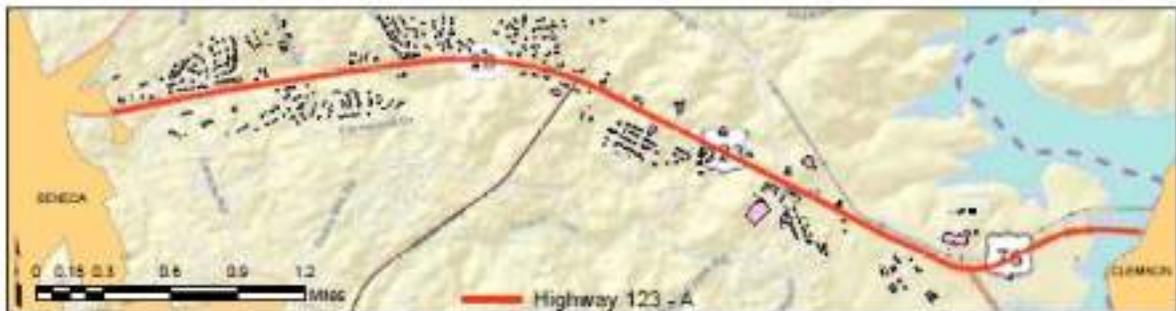
Pickens/Oconee County Line to the City line of Seneca

Highway 123 – Sandifer Boulevard

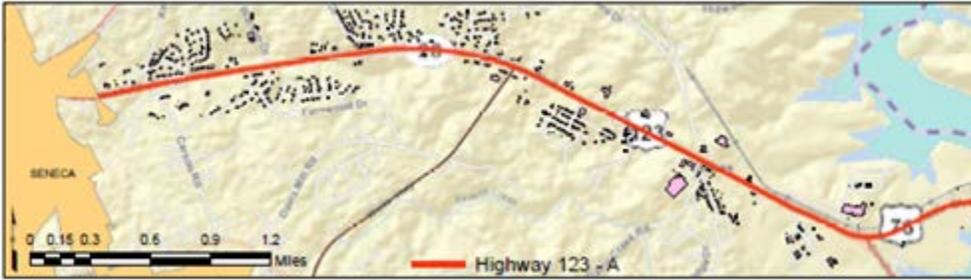
City line of Seneca to City line of Westminster

Highway 123 – Toccoa Highway

City line of Westminster to the Georgia State Line



Clemson Boulevard



The Clemson Boulevard Overlay (Overlay) affects commercial and multi-family residential developments of seven or more dwelling units as well as accessory buildings **OR and signage** visible from the road and located within the Overlay boundaries. Notwithstanding any other interpretation or definitions, this Overlay is shaped by the following core principles:

- Designs shall be in harmony with the both the natural landscape and balanced with natural elements of our region. Elements of stone, wood, old style brick and other natural materials traditionally used for construction across the region shall be encouraged and expected to the extent possible.
- It will be encouraged that curb-cuts be placed near property lines to encourage shared use with the adjoining properties where possible.
- Use of vegetation as buffers or softening to minimize stark features of commercial structures is encouraged.

Boundaries: The Overlay extends from the boundary of Oconee County with Pickens County to the boundary of Oconee County with the City of Seneca and extends **250 / 500 / 1000 feet (OR___)** from the centerline of Clemson Highway.

A. General Requirements & Development Standards

1. Building Placement: The front facade of buildings is encouraged to be parallel to Clemson Boulevard property lines. If the front of the building faces away from Clemson Boulevard all applicable facades must incorporate the Design Standards in Section ###.

2. Setbacks: For all parcels within the Overlay there is no setback minimum (OR ___) from the property line that fronts Clemson Boulevard. All other setbacks of the underlying zoning district apply. If zoned Industrial District then Industrial District setbacks and buffers, as found in Sec. 38-10.11 of the Oconee County Code of Ordinances apply to all property lines.

3. Shipping and receiving areas/docks: Shall not be visible from primary adjacent parking areas or street rights-of way unless screened in the fashion as the refuse collection facilities in section ### of the Design Standards.

4. Building Height: Maximum building height shall not exceed that permitted in the underlying zoning district.

5. Fences: Fencing shall be of durable construction using quality material (i.e., brick, stone, other masonry, wood, metal, decorative vinyl, or any combination thereof). The finished side of the fence shall face the corridor right-of-way or other adjacent property. The height of the fence on any frontage of Clemson Boulevard shall be no more than 4' high (OR ___). Chain link, welded or woven wire, and other similar fencing are not permitted to only permitted on the side and rear of parcels along the Overlay (OR ___).

6. Sidewalks: All sidewalks must meet Federal ADA standards. Sidewalks shall be located on the property to be developed to allow pedestrians to safely move from their vehicles

to all areas intended to be used by the public. When possible, sidewalks shall connect to the existing pedestrian circulation of adjacent parcels where not restricted by topography or other existing site features. Pedestrian interconnectivity between adjacent parcels is encouraged. When adjacent to a residential use district with frontage on Clemson Boulevard, sidewalks may be provided to allow pedestrian access to and from a commercial retail development. When adjacent to residential or commercial uses with no frontage on Clemson Boulevard, sidewalks are encouraged to connect the developments.

7. Other Pedestrian Amenities: All retail commercial development or use with a gross indoor floor area in excess of 40,000 square feet shall provide improved common open space for use by patrons. Such common open space shall be a minimum of 500 square feet in area and may include squares, plazas, greens, or other similar spaces. The following shall also apply:

i. "Improved" shall mean cleared of underbrush and debris, accessible to pedestrians, and shall include one or more of the following: landscaping, walls, fences, walks or similar paved surfaces, fountains, statues, common lawns or greens, tables and chairs, benches or other seating, water fountains, litter and recycling receptacles, playground equipment, or other similar furnishings and amenities;

ii. Such spaces shall include canopy trees to provide shade. At installation, a canopy tree shall have a minimum caliper of 2.5 inches when measured 6 inches above ground with a minimum height of 10 feet; Such spaces shall be accessible from sidewalks and other pedestrian circulation within the development. Trees and other vegetation must be planted and maintained so as not to cause a hazard or nuisance.

~~iii. The property owners, occupants, and tenants or their agents shall be jointly and severally (are) responsible for the maintenance and upkeep of all such common open space. All such areas shall be kept free of litter and debris and shall generally be maintained with a neat and orderly appearance.~~

B. Commercial Retail Developments and Centers:

1. Access. All retail commercial development designed or utilized with two or more businesses located on the same parcel shall be allowed no more than one access point to Clemson Boulevard per 500' **(OR__)** of frontage on Clemson Boulevard.

2. Signage. All retail commercial development designed or utilized with two or more businesses located on the same parcel shall be allowed no more than one ground monument sign per access point or 500' of frontage on Clemson Boulevard, whichever is greater.

Signage for individual businesses shall be consolidated onto one such ground monument. The following shall also apply:

~~i. Where such a development fronts two or more streets with more than 500 **(OR__)** feet of frontage on each, additional ground monument signs may be permitted provided no more than one monument sign is located at each access point.~~

ii. Directional and wayfinding signs within a retail commercial development or center shall be grouped and shall be consistent in size, color, ornamentation, and materials, and shall complement the surrounding buildings.

iii. For such developments, a ground monument sign shall not exceed a height of 10 **(OR__)** feet. Where such a development has a gross indoor floor area in excess of 40,000

(OR _____) square feet, the maximum height may be increased to no more than 15 (OR __) feet for a ground monument sign.

C. Parking & Vehicular Access

All parking shall be located on site.

1. Curb-cuts:

- Adjacent to property line to allow shared access
- No parcel may have more than one curb-cut within 500' (OR _____) of another curb-cut on the same parcel.
- _____

2. Stub outs:

- Required to all (OR already developed neighboring parcel, if existing OR nearest developed parcel OR _____) adjacent commercial (OR _____) parcels
- Width of stub out to be two 10' (OR _____) travel lanes in width with 2' paved gutters on both sides.
- _____

3. Off-Street Parking:

i. All parking shall be onsite and not within any setbacks.

ii. If the Design guidelines in section ### are followed in both intent and to the letter then the parking requirements are:

Parking shall be placed:

- In the rear (defined as closer to the furthest property line running parallel to the corridor).

- At least 50% in the rear
- Anywhere

Uninterrupted surface parking areas shall be limited in size. Parking areas with more than 20 space[s] (OR____) shall be broken by buildings or following the standards for Perimeter Parking Area Planting located in ### of this ordinance. OR Follow the parking standards located in Appendix “A” of the Oconee County Code of Ordinances. (OR_____)

iii. If the Design guidelines in section ### are **NOT** followed in both intent and to the letter then the parking requirements are, in addition to all requirements in Appendix “A” , are as follows:

- All parking is directly adjacent to the property line furthest from Clemson Boulevard.
- One parking space per 100 (OR____) square feet of floor area
- All parking spaces shall be at least 10’x 20’.

- _____

iv. Parking areas shall be designed to allow pedestrians to safely move from their vehicles to the building.

- _____

4. On-Street Parking: On-street parking is not permitted public streets with-in the Overlay.

On-street parking is permitted on private streets within a retail commercial development where adequate space for parking and maneuvering is provided outside of travel lanes. On-street parking shall comply with the requirements set forth in the latest edition of the South Carolina Department of Transportation (SCDOT) Access and Roadside Management Standards (ARMS) Manual.

- _____

5. Driveway and Internal Street Standards: Interconnectivity between adjacent parcels is required when there is not a conflict in use and is subject to the provisions set forth in Chapter 26 of the Oconee County Code of Ordinances. Stub-outs, located in section ### are required to any and all adjacent properties in the Overlay that may be accessed by vehicles. The installation of frontage roads is encouraged as a design technique to provide for access by multiple properties, thus reducing the number of curb cuts needed along the Overlay as new development occurs.

- _____

6. Parking Area Landscaping and Screening:

Perimeter Parking Area Planting: A perimeter landscape strip with a minimum width of 3 (OR___) feet shall be required on all sides of parking areas except parking that is up to the building footprint or building adjacent sidewalk. This perimeter area strip may be curbed or at-grade.

- _____

i. A continuous native evergreen shrub or native grass screen is required within the perimeter landscape strip. Only Native trees and vegetation are permitted. This landscaping must be regularly maintained, watered, pruned and any other activity to ensure all landscaping is in good health.

- _____

D. Design Standards

These standards shall be supplemented with elevation drawings or renderings that show acceptable adherence to these standards. These shall be submitted when applying for a Zoning Permit. These standards shall be administered by the Community Development Department.

~~Appeals shall be to the Board of Zoning Appeals.~~

1. Visible Wall Areas: The purpose of this design standard is to avoid a monolithic slab appearance and using the materials listed below achieves a rustic exterior appearance. Regardless of the materials listed below, the front façade and other portions as described in paragraph ### shall have wooden beams, columns, timbers and other similar type materials. Non-glazed portions of the front façade and other portions of commercial and accessory structures situated typically visible from the public thoroughfare or right of way shall be constructed of one or more of the following materials:

- i. Stone, stacked stone, cultured stone or field stone,
- ii. Painted precast or other concrete systems that utilize form to give the appearance of stone, wood or other natural material,
- iii. Masonry including brick, and split face block,
- iv. Wood, Hardie type panels, or similar wood type materials,
- v. Treatments, adornments, awnings and/or other similar design features,
- vi. Wooden shingles/shakes composed of natural or other materials giving the appearance of wood,

2. Non-Visible Areas: Side and rear areas not visible from public thoroughfare or right of way may be constructed of materials other than those mentioned above.

3. Screening: Walls, facades, storage/refuse areas designated as inaccessible to the public but are visible to the public as described in paragraph ### may be exempted from said material requirements if screened from view provided all screenings are designed and constructed of vegetative or building material approved by the Community Development Department. Such installations constructed under this section must be maintained to ensure consistency with approved plans throughout the life of the approved structure/use. Vegetative screening will be maintained and replaced as determined by the Community Development Department. (OR Public Art Standards, found in section ### may be incorporated into, but not in lieu of these regulations.)

4. Exterior Colors: The primary colors utilized for building facades and other prominent features shall be earth tones and muted colors. Accent colors may be utilized provided they do not constitute more than 30% (OR__) of the visible wall area described in paragraph ###.

- _____
- _____
- _____
- _____

5. (OR Public Art)

- Murals are permitted / encouraged
- May be painted or drawn
- May cover 100% (OR____) of building walls

- Colors must be kept in line with Design Standards in section ### (above)
- Must be maintained and kept from being an eyesore
- May not include the name of any businesses or products sold on the parcel (BECAUSE IT THEN BECOMES SIGNAGE).
- May not include inappropriate, sexually suggestive or otherwise offensive art.
- May be illuminated following the Lighting rules in section ### (below)

E. Signage: (FROM APPENDIX A)

Unless specifically mentioned in this section the sign code for Oconee County applies.

The sign standards are created to maintain and enhance the aesthetic environment of transportation and economic gateways into Oconee County. The location and design of all signs shall be consistent with the objective of high-quality development and safe and efficient vehicular and pedestrian circulation.

Definition: Sign means any sign structure or combination of sign structure and message in the form of an outdoor sign, display, device, figure, painting, drawing, message, plaque, poster, advertising structure, advertisement, logo, symbol or other form which is designated, intended or used to advertise or inform in relation to the premises on which it is located, any part of the message or informative contents of which is visible from the main traveled way. The term does not include official traffic control signs, official markers, nor specific information panels erected, caused to be erected, or approved by the state department of transportation.

1. General standards. All signs, including their supports, braces, guys, anchors, electrical parts and lighting fixtures, and all painted and display areas shall be constructed and maintained in accordance with the building and electrical codes adopted by Oconee County.

i. It shall be unlawful for any person to erect, construct, enlarge, move, or replace any sign (with the exception of signage requiring no permit) without first obtaining a sign permit from the planning department, except as relates to routine maintenance and repair or the changing of tenant name panels. All on-premises nonconforming signs shall come into compliance with these standards when abandoned or the cost of repairs or replacement of such signs is beyond 50 percent of their replacement costs. Nonconforming signs are subject to all requirements of this code regarding safety, maintenance, and repair. No sign shall produce a traffic hazard, such as visual obstruction at intersections or glare from lighting. Signs shall not obstruct the view of or resemble traffic directional/safety signs.

2. Submittal: A preliminary sign permit application along with applicable fees and sign plan shall be submitted to Oconee County. The detailed sign plan shall include the following information, stamped by a South Carolina licensed surveyor, landscape architect, or engineer:

- i. Parcel number.
- ii. Scale of site plan and north arrow.
- iii. Drawing of entire property with all existing and proposed structures shown.
- iv. Length of street frontage.
- v. Dimensioned setbacks from street and side property line.
- vi. Plan drawing with actual dimensions of sign (as seen from above).
- vii. Location of all existing signs.
- viii. Location of all proposed signs.
- ix. Elevation drawing of the proposed sign or sign revision including size, height, copy, colors, illumination, materials.
- x. Verification that the proposed sign(s) meet all requirements set forth in this chapter.

3. Setbacks: Signage shall be set back a minimum of ten feet from all property lines and not within any existing easement or right-of-way.

4. Prohibited Signs :

- i. No sign shall produce a traffic hazard, such as visual obstruction at intersections or glare from lighting. Signs shall not obstruct the view of or resemble traffic directional/safety signs.
- ii. Rooftop signs are prohibited.
- iii. Flashing or animated signs are prohibited.
- iv. No sign shall be attached to a utility pole or street sign, or attached to or painted on tree trunks, rocks, or other natural objects.
- v. No sign shall be placed within the public rights-of-way.
- vi. Signs shall not rotate or revolve.
- vii. (OR _____)

5. **Signs allowed without a permit:** The following signs require no permit. These signs are subject to all requirements of this code regarding safety, maintenance, and repair.

i. Temporary/portable signs:

- a) Shall be displayed only for the duration of time that they remain relevant to a specific event.
 - b) Temporary signs shall be removed within seven days following the conclusion of the specific event being promoted.
 - c) No temporary sign exceeding six square feet may be erected on a residential parcel.
 - d) The maximum allowable size of any non-residential temporary sign is 32 square feet.
 - e) Traffic, directional, warning, official notice or informational signs authorized by any public agency.
- ii. Building nameplates with related inscriptions.
 - iii. Window signs.
 - iv. Flags and flagpoles.
 - v. On-site directional signs, where each sign does not exceed nine square feet in area or four feet in height.
 - vi. Signs that display name, trademark, logo, brand, or prices, provided the display is an integral part of a vending machine, automatic teller machine, or gas pump. Such signage shall not exceed 32 square feet in area per side.

6. Allowable Signs

Allowable signs shall be the following:

i. Monument Signs

Monument signs shall be architecturally designed to reflect the character of the structure/development for which they are advertising.

- a) No monument sign shall exceed ten (OR__) feet in height.
- b) One double faced or single faced sign shall be allowed per parcel.
- c) All retail commercial development designed or utilized with two or more businesses located on the same parcel shall be allowed no more than one ground monument sign per access point or 500' of frontage on Clemson Boulevard, whichever is greater.

- _____
- _____

ii. Wall Signs:

- a) Wall signage shall not exceed 15 (OR__) percent of the wall area, per wall face.
- b) Wall signs shall display only one surface and shall not be mounted more than six inches from any wall.

iii. Hanging/projecting:

- a) Only one (OR__) projecting/hanging sign is allowed per building frontage, except for shopping centers, which may have one projecting/hanging sign for each business use.
- b) Signs shall project at a right (90 degree) angle to the building frontage.
- c) Signs shall not extend more than four (OR__) feet beyond the line of the building or structure to which it is attached.

d) Signs shall maintain a vertical clearance of eight feet above the sidewalk or ground level accessible to pedestrians.

iv. Canopy/awning:

a) Shall not exceed 15 (OR __) percent of the surface area of the face or the canopy or awning to which the sign is attached.

b) Sign shall not extend more than three inches horizontally from the surface of the awning or canopy.

c) Sign shall not project vertically outside the area of the canopy or awning.

v. Pole Mounted Signs

a) Pole Mounted Signs shall not be more than _____ feet high

b) (OR may only be as high as the finished roof height x __%)

c) Pole sign colors must be in line with the Design Standards located in section ###.

d) Pole sign faces may be no more than _____ square feet per side

7. Sign Illumination:

i. No internal lighting shall include exposed incandescent or fluorescent bulbs.

ii. Externally illuminated signs must have indirect light sources shielded from the view of persons viewing the sign and be further shielded and directed so that the light shines only on the sign and that illumination beyond the copy area is minimized.

iii. Signs shall not have light reflecting backgrounds but may use light reflecting lettering.

iv. No sign shall have lights or illuminations that flash, move, rotate, scintillate, blink, flicker, or vary in intensity or color.

8. Sign Maintenance: All signs shall be maintained in good condition and working order, and

be free of graffiti, peeling paint or paper, faded colors, weeds, vines, and/or broken and

damaged materials. No internally or externally illuminated sign shall have only partial illumination for a period of more than 30 days.

9. Sign Landscaping: All ground monument signs shall have native species landscaping and shall be integral with other landscaped areas as required by this Overlay. However, landscaping shall not obstruct the view of a sign.

F. Lighting: (FROM APPENDIX A)

1. General Standards: The purpose of these standards is to assure that adequate exterior lighting is provided to facilitate crime prevention, security, and safe passage, and that exterior lights be shielded to reduce the impact of lighting on neighboring uses, potential safety hazards to the traveling public, and the effect on view-sheds and nightscapes. Exterior lighting shall be shielded and directed to avoid illuminating the night sky. Lighting shall not illuminate neighboring properties or distract/harm the traveling public on road rights-of-way. Any necessary screening of lighting shall be shown on site plans. Lighting will be inspected before a certificate of occupancy is granted. On-site lighting may be used to accent architectural elements and provide safety and security on pedestrian walkways, at building entrances, and public areas between buildings, but shall not be used to illuminate entire portions of buildings.

In order to promote safety and security in developments, lighting should be used at intersections, entrances, and in parking areas.

2. Submittal : Lighting plans shall be submitted with the zoning permit application on projects that include the installation of outdoor lighting fixtures. Prior to obtaining a zoning permit, an applicant must receive approval of a lighting plan. The lighting plan shall be prepared by an

appropriately licensed design professional in the State of South Carolina. The plan shall include the following information:

- i. The location, type, and height of luminaries including both building and ground-mounted fixtures.
- ii. A description of the luminaries, including lamps, poles or other supports and shielding devices, which may be provided as catalogue illustrations from the manufacturer.
- iii. Photometric data, such as that furnished by the manufacturer, showing the angle of light emission.
- iv. Additional information as may be required to determine compliance with this chapter.

3. Height: The overall height of lighting fixtures shall not exceed 20 (**OR**) feet.

4. Prohibited light fixtures:

Blinking or flashing lights shall be prohibited unless the lights are required as a safety feature (e.g. beacons on towers). Searchlight and laser light operation for advertising/commercial purposes is prohibited as well as other, similar high-intensity lights used to attract attention. Any damaged, broken, or malfunctioning light fixture or pole shall be repaired, replaced immediately or removed.

5. Security lighting: Security lighting shall be provided, particularly at pedestrian walkways. Motion detector security lights shall be exempt from the foot candle requirements of this item provided such lights are normally "off," and are limited to being "on" for four minutes or less when motion is detected.

6. Flood lights: Flood lights shall be permissible for security, loading areas, and other such applications provided they are focused toward the primary building or space intended to be illuminated. Likewise, they may be aimed at no higher than a 45 degree angle, and shall be generally aimed or shielded as to limit the amount of ambient light perceptible from adjacent properties and street right-of-way.

G. Open Space and Tree Preservation Standards

The purpose of the Impervious Surface standards is to allow rain time and opportunity to be absorbed in to onsite soil, prevent erosion and runoff. This standard does not apply to parcels equal to or less than 0.5 (OR___) acres.

1. Open Space. A minimum of 10 (OR___) percent of the site must be devoted to usable open space which may include grass & unaltered natural features. Required setbacks and buffer yards may be included in calculating this requirement. Parking lot buffers, if self-contained and not part of an open space may not be included in the open space requirement. ~~The Administrator may reduce this requirement for parcels 5 (OR___) acres or less on a case by case basis. All open space shall be clearly labeled as such on any plans submitted for County review.~~

2. Tree Preservation: All required setbacks and buffer yards shall be used as tree preservation areas. Retention and protection of large trees shall be required for all development within the Highway Corridor Overlay District. In addition, all canopy trees with a caliper at 4' height greater than 12' (OR___) inches shall be incorporated into the site plan

unless there is no suitable alternative due to unavoidable grading or because of required configuration of a street, driveway, sidewalk, permitted sign, essential utility, or buildings.

Such trees may only be removed under one or more of the following conditions:

- i. The tree is unhealthy, diseased, or dead;
 - ii. The tree causes a safety hazard to nearby buildings or pedestrian or vehicular circulation;
 - iii. The tree is of a species that may drop debris or sap that can significantly affect property;
 - iv. The tree is interfering with an existing underground utility line;
 - vi. The tree is causing significant structural damage to a building or other similar structure;
- and/or
- vii. It is necessary to allow construction of a street or driveway essential for access to a parcel.

- _____
- _____
- _____

3. Mitigation requirements. Canopy trees with a caliper at 4' height greater than 24" that are removed shall also be replaced with another similar tree elsewhere on the parcel. Any replacement tree within the Overlay shall have a minimum caliper of 2.5 inches when measured 6 inches above ground with a minimum height of 10' when planted.

- _____
- _____

H. Industrial District

Any parcel zoned Industrial District with in the Overlay shall comply with all requirements of the Industrial District Zoning found in Oconee County Code of Ordinances Sec. 38-10.11

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

Sec. 38-10.15. - Planned development district (PDD).

Sec. 38-10.15. - Planned development district (PDD).

Title: Planned development district.

Definition: Those areas suitable for relatively intense mixed-use development that offers significant amounts of open space and designed amenities that enhance the surrounding scenic, natural, and cultural characteristics.

Intent: This district is intended to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments in order to preserve natural and scenic features of open spaces that might be negatively impacted by more restrictive zoning districts. **Any project or parcel zoned into Planned Development District may not apply to be rezoned to any other zoning within 25 (OR___) years.**

Definitions: For the purposes of this district, the following definitions shall apply.

- ~~(1) Impervious surface ratio (ISR) — The ratio of impervious surface area to a development's total area (ISR = Area of Impervious Surface/Total Project Area).~~
- (2) *Open space* — Portions of a project not occupied by private lots, ~~amenities~~, public road right-of-ways, or other restricted ~~or built-upon~~ areas, that are generally accessible for **active** & passive recreational use by the development's residents, tenants, patrons and guests. Open space shall not include lawns, landscaping, and other areas considered accessory to a specific amenity , **except for vegetated parking islands**, or structure, but may include required buffer areas. **These opens spaces are defined in Appendix A.**

Uses:

Permitted uses: A listing of uses permitted within a particular planned development district shall be contained in a plan adopted as part of the regulations applying to that district only. Uses may be of similar residential or commercial character, or may consist of a mix of residential, commercial, or other appropriate uses. Uses shall be restricted to those listed in the adopted plan.

*Dimensional requirements:**

Project Area, Density and Open Space			Minimum Yard Requirements and Lot Size		Max. Height
Min. Project Area	Max. Dwelling Units per Acre ratio	Min. Open Space to Density requirement ratio	Front, Side and Rear Setbacks	Min. Lot Size	Structure Height (ft.)
5 acres	Set in approved plan	15% of Site Project Area	Set in approved plan	Set in approved plan	65
	5-16	20%			
	17-25	25%			
	26+	30%			

~~*See Article 9 for general provisions and exceptions to dimensional requirements.~~

Additional requirements:

- (1) With the exception of the draft ordinance of amendments necessary to amend these zoning regulations to approve the planned development, all draft plans, agreements, or other materials related to the establishment of a planned development district shall be the responsibility of the developer.
- (2) All such plans shall be stamped and signed by an appropriate design professional licensed by the State of South Carolina.
- (3) Proposed planned developments shall meet standards established for ~~non-residential parking~~, buffering/screening, **signage** and lighting established in Appendix A of Chapter 38 (Zoning) of the Oconee County Code of Ordinances, as amended.
- (4) All parking shall be within the project site and shall conform to current SCDOT regulations.**
- ~~(4) All commercial signage in proposed planned developments shall be designed and located so as to avoid any negative impacts on neighboring uses both inside and outside the development. All road signage shall meet the standards established in the latest edition of the Manual of Uniform Traffic Control Devices.~~
- (5) All variations from adopted county regulations shall be specifically and clearly stated in the approved plan. Any regulation, standard or requirement not varied in an approved plan shall be strictly applied.
- (6) Proposed planned developments shall consist of a use mix of no less than five **(OR___)** percent commercial and 20 **(OR___)** percent residential.
- (7) All historic and/or culturally significant structures and sensitive natural areas within the boundaries of the proposed planned development shall be identified on plans, and protected, preserved and maintained by methods endorsed by appropriate state and federal agencies. A maintenance plan for each such significant or sensitive feature shall be included as part of an approved planned development plan.
- (8) To the extent possible, all proposed planned developments shall be designed to provide for pedestrian and bicycle traffic, with 'bicycle lanes' included on roads designed to accommodate more than 400 average daily trips (ADT's). An all-weather trail or sidewalk designed to safely accommodate both pedestrian and bicycle traffic may be approved in lieu of this requirement.
- (9) Stormwater control measures shall be designed and maintained so as to adequately ensure post-construction runoff generated from planned development meets minimum requirements as defined by state regulations. Low impact development (LID) measures utilizing controls such as natural infiltration and vegetative conveyance systems, as well as stormwater wetlands, bioretention areas, and vegetative filter strips are encouraged to be utilized to the extent possible. Storm water shall conform, at minimum to Oconee County Code of Ordinances 32-2.16
- (10) Roadway and sidewalk design shall be submitted to Community Development and Roads & Bridges departments for review if not in compliance with County Standards. If designs submitted are outside of County standards then the applicant may apply for a variance with the Oconee County Board of Zoning Appeals. OR Roads & Bridges can administratively approve. No project site may have more than one curb-cut every 500' to external County or State roads.**
- (11) Water facilities shall comply with Sec. 32-217. - Water facilities.**
- (12) Security in lieu of completion of improvement shall comply with Sec. 32-219.**
- (13) Submittal shall comply with Sec. 32-220 through 32-223 (Subdivision submittal process)**

Proposed Amendment to Appendix “A” referenced in Planned Development District

A. Types of common open space and required maintenance.

The types of common open space which may be provided to satisfy the requirements, together with the maintenance required for each, are as follows:

(1) Natural areas are areas of undisturbed vegetation or areas replanted with vegetation after construction. Woodlands and wetlands are specific types of natural areas. Maintenance is limited to removal of litter, dead trees, plant materials, and brush. Natural watercourses are to be maintained as free-flowing and devoid of debris. Stream channels shall be maintained so as not to alter floodplain levels.

(2) Recreational areas are designed for specific active recreational uses such as community gardens, tot lots, golf-courses, tennis courts, swimming pools and associated infrastructure, ballfields, and similar uses. Recreational areas shall be accessible to all residents of the development. Maintenance is limited to ensuring that there exist no hazards, nuisances, or unhealthy conditions. These may not encroach on any of the underlying zoning district’s required setbacks of the parent parcel.

(3) Greenways are linear green belts linking residential areas with other open-space areas. These greenways may contain bicycle paths, footpaths, and bridle paths. Connecting greenways between residences and recreational areas are encouraged. Maintenance is limited to a minimum or removal and avoidance of hazards, nuisances, or unhealthy conditions.

(4) Landscaped areas and lawns, including creative landscaped areas with gravel and tile, so long as the tile does not occupy more than two (2) percent of the required open space and may not encroach into the underlying zoning district's required setbacks of the parent parcel. Lawns, with or without trees and shrubs, shall be watered regularly to ensure survival, and mowed regularly to ensure neatness. Landscaped areas shall be trimmed, cleaned, and weeded regularly.

(5) Storm-water detention /retention provided the detention/retention and/or the perimeter areas are landscaped in native vegetation and accessible to residents. Storm-water parks are encouraged if the open-space area will be utilized for detention/retention.

(6) Community Garden areas shall be accessible to all residents of the development. These may be raised bed or in-ground. Structures are limited to tool / supply storage and fencing. Maintenance is limited to ensuring that there exist no hazards, nuisances, or unhealthy conditions. These gardens may not encroach on any of the underlying zoning district's required setbacks of the parent parcel.

ii. Preservation of open space.

(a) Land designated as common open space may not be separately sold, subdivided or developed. Open-space areas shall be maintained so that their use and enjoyment as open space are not diminished or destroyed. Open-space areas may be owned, preserved and maintained as required by this Section by any of the following mechanisms or combinations thereof:

(1) Dedication of and acceptance by the County; and/or

(2) Common ownership of the open space by a homeowner's association which assumes full responsibility for its maintenance; and/or

(3) Deed-restricted private ownership, which shall prevent development and/or subsequent subdivision of the open space land and provide the maintenance.

(b) In the event that any private owner of open space fails to maintain same, the county, in accordance with the development's open space plan and following reasonable notice, may demand that a deficiency of maintenance be corrected, and may enter the open space to maintain same. The cost of such maintenance shall be charged to those persons having the primary responsibility for maintenance of the open space.

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

Draft Corridor Overlay Outline October 2nd, 2017

Standards Applicable to all Corridors (*Preamble*)

Title	Definition	Intent	Boundaries	General Standards	Permitted Uses	Non-Conforming Uses
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ARTICLE 11. - OVERLAY DISTRICTS

The following overlay districts are hereby created to guide development within areas of Oconee County deemed to be of extraordinary value to its citizens. The standards applicable within the boundaries of the various overlays are intended to encourage and maintain positive attributes, while limiting the negative effects associated with unmanaged growth.

Standards Applicable to all Corridors

Title	Definition	Intent	Boundaries	General Standards	Permitted Uses	Non-Conforming Uses
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1) *Title* : Commercial Corridor Overlay District

Standards Applicable to all Corridors (*Preamble*)

Title	Definition	Intent	Boundaries	General Standards	Permitted Uses	Non-Conforming Uses
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2) *Definition:* The Commercial Corridor Overlay District (“Corridor Overlay”) is not intended to be a separate zoning district, but shall be assigned to those commercial corridors that Oconee County Council (“Council”) determines to be major commercial gateways within Oconee County, as to which Council desires to provide standards relative to aesthetic appearance, connectivity, and safety.

Standards Applicable to all Corridors (*"Preamble"*)

Title	Definition	Intent	Boundaries	General Standards	Permitted Uses	Non-Conforming Uses
-------	------------	--------	------------	-------------------	----------------	---------------------

3) *Intent:* As significant commercial and residential land uses either exist or are anticipated along the designated corridors, this overlay is intended to preserve and enhance the subject areas by establishing consistent land use and design standards; Commercial Corridor Overlay Districts are meant to facilitate the creation of attractive business and commercial areas that foster economic development and which are in harmony with surrounding communities.

Standards Applicable to all Corridors (*Preamble*)

Title	Definition	Intent	Boundaries	General Standards	Permitted Uses	Non-Conforming Uses
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4) *Boundaries:* The boundaries of Corridor Overlays shall be determined by Council pursuant to separate ordinances. The boundaries shall be defined in relation to designated highways or other thoroughfares and shall apply to parcels fronting on, and within an established distance from, the designated highway or thoroughfare.

Standards Applicable to all Corridors (*"Preamble"*)

Title	Definition	Intent	Boundaries	General Standards	Permitted Uses	Non-Conforming Uses
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5) General Standards: Each Corridor Overlay shall be subject to the specific standards contained in the ordinance creating the subject overlay. Unless specifically exempted, all Corridor Overlays shall be subject to the following general provisions:

- a. All Corridor Overlays shall be shown on the Official Oconee County Zoning Map.
- b. The Corridor Overlay regulations shall apply to all uses on properties inside the Corridor Overlays except for detached single family housing and multi-family housing developments (***"Structures?"***) with six (**OR ____**) or fewer dwelling units, as to which the development regulations of the underlying zoning district shall govern
- c. The Corridor Overlay regulations shall also apply to all shared access easements and/or cross-access easements located within the overlay, including, but not limited to, those that may be used to access any parcel or parcels beyond the boundaries of the overlay.

Standards Applicable to all Corridors (*Preamble*)

Title	Definition	Intent	Boundaries	General Standards	Permitted Uses	Non-Conforming Uses
-------	------------	--------	------------	-------------------	----------------	---------------------

6) *Permitted Uses:* Any use permitted in the underlying zoning district, shall also be permitted in the Corridor Overlays, provided it complies with the provisions of the specific Corridor Overlay ordinance.

Standards Applicable to all Corridors (*"Preamble"*)

Title	Definition	Intent	Boundaries	General Standards	Permitted Uses	Non-Conforming Uses
-------	------------	--------	------------	-------------------	----------------	---------------------

7)Non-Conforming Uses: Any existing use of a parcel or structure lawful at the time the specific Corridor Overlay ordinance becomes effective shall be allowed to continue as an exempt nonconforming use, subject to the restrictions listed herein.

a)Discontinuation of use: Any exempt nonconforming use discontinued or abandoned for a period of twelve (12) months or more shall void any applicable exemption as a nonconforming use. However, suspension of an exempt nonconforming use for longer than twelve (12) months, solely as a result of fire, flood, wind, explosion, or other calamity or Act of God; catastrophic illness or injury detrimental to the continuation of the use; or the exercise of eminent domain or other governmental act (other than that which results from criminal activity proven in a court of competent jurisdiction) shall not constitute discontinuance or abandonment. An exempt nonconforming use may be discontinued for more than twelve (12) months due to a national or regional recession (as recognized by competent state or national authority), or business restructuring due to bankruptcy (other than through dissolution of the business in question), provided the owner of said nonconforming use submits a request in writing to the County Community Development Department prior to discontinuation of the exempt nonconforming use, supported by appropriate documentation, for an extension of exemption for up to an additional twelve (12) months. No more than three (3) such extensions shall be granted, and if the exempt nonconforming use has not been resumed by the end of the last such extension, the exempt nonconforming use shall be deemed to have been abandoned or expired.

Standards Applicable to all Corridors (*Preamble*)

Title	Definition	Intent	Boundaries	General Standards	Permitted Uses	Non-Conforming Uses
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b)Alteration of an Exempt Non-Conforming Structure: In the event an alteration is proposed for any exempt nonconforming structure, the following standards shall apply:

i) The altering, expanding, changing, rebuilding, or resuming of an exempt nonconformity shall be subject to review and permitting under provisions established in this chapter and all other applicable local, state, or federal law.

ii) If an exempt nonconforming structure is reused or reoccupied without alteration, or an abandoned use is resumed within twelve (12) months, no permit is required under this chapter, provided the nature and degree of the exempt nonconformity will not be changed or increased from that which existed before the exempt nonconformity became unused, unoccupied, or abandoned.

iii) An expansion of an exempt nonconforming structure that is a nonconformity solely due to dimensional setbacks shall be permitted, provided the dimensional nonconformity will not be increased.

Standards Applicable to all Corridors (*“Preamble”*)

Title	Definition	Intent	Boundaries	General Standards	Permitted Uses	Non-Conforming Uses
-------	------------	--------	------------	-------------------	----------------	---------------------

iv) Exempt nonconforming structures utilized as an integral part of a business at the time of enactment of the specific Corridor Overlay ordinances shall be permitted to be expanded by an amount up to fifty (50%) percent of the building footprint existing at the time of the ordinance’s enactment, as a special exception, provided:

(1) Underlying zoning district setback and height requirements are met, with no existing dimensional nonconformities being increased; and

(2) Any increase in excessive light, noise, dust, or other negative impacts on neighboring uses resulting from the proposed expansion are mitigated by screening, fencing, or other adequate means.

c) Any proposed change in use of an exempt nonconforming use may be permitted as a special exception by the Board of Zoning Appeals, provided the proposed use does not increase the effects of the existing use on the surrounding area and all other provisions for granting a special exception are met.

d) For the purposes of this section, the terms “altering,” “expanding,” and “changing” shall be strictly construed. “Rebuilding” shall mean the rebuilding, reconstruction, or restoration of any exempt nonconforming structure which was damaged or partially destroyed by fire, flood, wind, explosion, or other calamity or Act of God. “Resuming” shall mean the reusing or reoccupying of a nonconforming structure which was unused or unoccupied for a continuous period, or the resuming of a nonconforming use which was abandoned for a continuous period.

Clemson Boulevard

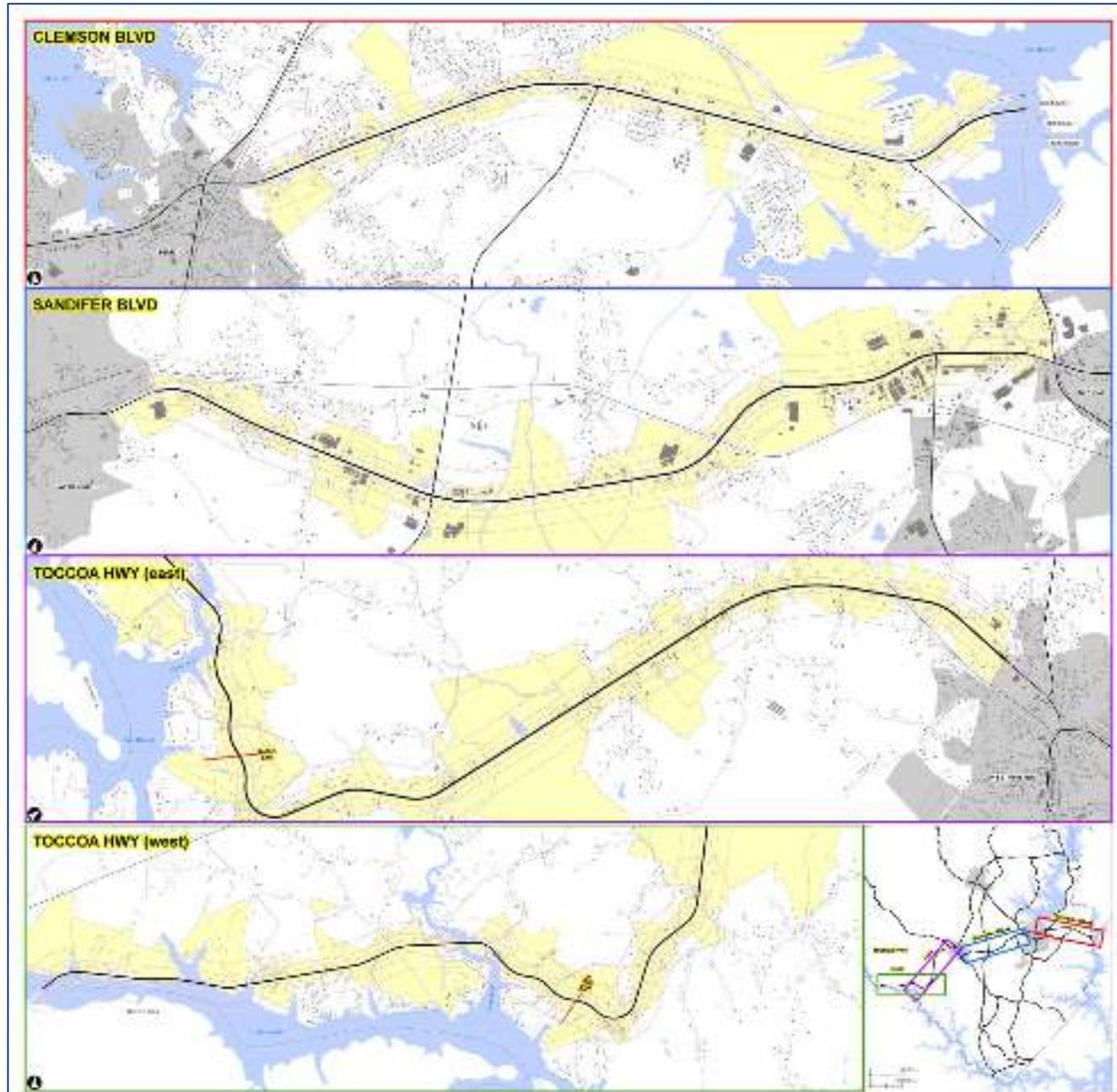
Pickens County line
to the City of
Seneca.

Sandifer Boulevard

City of Seneca to
the City of
Westminster

Toccoa Highway

City of Westminster
to the Georgia
border..



Clemson Boulevard

Pickens County line to the City of Seneca.



Clemson Boulevard Introduction (123 from Clemson to City of Seneca)

The Clemson Boulevard Overlay (Overlay) affects commercial and multi-family residential developments of seven **(OR___)** or more dwelling units as well as accessory buildings **(OR and signage)** visible from the road and located within the Overlay boundaries. Notwithstanding any other interpretation or definitions, this Overlay is shaped by the following core principles:

- Designs shall be in harmony with the both the natural landscape and balanced with natural elements of our region. Elements of stone, wood, old style brick and other natural materials traditionally used for construction across the region shall be encouraged and expected to the extent possible.
- It will be encouraged that curb-cuts be placed near property lines to encourage shared use with the adjoining properties where possible.
- Use of vegetation as buffers or softening to minimize stark features of commercial structures is encouraged.

Boundaries : The Overlay extends from the boundary of Oconee County with Pickens County to the boundary of Oconee County with the City of Seneca and extends **250 / 500 / 1000** feet **(OR___)** from the centerline of Clemson Boulevard.

A. General Requirements & Development Standards

Building
Placement

Setbacks

Shipping &
Receiving Areas

Building
Height

Fences

Sidewalks

Other Ped.
Amenities

1. Building Placement: The front facade of buildings is encouraged to be parallel to Clemson Boulevard property lines. If the front of the building faces away from Clemson Boulevard all applicable facades must incorporate the Design Standards in Section **###**.

A. General Requirements & Development Standards

Building Placement	Setbacks	Shipping & Receiving Areas	Building Height	Fences	Sidewalks	Other Ped. Amenities
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2. Setbacks: For all parcels within the Overlay there is no setback minimum (**OR**____) from the property line that fronts Clemson Boulevard. All other setbacks of the underlying zoning district apply. If zoned Industrial District then Industrial District setbacks and buffers, as found in Sec. 38-10.11 of the Oconee County Code of Ordinances apply to all property lines.

A. General Requirements & Development Standards

Building Placement	Setbacks	Shipping & Receiving Areas	Building Height	Fences	Sidewalks	Other Ped. Amenities
--------------------	----------	----------------------------	-----------------	--------	-----------	----------------------

3. Shipping and receiving areas/docks: Shall not be visible from primary adjacent parking areas or street rights-of way unless screened in the fashion as the refuse collection facilities in section ### of the Design Standards.

A. General Requirements & Development Standards

Building Placement	Setbacks	Shipping & Receiving Areas	Building Height	Fences	Sidewalks	Other Ped. Amenities
--------------------	----------	----------------------------	------------------------	--------	-----------	----------------------

4. Building Height: Maximum building height shall not exceed that permitted in the underlying zoning district.

A. General Requirements & Development Standards

Building
Placement

Setback

Shipping &
Receiving Areas

Building
Height

Fences

Sidewalks

Other Ped.
Amenities

5. Fences: Fencing shall be of durable construction using quality material (i.e., brick, stone, other masonry, wood, metal, decorative vinyl, or any combination thereof). The finished side of the fence shall face the corridor right-of-way or other adjacent property. The height of the fence on any frontage of Clemson Boulevard shall be no more than 4' high **(OR___)**. Chain link, welded or woven wire, and other similar fencing are only permitted on the side and rear of parcels along the Overlay **(OR___)**.

A. General Requirements & Development Standards

Building
Placement

Setbacks

Shipping &
Receiving Areas

Building
Height

Fences

Sidewalks

Other Ped.
Amenities

6. Sidewalks: All sidewalks must meet Federal ADA standards. Sidewalks shall be located on the property to be developed to allow pedestrians to safely move from their vehicles to all areas intended to be used by the public. When possible, sidewalks shall connect to the existing pedestrian circulation of adjacent parcels where not restricted by topography or other existing site features. Pedestrian interconnectivity between adjacent parcels is encouraged. When adjacent to a residential use district with frontage on Clemson Boulevard, sidewalks may be provided to allow pedestrian access to and from a commercial retail development. When adjacent to residential or commercial uses with no frontage on Clemson Boulevard, sidewalks are encouraged to connect the developments.

A. General Requirements & Development Standards

Building
Placement

Setbacks

Shipping &
Receiving Areas

Building
Height

Fences

Sidewalks

Other Ped.
Amenities

7. Other Pedestrian Amenities: All retail commercial development or use with a gross indoor floor area in excess of 40,000 square feet shall provide improved common open space for use by patrons. Such common open space shall be a minimum of 500 square feet in area and may include squares, plazas, greens, or other similar spaces. The following shall also apply:

i. "Improved" shall mean cleared of underbrush and debris, accessible to pedestrians, and shall include one or more of the following: landscaping, walls, fences, walks or similar paved surfaces, fountains, statues, common lawns or greens, tables and chairs, benches or other seating, water fountains, litter and recycling receptacles, playground equipment, or other similar furnishings and amenities;

ii. Such spaces shall include canopy trees to provide shade. At installation, a canopy tree shall have a minimum caliper of 2.5 inches when measured 6 inches above ground with a minimum height of 10 feet; Such spaces shall be accessible from sidewalks and other pedestrian circulation within the development. Trees and other vegetation must be planted and maintained so as not to cause a hazard or nuisance.

iii. The property owners, occupants, and tenants or their agents shall be jointly and severally responsible for the maintenance and upkeep of all such common open space.

All such areas shall be kept free of litter and debris and shall generally be maintained with a neat and orderly appearance.

B. Commercial Retail Developments and Centers:

Access

Signage

1 Access. All retail commercial development designed or utilized with two or more businesses located on the same parcel shall be allowed no more than one accesses point to Clemson Boulevard per 500' (**OR___**) of frontage on Clemson Boulevard.

B. Commercial Retail Developments and Centers:

Access

Signage

2. Signage : All retail commercial development designed or utilized with two or more businesses located on the same parcel shall be allowed no more than one ground monument sign per access point or 500' of frontage on Clemson Boulevard, whichever is greater (OR___).

Signage for individual businesses shall be consolidated onto one such ground monument. The following shall also apply:

~~*i.* Where such a development fronts two or more streets with more than 500 (OR___) feet of frontage on each, additional ground monument signs may be permitted provided no more than one monument sign is located at each access point.~~

ii. Directional and wayfinding signs within a retail commercial development or center shall be grouped and shall be consistent in size, color, ornamentation, and materials, and shall complement the surrounding buildings.

iii. For such developments, a ground monument sign shall not exceed a height of 10 (OR__) feet. Where such a development has a gross indoor floor area in excess of 40,000 (OR____) square feet, the maximum height may be increased to no more than 15 (OR__) feet for a ground monument sign.

C. Parking & Vehicular Access

Curb-Cuts

Stub-Outs

Off-Street
Parking

On-Street
Parking

Driveways &
Internal Street
Standards

Landscaping &
Screening

All parking shall be located on site.

1. Curb-cuts:

- Adjacent to property line to allow shared access
- No parcel may have more than one curb-cut within 500'
(OR _____) of another curb-cut on the same parcel.

- _____

C. Parking & Vehicular Access

Curb-Cuts

Stub-Outs

Off-Street
Parking

On-Street
Parking

Driveways &
Internal Street
Standards

Landscaping &
Screening

2. Stub outs:

Required to all (OR__) already developed neighboring parcel, if existing OR nearest developed parcel (OR_____) adjacent commercial (OR_____) parcels

Width of stub out to be two 10' (OR_____) travel lanes in width with 2' paved gutters on both sides.

C. Parking & Vehicular Access

Curb-Cuts

Stub-Outs

Off-Street
Parking

On-Street
Parking

Driveways &
Internal Street
Standards

Landscaping &
Screening

3. Off-Street Parking:

i. All parking shall be onsite and not within any setbacks.

ii. If the Design guidelines in section ### are followed in both intent and to the letter then the parking requirements are:

Parking shall be placed:

- In the rear (defined as closer to the furthest property line running parallel to the corridor).
- At least 50% in the rear
- Anywhere

Uninterrupted surface parking areas shall be limited in size. Parking areas with more than 20 space[s] (OR____) shall be broken by buildings or following the standards for Perimeter Parking Area Planting located in ### of this ordinance. OR Follow the parking standards located in Appendix “A” of the Oconee County Code of Ordinances.

iii. If the Design guidelines in section ### are NOT followed in both intent and to the letter then the parking requirements are, in addition to all requirements in Appendix “A” , are as follows:

- All parking is directly adjacent to the property line furthest from Clemson Boulevard.
- One parking space per 100 (OR____) square feet of floor area
- All parking spaces shall be at least 10’x 20’.
- _____

iv. Parking areas shall be designed to allow pedestrians to safely move from their vehicles to the building.

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C. Parking & Vehicular Access

Curb-Cuts

Stub-Outs

Off-Street
Parking

On-Street
Parking

Driveways &
Internal Street
Standards

Landscaping &
Screening

4. On-Street Parking: On-street parking is not permitted public streets with-in the Overlay. On-street parking is permitted on private streets within a retail commercial development where adequate space for parking and maneuvering is provided outside of travel lanes. On -street parking shall comply with the requirements set forth in the latest edition of the South Carolina Department of Transportation (SCDOT) Access and Roadside Management Standards (ARMS) Manual.

C. Parking & Vehicular Access

Curb-Cuts

Stub-Outs

Off-Street
Parking

On-Street
Parking

Driveways &
Internal Street
Standards

Landscaping &
Screening

5. Driveway and Internal Street Standards: Interconnectivity between adjacent parcels is required when there is not a conflict in use and is subject to the provisions set forth in Chapter 26 of the Oconee County Code of Ordinances. Stub-outs, located in section #### are required to any and all adjacent properties in the Overlay that may be accessed by vehicles. The installation of frontage roads is encouraged as a design technique to provide for access by multiple properties, thus reducing the number of curb cuts needed along the Overlay as new development occurs.

C. Parking & Vehicular Access

Curb-Cuts

Stub-Outs

Off-Street
Parking

On-Street
Parking

Driveways &
Internal Street
Standards

Landscaping &
Screening

6. Parking Area Landscaping and Screening:

Perimeter Parking Area Planting: A perimeter landscape strip with a minimum width of 3 (OR___) feet shall be required on all sides of parking areas except parking that is up to the building footprint or building adjacent sidewalk. This perimeter area strip may be curbed or at-grade.

i. A continuous native evergreen shrub or native grass screen is required within the perimeter landscape strip. Only Native trees and vegetation are permitted. This landscaping must be regularly maintained, watered, pruned and any other activity to ensure all landscaping is in good health.

D. Design Standards

Visible
Wall Areas

Non-Visible
Areas:

Screening

Exterior
Colors

Public Art

1. **Visible Wall Areas:** The purpose of this design standard is to avoid a monolithic slab appearance and using the materials listed below achieves a rustic exterior appearance. Regardless of the materials listed below, the front façade and other portions as described in paragraph ### shall have wooden beams, columns, timbers and other similar type materials. Non-glazed portions of the front façade and other portions of commercial and accessory structures situated typically visible from the public thoroughfare or right of way shall be constructed of one or more of the following materials:
 - i. Stone, stacked stone, cultured stone or field stone,
 - ii. Painted precast or other concrete systems that utilize form to give the appearance of stone, wood or other natural material,
 - iii. Masonry including brick, and split face block,
 - iv. Wood, Hardie type panels, or similar wood type materials,
 - v. Treatments, adornments, awnings and/or other similar design features,
 - vi. Wooden shingles/shakes composed of natural or other materials giving the appearance of wood,

D. Design Standards

Visible
Wall Areas

Non-Visible
Areas

Screening

Exterior
Colors

Public Art

2. Non-Visible Areas: Side and rear areas not visible from public thoroughfare or right of way may be constructed of materials other than those mentioned above.

D. Design Standards

Visible
Wall Areas

Non-Visible
Areas:

Screening

Exterior
Colors

Public Art

3. Screening: Walls, facades, storage/refuse areas designated as inaccessible to the public but are visible to the public as described in paragraph ### may be exempted from said material requirements if screened from view provided all screenings are designed and constructed of vegetative or building material approved by the Planning Department. Such installations constructed under this section must be maintained to ensure consistency with approved plans throughout the life of the approved structure/use. Vegetative screening will be maintained and replaced as determined by the Community Development Department. **(OR** Public Art Standards, found in section ### may be incorporated into, but not in lieu of these regulations.)

D. Design Standards

Visible
Wall Areas

Non-Visible
Areas:

Screening

Exterior
Colors

Public Art

4. Exterior Colors: The primary colors utilized for building facades and other prominent features shall be earth tones and muted colors. Accent colors may be utilized provided they do not constitute more than 30% (OR___) of the visible wall area described in paragraph ###.

D. Design Standards

Visible
Wall Areas

Non-Visible
Areas:

Screening

Exterior
Colors

Public Art

5. (OR Public Art)

- Murals are permitted / encouraged
- May be painted or drawn
- May cover 100% (**OR**____) of building walls
- Colors must be kept in line with Design Standards in section ### (above)
- Must be maintained and kept from being an eyesore
- May not include the name of any businesses or products sold on the parcel (BECAUSE IT THEN BECOMES SIGNAGE).
- May not include inappropriate, sexually suggestive or otherwise offensive art.
- May be illuminated following the Lighting rules in section ### (below)

E. Signage

General
Standards

Submittal

Prohibited
Signs

Allowed
w/o Permit

Allowable
Signs

Sign
Illumination

Sign Maintenance
& Landscaping

Unless specifically mentioned in this section the sign code for Oconee County applies.

The sign standards are created to maintain and enhance the aesthetic environment of transportation and economic gateways into Oconee County. The location and design of all signs shall be consistent with the objective of high-quality development and safe and efficient vehicular and pedestrian circulation.

Definition: Sign means any sign structure or combination of sign structure and message in the form of an outdoor sign, display, device, figure, painting, drawing, message, plaque, poster, advertising structure, advertisement, logo, symbol or other form which is designated, intended or used to advertise or inform in relation to the premises on which it is located, any part of the message or informative contents of which is visible from the main traveled way. The term does not include official traffic control signs, official markers, nor specific information panels erected, caused to be erected, or approved by the state department of transportation.

E. Signage

General
Standards

Submittal

Prohibited
Signs

Allowed
w/o Permit

Allowable
Signs

Sign
Illumination

Sign Maintenance
& Landscaping

1. General standards. All signs, including their supports, braces, guys, anchors, electrical parts and lighting fixtures, and all painted and display areas shall be constructed and maintained in accordance with the building and electrical codes adopted by Oconee County.

i. It shall be unlawful for any person to erect, construct, enlarge, move, or replace any sign (with the exception of signage requiring no permit) without first obtaining a sign permit from the planning department, except as relates to routine maintenance and repair or the changing of tenant name panels. All on-premises nonconforming signs shall come into compliance with these standards when abandoned or the cost of repairs or replacement of such signs is beyond 50 percent of their replacement costs. Nonconforming signs are subject to all requirements of this code regarding safety, maintenance, and repair. No sign shall produce a traffic hazard, such as visual obstruction at intersections or glare from lighting. Signs shall not obstruct the view of or resemble traffic directional/safety signs.

E. Signage

General
Standards

Submittal

Prohibited
Signs

Allowed
w/o Permit

Allowable
Signs

Sign
Illumination

Sign Maintenance
& Landscaping

2. Submittal: A preliminary sign permit application along with applicable fees and sign plan shall be submitted to Oconee County. The detailed sign plan shall include the following information, stamped by a South Carolina licensed surveyor, landscape architect, or engineer:

- I. Parcel number.
- II. Scale of site plan and north arrow.
- III. Drawing of entire property with all existing and proposed structures shown.
- IV. Length of street frontage.
- V. Dimensioned setbacks from street and side property line.
- VI. Plan drawing with actual dimensions of sign (as seen from above).
- VII. Location of all existing signs.
- VIII. Location of all proposed signs.
- IX. Elevation drawing of the proposed sign or sign revision including size, height, copy, colors, illumination, materials.
- X. Verification that the proposed sign(s) meet all requirements set forth in this chapter.

E. Signage

General
Standards

Submittal

Prohibited
Signs

Allowed
w/o Permit

Allowable
Signs

Sign
Illumination

Sign Maintenance
& Landscaping

3. Setbacks: Signage shall be set back a minimum of ten feet from all property lines and not within any existing easement or right-of-way.

E. Signage

General
Standards

Submittal

Prohibited
Signs

Allowed
w/o Permit

Allowable
Signs

Sign
Illumination

Sign Maintenance
& Landscaping

4. Prohibited Signs :

- I. No sign shall produce a traffic hazard, such as visual obstruction at intersections or glare from lighting. Signs shall not obstruct the view of or resemble traffic directional/safety signs.
- II. Rooftop signs are prohibited.
- III. Flashing or animated signs are prohibited.
- IV. No sign shall be attached to a utility pole or street sign, or attached to or painted on tree trunks, rocks, or other natural objects.
- V. No sign shall be placed within the public rights-of-way.
- VI. Signs shall not rotate or revolve.

VII. (OR _____)

E. Signage

General
Standards

Submittal

Prohibited
Signs

Allowed
w/o Permit

Allowable
Signs

Sign
Illumination

Sign Maintenance
& Landscaping

5. Signs allowed without a permit: The following signs require no permit. These signs are subject to all requirements of this code regarding safety, maintenance, and repair.

i. Temporary/portable signs:

a) Shall be displayed only for the duration of time that they remain relevant to a specific event.

b) Temporary signs shall be removed within seven days following the conclusion of the specific event being promoted.

c) No temporary sign exceeding six square feet may be erected on a residential parcel.

d) The maximum allowable size of any non-residential temporary sign is 32 square feet.

e) Traffic, directional, warning, official notice or informational signs authorized by any public agency.

ii. Building nameplates with related inscriptions.

iii. Window signs.

iv. Flags and flagpoles.

v. On-site directional signs, where each sign does not exceed nine square feet in area or four feet in height.

vi. Signs that display name, trademark, logo, brand, or prices, provided the display is an integral part of a vending machine, automatic teller machine, or gas pump. Such signage shall not exceed 32 square feet in area per side.

E. Signage

General
Standards

Submittal

Prohibited
Signs

Allowed
w/o Permit

Allowable
Signs

Sign
Illumination

Sign Maintenance
& Landscaping

6. Allowable Signs

Allowable signs shall be the following:

i. Monument Signs

Monument signs shall be architecturally designed to reflect the character of the structure/development for which they are advertising.

a) No monument sign shall exceed ten (OR__) feet in height.

b) One double faced or single faced sign shall be allowed per parcel.

c) All retail commercial development designed or utilized with two or more businesses located on the same parcel shall be allowed no more than one ground monument sign per access point or 500' of frontage on Clemson Boulevard, whichever is greater.

ii. Wall Signs:

a) Wall signage shall not exceed 15 (OR__) percent of the wall area, per wall face.

b) Wall signs shall display only one surface and shall not be mounted more than six inches from any wall.

iii. Hanging/projecting:

a) Only one (OR__) projecting/hanging sign is allowed per building frontage, except for shopping centers, which may have one projecting/hanging sign for each business use.

b) Signs shall project at a right (90 degree) angle to the building frontage.

c) Signs shall not extend more than four (OR__) feet beyond the line of the building or structure to which it is attached.

d) Signs shall maintain a vertical clearance of eight feet above the sidewalk or ground level accessible to pedestrians.

E. Signage

General
Standards

Submittal

Prohibited
Signs

Allowed
w/o Permit

Allowable
Signs

Sign
Illumination

Sign Maintenance
& Landscaping

iv. Canopy/awning:

- a) Shall not exceed 15 (**OR**___) percent of the surface area of the face or the canopy or awning to which the sign is attached.
- b) Sign shall not extend more than three inches horizontally from the surface of the awning or canopy.
- c) Sign shall not project vertically outside the area of the canopy or awning.

v. Pole Mounted Signs

- a) Pole Mounted Signs shall not be more than _____feet high
- b) (OR may only be as high as the finished roof height x __%)
- c) Pole sign colors must be in line with the Design Standards located in section ###.
- d) Pole sign faces may be no more than _____ square feet per side

E. Signage

General
Standards

Submittal

Prohibited
Signs

Allowed
w/o Permit

Allowable
Signs

Sign
Illumination

Sign Maintenance
& Landscaping

7. Sign Illumination:

No internal lighting shall include exposed incandescent or fluorescent bulbs.

Externally illuminated signs must have indirect light sources shielded from the view of persons viewing the sign and be further shielded and directed so that the light shines only on the sign and that illumination beyond the copy area is minimized.

Signs shall not have light reflecting backgrounds but may use light reflecting lettering.

No sign shall have lights or illuminations that flash, move, rotate, scintillate, blink, flicker, or vary in intensity or color.

E. Signage

General
Standards

Submittal

Prohibited
Signs

Allowed
w/o Permit

Allowable
Signs

Sign
Illumination

Sign Maintenance
& Landscaping

8. Sign Maintenance: All signs shall be maintained in good condition and working order, and be free of graffiti, peeling paint or paper, faded colors, weeds, vines, and/or broken and damaged materials. No internally or externally illuminated sign shall have only partial illumination for a period of more than 30 days.

9. Sign Landscaping: All ground monument signs shall have native species landscaping and shall be integral with other landscaped areas as required by this Overlay. However, landscaping shall not obstruct the view of a sign.

G. Open Space and Tree Preservation Standards

General Standards	Open Space	Tree Preservation	Tree Mitigation			
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The purpose of the Impervious Surface standards is to allow rain time and opportunity to be absorbed in to onsite soil, prevent erosion and runoff. This standard does not apply to parcels equal to or less than 0.5 **(OR___)** acres.

G. Open Space and Tree Preservation Standards

General
Standards

Open
Space

Tree
Preservation

Tree
Mitigation

1. Open Space. A minimum of 10 (**OR___**) percent of the site must be devoted to usable open space which may include grass & unaltered natural features. Required setbacks and buffer yards may be included in calculating this requirement. Parking lot buffers, if self-contained and not part of an open space may not be included in the open space requirement. ~~The Administrator may reduce this requirement for parcels 5 (**OR___**) acres or less on a case by case basis. All open space shall be clearly labeled as such on any plans submitted for County review.~~

G. Open Space and Tree Preservation Standards

General
Standards

Open
Space

Tree
Preservation

Tree
Mitigation

2. Tree Preservation: All required setbacks and buffer yards shall be used as tree preservation areas. Retention and protection of large trees shall be required for all development within the Highway Corridor Overlay District. In addition, all canopy trees with a caliper at 4' height greater than 12' (**OR**) inches shall be incorporated into the site plan unless there is no suitable alternative due to unavoidable grading or because of required configuration of a street, driveway, sidewalk, permitted sign, essential utility, or buildings.

Such trees may only be removed under one or more of the following conditions:

- i. The tree is unhealthy, diseased, or dead;
- ii. The tree causes a safety hazard to nearby buildings or pedestrian or vehicular circulation;
- iii. The tree is of a species that may drop debris or sap that can significantly affect property;
- iv. The tree is interfering with an existing underground utility line;
- vi. The tree is causing significant structural damage to a building or other similar structure; and/or
- vii. It is necessary to allow construction of a street or driveway essential for access to a parcel.

G. Open Space and Tree Preservation Standards

General Standards	Open Space	Tree Preservation	Tree Mitigation			
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3. Mitigation requirements. Canopy trees with a caliper at 4' height greater than 24" that are removed shall also be replaced with another similar tree elsewhere on the parcel. Any replacement tree within the Overlay shall have a minimum caliper of 2.5 inches when measured 6 inches above ground with a minimum height of 10' when planted.

H. Industrial District

Any parcel zoned Industrial District with in the Overlay shall comply with all requirements of the Industrial District Zoning found in Oconee County Code of Ordinances Sec. 38-10.11