

11.5.3 District 1

The Boundaries of District 1 shall be as follows: Bounded on the North by the critical line of the Ashley, on the East by the Dorchester County-Charleston County line, on the South two hundred (200') feet South of SC Highway 61, and on the West by South Carolina Highway 165 and the eastern boundary of District 5 as set forth in this section. District 1 shall also include the following parcel of land-bearing TMS No. 160-00-00-039.

11.5.8(c) Road Connectivity - Any new development shall be required to provide interior connectivity to neighboring properties in order to reduce the number of curb cuts, as well as traffic congestion along SC Highway 61.

11.5.8(k) Road Frontage Buffer

- (1) A road frontage buffer is necessary to preserve the scenic character of SC Highway 61 by maintaining a dense natural buffer. All properties fronting on SC Highway 61 within Districts 1, 2 and 5, and all properties fronting on South Carolina Highway 165 commencing at the point where S.C. Highway 165 crosses the Ashley River, to its intersection with SC Highway 61 are required to have a road frontage buffer of not less than two hundred (200') feet in depth as measured from the road right of way and containing specified vegetation which may be selected from the recommended buffer plantings attached hereto and incorporated herein by reference as Exhibit A. At least fifty-percent (50%) of the understudy of vegetation selected from Exhibit A must be evergreen. This buffer area may be comprised by natural vegetation supplemented by additional plantings as may be necessary to meet the minimum requirements set out herein. The required minimum planting per one hundred (100') linear feet of frontage on SC Highway 61 or that portion of S.C. Highway 165 described above are as follows: existing trees six (6) inches or greater in diameter at breast height shall not be removed. The buffer shall contain as a minimum of twenty-four (24) recommended trees, twenty (20) under-story trees, and fifty (50) buffer shrubs as set forth in Exhibit A. The buffer requirements set out herein shall not be required until such time as the owner of property within the buffer area seeks to develop the property for the purpose of constructing a structure.
- (2) Any existing lots fronting on SC Highway 61 or that portion of S.C. Highway 165 described above which are less than One Thousand Five Hundred (1500') feet in depth shall be required to have a buffer as set forth above, the depth of which shall be equal to thirteen and three one-hundredths percent (13.3%) of the depth of the existing lot, but in no case less than fifty (50') feet in depth.
- (3) For each one hundred (100') linear feet of frontage on SC Highway 61 or that portion of S.C. Highway 165 described above, twenty (20') linear feet may be cleared for paths or driveways from the roadway to the interior of the lot

provided, however, that such driveways and paths must be of an environmentally sensitive design to reduce the visual impact upon SC Highway 61 and that portion of S.C. Highway 165 described above.

- (4) The requirements for the maintenance of the buffer area as defined herein are contained within Article XIII, Section 13.3.7.
- (5) Any artificial lighting placed within the vegetated buffer shall not exceed a maximum lighting impact of one (1) candle foot. Artificial lighting fixtures shall be directed downward and shall include protective shields. Street lighting within any development may not exceed twelve (12) feet in height.
- (6) The following activities are specifically permitted within the vegetated buffer set forth herein; provided, however, that a minimum vegetated buffer of fifty (50') feet in depth is maintained adjacent to SC Highway 61 or that portion of S.C. Highway 165 described above: Silva culture, horticulture, pastures, and row crops.
- (7) A trail system that encourages connectivity of neighboring parcels in the Ashley River Historic Overlay District shall be allowed.

This Ordinance shall be effective upon third and final reading.

Approved and adopted on this 6th day of December, 2021.

William J. Hearn, Chairman
Dorchester County Council

First Reading: 10/18/2021
Second Reading: 11/15/2021
Public Hearing: 12/06/2021
Third Reading: 12/06/2021

ATTEST:

Tracey L. Langley, Clerk of Council