

ARTICLE XIII: DESIGN OVERLAY DISTRICT FOR MAIN CORRIDORS

1300 Intent

It is the intent of this section to and delineates a Design Overlay Corridor District. The purpose of establishing this overlay is to:

- Identify areas of the City which reflect the culture of the City of Georgetown;
- Protect and enhance the aesthetic and visual character of all commercial and residential development within the overlay district;
- Promote the cultural, economic and general welfare of the people of Georgetown;
- Foster civic pride;
- Encourage harmonious, orderly and efficient growth and development of the City of Georgetown; and
- Improve property values.

The design review is intended to assure respect to surrounding uses and reduce incompatible and adverse impacts on the aesthetic appearance as well as the economic vitality of the area. The standards established herein address site plan and design-related issues encountered in the development or redevelopment of property within the Overlay Zone.

1301 Delineation of District Boundaries

The boundaries of the Design Overlay District shall include all parcels partially or completely within the outlined Design Overlay District boundaries as illustrated on the Official Zoning Map and the map attached as approved by the Mayor and City Council and includes the following zoning districts within the district. (All properties annexed into the City of Georgetown after the adoption of said guidelines, partially or completely contiguous with Church Street, Highmarket Street, Fraser Street, access roads parallel to these said streets where visible from the main road, and or any street designated to be within the adopted Overlay district shall be required to comply with the adopted guidelines as set forth):

- General Commercial (GC)
- Intermediate Commercial (IC)
- Planned Development District(s) (PD)
- Conservation Preservation (CP)
- High Density Residential (R-4)
- Heavy Industrial (HI)
- Low Density Residential (R-1)
- Public Service District (PS)

Specific zoning-related standards are established within the zoning ordinance and must be met prior to beginning development or redevelopment activities of the overlay zone. In addition to the requirements set forth in the Design Overlay Corridor District, all commercial, industrial, or Office development in the Design Overlay District shall meet all applicable zoning requirements set forth in the underlying zoning district.

Non-contributing commercial buildings located in the Designs Overlay District that are also located in the Historic District shall be exempt from ARB review.

1302 District Requirements

The Overlay standards that follow shall be applicable to any renovated or newly constructed, commercial, industrial, multi-family residential or office developments, businesses that have been closed for over 180 days, new or redeveloped parking lots, removal of trees and/or natural vegetation that are located partially or completely within the boundaries established for each overlay district. Any dwelling being converted into a commercial business shall be required to meet established guidelines. Accessory structures used in

conjunction with commercial businesses shall also meet the requirements set forth herein. *Single family detached dwellings located within the Design overlay district shall be exempt from the design review procedure and requirements set forth herein.*

No zoning or building permit shall be issued for any alteration of existing conditions to the lands, use, or structures within the Design Overlay Corridor District except in accordance with the requirements stated herein.

1303 Design Review Administrative Procedure

Applicants shall complete the Design Overlay District for Main Corridors Approval application to the Building and Planning Department for review and approval or disapproval. The applicant shall submit two copies of all required information established in this Ordinance

1303.1 Conceptual Review: Applicants are encouraged to meet with the Zoning Administrator prior to the preparation of working drawings and specifications. The purpose of the meeting shall be to familiarize applicants with the City of Georgetown design review standards and receive pertinent information regarding City of Georgetown Design Review Standards.

1303.2 Preliminary/Final Review: The Zoning Administrator shall review each application to determine if it adheres to the design review criteria. If the design and materials are consistent with the design guidelines, the Zoning Administrator may issue a zoning permit. If revisions are required, the applicant shall make the necessary revisions and submit them for final review. Once all requirements have been satisfied, the Zoning Administrator shall issue a zoning permit.

1303.3 The Zoning Administrator shall approve only those applications for a zoning permit that conform to all requirements set forth in the City of Georgetown Zoning Ordinance, to include the overlay guidelines as required by this ordinance.

1303.4 The following guidelines shall be used when reviewing proposed structures, site improvements, signs, and landscaping in addition to those standards pertained to the particular base zoning district in which the development occurs.

1304 Site Design Standards

Site plans shall meet all applicable zoning requirements in addition to the following requirements set forth within the Design Overlay Corridor District.

1304.1 Proposed development shall avoid excessive or unsightly grading, indiscriminate earth moving or clearing, and removal of trees and vegetation which could cause disruption of natural water courses, or disfigure natural land forms. All requirements set forth in the Army Corp. of Engineers and/or OCRM will be addressed at this time.

1304.2 Where it is reasonable and practical, proposed structures shall not impede scenic views from the main road, from existing structures, or from natural settings.

1304.3 The landscape plan for proposed developments shall provide visually harmonious and compatible settings for structures on the same lot and on adjoining lots and shall blend with the surrounding natural landscape. Extreme care shall be given to the preservation of existing natural vegetation on the site and shall be incorporated into proposed landscape plans.

1304.4. Plant materials shall be selected and placed with regards to the estimated mature height and width of such materials.

1304.5 Parking lot lighting shall be no greater than twenty five (25) feet in height and be shielded to ensure that no spillover occurs onto adjacent rights-of-way.

1304.6 A lighting plan will be required with submittal of all commercial development plans within the overlay. Emergency lighting for public safety and hazard warning, holiday decorations, residential lighting, and public streetlights are exempted from the provisions of this ordinance.

1304.7 Lighting Orientation and shielding: All light fixtures, except streetlights shall be located, aimed or shielded as to minimize stray light trespassing across property boundaries. No illumination in excess of one (1) foot candle shall spill across any residentially zoned lot line. The orientation of all lighting shall be downward.

1304.8 Out parcels shall conform to the master lighting and landscaping plan prepared by the developer of the primary lot.

1304.9 Property owners and managers are encouraged to safely illuminate building entry/exit locations; however, such areas shall only be illuminated using shielded lighting or off-building lighting that does not generate glare or otherwise allow the light to be viewed directly from off the property. Building walls may be illuminated.

1304.10 Proposed developments shall be located and configured in a visually harmonious manner with the terrain and vegetation of the subject parcel and with that of surrounding parcels.

1305 Architectural Design Standards

All proposed structures will contribute to the image of the City of Georgetown as a unique place of visual character, integrity and quality. Structures shall meet all applicable Building Code requirement in addition to the following:

1305.1 All structures within a proposed development (including gasoline canopies) shall utilize a uniform architectural theme.

1305.2 The scale of buildings and accessory structures (including canopies) shall be appropriate to the scale of structures located in the surrounding area.

1305.3 Out parcels shall conform to the master architectural, and signage plan prepared by the developer of the primary lot.

1305.4 The architectural design and finish details of the buildings (i.e. signage, canopies, railings, metal work, window casements, flashing and other finish elements) shall be appropriate and compatible with one another and surrounding structures.

1305.5 Long, monotonous façade design, including, but not limited to, those characterized by unrelieved repetition of shape or form, or by unbroken extension of line, shall not be permitted

1305.6 Porches and porticos with vertical posts or columns of simple, traditional design shall be incorporated into designs where practical.

1305.7 Elevations. All elevations of a structure shall be in harmony one with another in terms of scale, mass, proportion, detail, material, color and high design quality.

- A. The side and rear elevations of buildings shall be visually attractive, especially where the side or rear elevations are most often viewed by the public. Roof lines and architectural details shall present a consistency in quality design.
- B. All roofs shall be Hipped or gabled and have a 6/12 pitch for at least 60% of the roof area. Mansard roofs are not permitted in the Overlay District.
- C. The use of a parapet is acceptable with approval from the Zoning Administrator.
- D. Porch or canopy roofs may be of a lesser slope. Canopies designed as domineering or overpowering architectural features shall not be permitted.

1305.8 Windows. Large Expansions of Glass shall be Avoided. Where possible, glass expanses shall be divided into smaller lights through the use of mullions or mutins. The mullion or mutin size shall be in proportion to the glass pane. The Zoning Administrator shall review type of business to determine appropriate expanse of glass.

True divided light or simulated divided light windows shall be of wood, vinyl-clad wood, or metal.

1305.9 Mechanical Equipment and Electric Services

- A. Mechanical equipment, whether ground level, raised or roof-top visible from the corridor or right of ways shall be enclosed or screened to ensure that such features are not visible. Enclosures and screens shall be compatible the architectural style of the proposed building.
- B. All new electrical services shall be buried where possible.

1305.10 Building Materials and Exterior Color

Appropriate Exterior materials include finished wood, brick, wood shingles or shakes, hard plank (or other synthetic products which show a wood grain and closely resemble finished wood siding, or split face block), vinyl. Only materials selected from this list shall be specified in design submissions.

- A. No unadorned concrete masonry units or corrugated and/or sheet metal or unfinished wood shall be allowed on the front façade of any building within the overlay district.
- B. Shingles, metal standing seam, tile, or other roofing materials with similar appropriate texture and appearance shall be utilized on roofs visible from the Corridor
- C. Shutters, when used, shall be either louvered, paneled or board and batten. They shall be hung or hinged from window sides and sized to fit the window.
- D. Trim, Windows and doors shall be finished in white, or a contrasting value of the cladding color.
- E. Fences. Wood palisade, lattice, and iron shall be used in the Overlay District. Black plastic coated galvanized chain link fencing may be used with if screened with landscaping on the side and rear of property and approved by the Zoning Administrator. Chain link fencing shall not be placed in the front yard.

- F. Color Palette. Color combinations of paints and stains shall be complementary. No more than three different colors per building shall be permitted. Primary colors, fluorescent, psychedelic, and phosphorescent are not permitted in the Overlay Corridor District. Colors such as black, dark blue, grays, and other dark colors can be used to for doors, trim, and shutters.

1306 Sign Design Standards

Signage shall meet all applicable requirements of Article 10 and all applicable Building Codes in addition to the following requirements set forth within the Design Overlay Corridor district.

1306.1 The location and dimension of wall signs shall be indicated upon the architectural elevations of the proposed structures.

1306.2 Signs (monument and wall signs) shall compliment the architectural style of the building and shall be designed as an architectural element of the building.

1306.3 The materials, colors, and lighting of signs shall be compatible with the materials used in the construction of the building.

1306.4. Wall signs shall fit within the confines of the architectural details of the building and not obscure or detract from those features.

1307 Moved to Article X

1308 Landscaping/Buffer Requirements

All landscape plans must be submitted to and approved by the Zoning Administrator.

1308.1 Affected Property

- A. New Developments: All new developments, buildings, structures, and parking areas shall comply with the minimum landscape requirements set forth herein.
- B. Existing Developments: When the principle use in an existing building changes to a different principal use, or renovations to an existing building exceed twenty-five (25%) percent of the appraised value as indicated on the Georgetown County Tax Records are to occur, or the footprint of a building is to be enlarged, or a single building (or 50% of a strip center) has been vacant for over 180 days, then the parking areas for such building(s) shall meet one of the landscaping/buffer requirements. If existing conditions on parcel does not allow for full compliance with the ordinance, the Zoning Administrator shall have the authority to require adequate landscaping without meeting the full requirements set forth herein.

1308.2 Percentage of Property to be landscaped. Each property shall devote a minimum of fifteen (15%) of its total area to landscaping which may include existing or transplanted trees, shrubs, and lawns. Paved areas, gravel areas, and retention/detention ponds shall not be calculated as part of the minimum fifteen (15%) percent.

1308.3 Landscape requirements for the perimeter of Parking Areas

- A. Perimeters adjacent to Public Rights-of-way:
Parking areas that do not exceed 20,000 sq. ft. in area shall be required to have a minimum landscape buffer of ten (10') feet in width and shall contain a minimum of one (1) shade tree and ten (10) shrubs for every 35 linear feet of street frontage. Parking areas that exceed 20,000 sq. ft. in

area shall be required to have a minimum landscape buffer of fifteen (15') in width and shall contain a minimum of one (1) shade tree and ten (10) shrubs for every 35 linear feet of street frontage.

- B. Perimeters not adjacent to Public Rights-of-way: In addition to the landscaping requirements for Perimeters adjacent to Public rights-of-way the remaining perimeter of any parking area shall be surrounded by a continuous five (5') foot landscape strip. Such landscape border shall be required between any paved area and any property line, yard, or structure. The landscape border may be interrupted for ingress and egress of structures and adjoining lots. Such border shall consist of one (1) shade tree or one (1) ornamental tree and ten shrubs for every 35 linear feet of perimeter. Borders between the structures and parking shall be a minimum of five (5) feet in width and consist of ten (10) shrubs for every 35 linear feet of perimeter.

1308.4 Landscape Requirements for the Interior of Parking Area

- A. The interior of parking areas shall contain landscape islands and peninsulas located in such a manner as to preserve existing trees and vegetation; guide traffic flow and direction; divide and break up large expanses of parking; and promote pedestrian and vehicular safety.
- B. A maximum of fourteen (14) consecutive parking spaces in a row shall be permitted without a landscape island.
- C. Each end row of parking spaces shall require a landscape island unless the end of such row of parking spaces is adjacent to a perimeter landscape border as required in 1312 of this ordinance.
- D. The minimum width of a landscape island that is parallel to a parking space shall be nine (9) feet, and the minimum length for the same shall be eighteen (18) feet. Each landscape island shall contain a minimum of one (1) shade tree or one (1) ornamental tree and five (5) shrubs.
- E. Every fourth group of rows of parking spaces shall be separated from one another by a four (4) foot landscape island that extends the entire length of the row of parking spaces. Such landscape island shall contain a minimum of one (1) shade tree or one (1) ornamental tree and 10 shrubs for every thirty five (35) linear feet.

1308.5 Retention Pond Landscape Requirements. Developments that provide for on-site retention ponds shall be required to plant wetland plant materials in and around such ponds. The plant species selected shall be those which are commonly known to flourish in wetland areas and improve the quality of surface water run-off. In addition, grasses, shrubs, and other herbaceous materials shall be provided in and around the retention area in appropriate quantity and placement to ensure the propagation of such materials to approximately one-half the retention area within a three (3) year period.

Appropriate plants for wetlands are listed below:

<u>Wetland Plant Species Common Name</u>	<u>Botanical Name</u>
Maidencane	Panicum hemilomon
Giant cutgrass	Spartina spp.
Prairie cordgrass	Spirpus spp.
Giant bulrush	Typha spp.
Cattail	Iris spp.
Blueflag iris	Canna lilies
Canna lily	Texodium spp.
Cypresses	Decondon verticillatus
Water-willow	Nyssa spp.
Tupelo gums	Cephalantus occidentalis

Button bush Willows Loblolly Bay	Salix app. Gordonia lasianthus
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1308.7 Landscape requirements for Monument Signs. A landscape border a minimum of three (3') feet in depth and a minimum width equal to the greatest width of the sign shall be required for all monument signs. The landscape border shall contain one (1) shrub per three (3) linear feet with appropriate ground cover. No portion of the sign shall project beyond the landscape border.

1308.8 Requirements for Landscape Buffer

A. Subject parcel boundaries adjacent to delineated wetlands shall have a required minimum buffer of twenty (20) feet.

B. Required perimeter landscape may be grouped to ensure visibility and to allow for creativity. Equal spacing of plant materials shall not be required.

C. Existing trees, regardless of classification may be counted toward requirements for shade trees or ornamental trees provided such trees are a minimum of 5" inches in caliper, in good health, and located in the approximate area as required.

D. Shade Trees: Any deciduous or leaf bearing tree that reaches a mature height in excess of forty (40) feet. Shade trees shall be a minimum of three (3) inches in caliper and ten (10) to twelve (12) feet in height at the time of installation.

E. Ornamental trees: Any deciduous or evergreen tree that has a particular ornamental characteristic and tends to have a mature height less than that of a shade tree. The ornamental characteristic of such trees may include a distinctive shape, color, flower, or limb configuration. Ornamental trees shall be a minimum of one and one half (1.5) inches in caliper and six (6) to eight (8) feet in height at the time of installation.

F. Shrubs: Shrubs shall be a minimum of three (3) gallons in size and one and one half (1.5) feet in height at the time of installation.

G. Groundcover: Groundcover shall consist of grass, turf, sod, ivy, bulbs, potted flowers, and bedding plants. Pebbles, wood chips, bark, mulch, straw and similar materials may be used in conjunction with groundcover to delineate planting beds, but in no instance shall such materials be used for the purpose of sidewalks, parking areas, or driveways. Areas dedicated for lawns shall be cleared of debris, graded level, and covered with sod, turf, or grass seed.

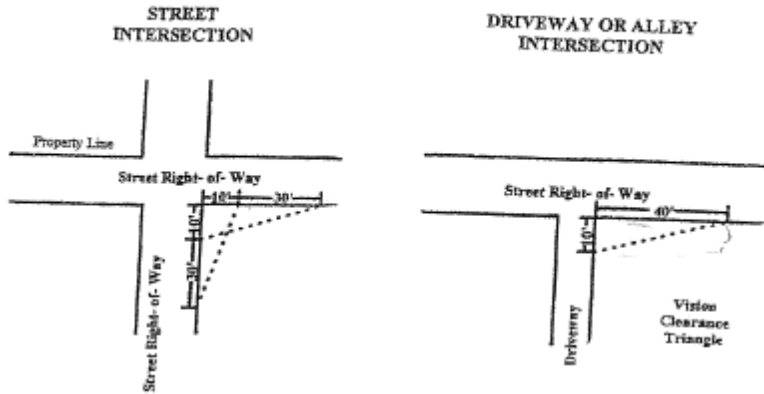
H. When the configuration of a structure and parking area are such that the required landscaping set forth herein has to be placed under overhead utility services, consideration shall be given to the estimated mature height or required plant materials. Substitutions of plant materials or types (i.e. shade trees) when needed due to over head utilities may be replaced with ornamental trees.

I. No structures or portions of structures (except public utility services) shall be permitted in a required landscape buffer. Ingress and egress shall be permitted through required landscape.

J. The owner, occupant, tenant, or agent shall be jointly and severally responsible for the maintenance of all landscaping. Landscaping shall be maintained in good condition so as to present a healthy, neat and orderly appearance. Proper maintenance shall include watering, weeding, mowing, mulching, fertilizing, and pruning.

Any dead, dying, or damaged landscaping material shall be promptly replaced with materials of an approved size and type.

1308.9 Site Triangle Vision Clearance Requirement. In order to insure landscape materials do not impede vision and constitute a driving hazard, a site triangle shall be required at all streets and driveway intersections. Within the required triangle, only grass, or groundcover shall be allowed. (See figure below)



1308.10 Tree Preservation and Care During Construction. In order to insure that existing trees and vegetation are incorporated into proposed site plans, the Zoning Administrator shall have the authority to require a topographic survey with any site plan. Such topographic survey shall be prepared by a licensed surveyor and illustrate the location and type of all trees with an eight (8) inch DBH and greater. The Zoning Administrator may require the topographic survey if he or she determines that the proposed development or alterations will threaten, disturb, encroach upon, or require the removal of any existing trees. The City of Georgetown Tree Protection Ordinance shall be strictly adhered to.

1308.11 Recommended Plant List. Table 1308.11 specifies trees and shrubs that are native or have been determined to be suitable for the climate. Applicants seeking to incorporate landscaping materials not listed in the recommended plant list shall submit the request to the Zoning Administrator, who shall determine if such materials are appropriate.

Table 1308.11

Shade Trees		Ornamental Trees		Shrubs	
Common Name	Botanical Name	Common Name	Botanical Name	Common Name	Botanical Name
American Beech	Fagus grandifolia	Tulip Poplar	Liriodendron tulipifera	Boxwood	Buxaceae
Bald Cypress	Taxodium distichum	Eastern Redbud	Cercis siliuastrum	Camellia	Camellia japonica
Black Gum	Nyssa sylvatica	Flowering Dogwood	Cornus florida	Dwarf Nandina Gardenia	Gardenia jasminoides
Elm	Ulmus Americana	Loquat	Eriobotrya japonica	Hawthorn	Crataegus
Hickory	Carya ovata	American Holly	Ilex opaca	Hibiscus	Hibiscus roas-sinensis
Laurel Oak	Quercus laurifolia	Crepe Myrtle	Lagerstroemia indica	Holly	Llex
Live Oak**	Quercus virginiana	Crabapple	Malus species	Hydrangea	Hydrangeaceae
Palmetto	Sabal palm	Wax Myrtle	Myrica cerifera	Azalea	Azalea
Pecan	Carya illinoensis	Yaupon Holly	Ilex vomitoria	Indian Hawthorn	Raphiolepis indica

Pin Oak	Quercus palustris	Palmetto	Sabal palm	Leyland Cypress	Cupressocyparis leylandii
Red Cedar	Juniperus virginiana	Red Cedar	Juniperus virginiana	Nandina	Nandina domestica
Red Maple	Acer rubrum	Southern Magnolia	Magnolia grandiflora	Oleander	Nerium oleander
Red Oak	Quercus falcata	Saucer Magnolia	Magnolia soulangiana	Possumhaw	Llex decidua
River Birch	Betula nigra	Little Gem Magnolia	Magnolia grandiflora	Privet	Ligustrum
Southern Magnolia	Magnolia grandiflora			Red Tip Sasanqua	Camellia sasanqua
Southern Sugar Maple	Acer barbatum			Viburnum	Viburnum
Sweet Gum	Liquidambar styraciflua			Sasanqua Camellia	Camellia sasanqua
Sycamore	Plantanus occidentalis				
Tulip Poplar	Liriodendron tulipifera				
Water Oak	Quercus nigra				
White Oak	Quercus alba				
Willow Oak	Quercus phellos				
Zelkova	Zelkova serrata				

1309 Procedures for Appeals and Variances regarding the City of Georgetown Design Overlay Corridor District

Any person aggrieved by an administrative action or decision, or seeking relief from a requirement of the City of Georgetown Design Overlay Corridor District shall make a formal request to the Community Appearance Board (CAB) on an application supplied by the Zoning Administrator. Such application shall be completed in full and returned to the office of the Zoning Administrator. Appeals from the community Appearance Board shall be in accordance with Section 6-29-870 of the South Carolina Code of Ordinances.

Editor's note-(deleted Article XVI its entirety and replaced with revised Article XVI ord. of 2-17-11) (renumbered Article XVI, Sections 1600, 1601, 1602, 1603, 1603.1, 1603.2, 1603.4, 1604, 1604.1, 1604.2, 1604.3, 1604.4, 1604.5, 1604.6, 1604.7, 1604.8, 1604.9, 1604.10, 1605, 1605.1, 1605.2, 1605.3, 1605.4, 1605.5, 1605.6, 1605.7, 1605.8, 1605.9, 1605.10, 1606, 1606.1, 1606.2, 1606.3, 1606.4, 1607, 1608, 1608.1, 1608.2, 1608.3, 1608.4, 1608.5, 1608.7, 1608.8, 1608.9, 1608.10, 1608.11, and 1609 to new Article XIII, Sections 1300, 1301, 1302, 1303, 1303.1, 1303.2, 1303.4, 1304, 1304.1, 1304.2, 1304.3, 1304.4, 1304.5, 1304.6, 1304.7, 1304.8, 1304.9, 1304.10, 1305, 1305.1, 1305.2, 1305.3, 1305.4, 1305.5, 1305.6, 1305.7, 1305.8, 1305.9, 1305.10, 1306, 1306.1, 1306.2, 1306.3, 1306.4, 1307, 1308, 1308.1, 1308.2, 1308.3, 1308.4, 1308.5, 1308.7, 1308.8, 1308.9, 1308.10, 1308.11, and 1309 ord. of 4-21-2011) and further (renumbered Article XIII, Sections 1300, 1301, 1302, 1302.1, 1302.2, 1302.201, 1302.202, 1302.203, 1302.204, 1302.205, 1302.206, 1302.3, 1302.4, and 1303 to new Article XVII, Sections 1800, 1801, 1802, 1802.201, 1802.202, 1802.203, 1802.204, 1802.205, 1802.206, and 1803, ord. of 4-21-2011) (amended Section 1301 ord. of 6-23-11).