

ARTICLE XIII: DESIGN OVERLAY DISTRICTS

INTRODUCTION

This Article XIII establishes two separate and distinct overlay zone districts. One overlay district is established as the Main Corridor Overlay District and generally applies to areas outside of the central urban core area of the City of Georgetown, including the main corridors of Highway 17 through the southern portions of the City, Highmarket Street in the western portion of the City, and along North Fraser in the northern portion of the City. The second overlay district is the Urban Core Overlay District and generally applies to the urban core, central portion of the city, between the Sampit River bridge and the Black River bridge along South Fraser Street and Church Street. The zoning map shall be adjusted and attached to clearly distinguish the separate boundaries of these overlay districts. Pursuant to South Carolina Code of Law Title 6 Chapter 29 South Carolina Local Government Comprehensive Planning Enabling Act of 1994, an “overlay zone” may be established within the municipal boundaries which imposes a set of requirements or relaxes a set of requirements imposed by the underlying zoning districts when there is a special public interest in a particular geographic area that is not compatible with the underlying zone boundaries. The City of Georgetown recognizes the special public interest in establishing appropriate zoning and architectural standards of the commercial corridors and desires to ensure the harmonious and attractive development along these highly visible corridors. The City recognizes that there is a special public interest in providing zoning standards that apply within the context of commercial corridors in both the urban and suburban contexts.

I. MAIN CORRIDOR OVERLAY DISTRICT (MCOD)

1300 Intent

It is the intent of this section to delineate **the Main** Corridor Overlay District (MCOD). The purpose of establishing this overlay is to:

- Identify areas of the City outside of the urban core 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 MCOD.

1301 Delineation of District Boundaries

The boundaries of the MCOD shall include all parcels partially or completely within the outlined MCOD 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 MCOD shall be required to comply with the adopted guidelines as set forth):

- General Commercial (GC) Limited Industrial (LI)
- Planned Development District(s) (PD)
- Conservation Preservation (CP)

High Density Residential (R-4)
Medium Density Residential (R3)
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.

1302 District Requirements

The MCOD 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 the MCOD. 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 MCOD 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 MCOD except in accordance with the requirements stated herein.

1303 Design Review Administrative Procedure

Applicants shall complete the MCOD Approval application and submit it to the Planning & Community Development 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 MCOB.

Landscaping and Site Development

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 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.

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.

Lighting

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 or private property.

1304.6 A lighting plan will be required with submittal of all commercial development plans within the MCOB. 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.

Architectural Design Standards

1305 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. Roofs should 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 MCOB.
- C. The use of a parapet is acceptable with approval from the Zoning Administrator and should screen HVAC mechanical equipment and otherwise enhance the appearance of the building.
- 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 delineated by architectural features. Where possible, glass expanses shall be divided into smaller lights through the use of transoms, mullions or mutins. The transom, mullion or mutin size shall be in proportion to the glass pane. The Zoning Administrator shall review the type of business to determine appropriate expanse of glass. The use of transoms with glass windows above and below or glass windows above a door are encouraged.

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, stucco, or split face block). 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 MCOB.
- B. Shingles, metal standing seam, tile, or other roofing materials with similar appropriate texture and appearance shall be utilized on roofs visible from any adjacent public right of way.
- 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, aluminum, and iron shall be used in the MCOB. 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 MCOB.

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 approve a minor reduction in landscaping requirements contingent upon a contribution to the City's tree and beautification fund of equal or greater value in the loss of landscaping. The cost of the loss of landscaping shall be based on actual cost to the City to plant the same kind of landscaping at another location or on public land.

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 runoff. 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	Salix app.
Willows	Gordonia lasianthus
Loblolly Bay	

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.

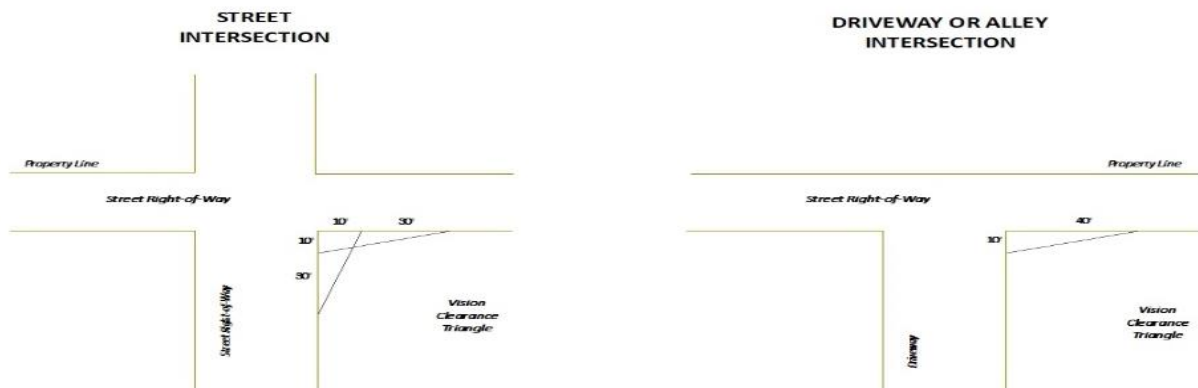
G. Groundcover: Groundcover shall consist of grass, turf, sod, ivy, bulbs, potted flowers, and bedding plants. Pebbles, wood chips, bark, mulch, straw and similar materials may be used in conjunction with groundcover to delineate planting beds, but in no instance shall such materials be used for the 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 overhead 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
		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	Viburnam
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)(amended Section 1301 ord. of 1/1/19). Amended 2-17-2022.

II. Urban Core Overlay District (UCOD)

Intent

There is hereby established an Urban Core Overlay District (UCOD). It is the intent of the Urban Core Overlay District (UCOD) to promote the attractive, harmonious and pedestrian friendly re-development of the City's urban core while enhancing the adjacent uses. The design standards provided pursuant to this section shall substitute the same standards provided in the underlying zone district. Where the UCOD is silent on a standard provided in the underlying zone district, the standard of the underlying zone district shall be determinative. Where conflicting provisions exist, the standards of the UCOD shall be determinative.

Affected Properties

The UCOD standards that follow shall be applicable to any parcel, structure, building, or use within the UCOD boundaries when:

1. Substantially renovated in an amount of or exceeding 50% of the then tax assessed value; or
2. Newly constructed, commercial, industrial, multi-family residential, or office developments; or
3. When any business has been closed for over 180 days or when a change of use is proposed, or
4. New or redeveloped parking lots, accessory structures, removal of trees and/or natural vegetation that are located partially or completely within the boundaries established for the UCOD; or
5. When any dwelling is being converted to a non-residential use; or
6. When any addition expanding the footprint of an existing building is proposed.

Single family detached dwellings, including any associated accessory structures located in the UCOD shall be exempt from the design review procedure and requirements set forth herein.

No zoning approval or building permit may be issued for any alteration of existing conditions to the lands, use, or structures within the UCOD except in accordance with the requirements stated herein. The Community Appearance Board (CAB) may approve, approve with conditions, or deny any application brought before it. When approved or approved with conditions by the CAB, a Certificate of Appropriateness shall be issued prior to a building permit.

1310 Delineation of District Boundaries

The boundaries of the UCOD as illustrated on the Official Zoning Map and the map attached as approved by the Mayor and City Council includes the following zoning districts within the UCOD:

- General Commercial (GC);
- Intermediate Commercial (IC);
- Redevelopment District (REDD);
- Light Industrial (LI);
- Planned Development (PD)¹;
- Residential 4 (R4);
- Core Commercial (CC);
- Residential 5 (R5).

Properties located within the UCOD shall be designed in accordance with the following standards. Parking shall be restricted to the side or rear of the principal buildings and buffering from adjoining residentially zoned parcels shall be required.

¹ *Properties currently zoned PD are subject to the standards of the PD as a matter of priority unless rezoned. However, projects within a PD zone district shall be subject to the CAB review provided herein. Where the standards provided in the UCOD are compatible with and complementary to the standards of the PD, the CAB shall apply the design standards of the UCOD so long as they are not in direct conflict with the standards of the PD. The CAB shall have discretion when considering the complementary or contradictory standards of a PD and the UCOD. The CAB should consider the purpose, intent, and specific guidelines of both the PD and the UCOD as well as the overall character of the project when considering a project within an underlying PD zone district.

Table 1310-1:

UCOD Standards	
A. LOT CONFIGURATION	
Minimum Lot Size	Underlying zone district
Maximum Lot coverage Allowed	85% ²
B. PRIMARY BUILDING PLACEMENT	
Build-to line	15 feet ³
Side Setback	10 feet
Rear Setback	5 feet ⁴ 15 feet when adjacent to a residential use or zone district
C. ACCESSORY BUILDING PLACEMENT	
Front Setback	Accessory Structures shall be placed to the rear of the façade of a primary structure.
Side Setback	5 feet
Maximum Height of Accessory Structure	25 feet
D. BUILDING FORM	
Primary Building Height	4 stories maximum ⁵ or 45 feet, whichever is less
Parking Buffers	5 feet unless adjacent to residential zone district, then 15 feet.
Residential Density- mixed uses encouraged.	When a primary building incorporates non-residential and residential uses on the same site, there shall be no density maximum.

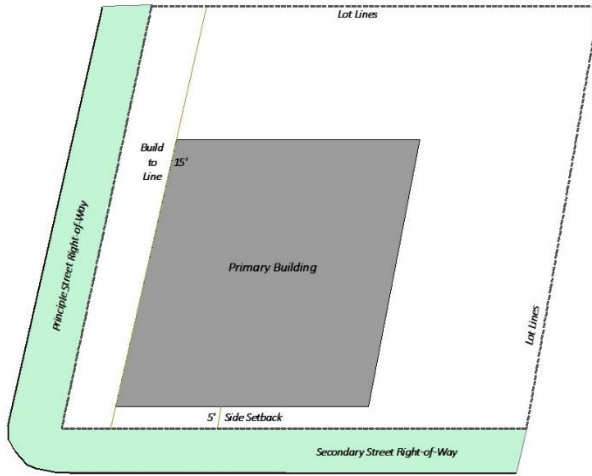
² Landscape buffers and stormwater management plan required. See also rear setback requirement when adjacent to residential zone district.

³ Primary buildings shall be built to the front build-to line and may be built up to five feet behind or five feet in front of the 15 foot build-to line.

⁴ When a property within the UCOD shares a property line with a residential use or residential zone district, the rear setback shall be a minimum of 15 feet.

⁵ For properties that do not share a property line with a residential use or residential zone district, the height maximum may be extended beyond four stories but not more than eight (8) stories (or ninety (90) feet) whichever is less when a permitted use can provide its own fire protection by installing a fire suppression sprinkler system and meets all applicable requirements including but not limited to parking, landscaping, storm water, setback and building code requirements.. See Section 1310.8.

Figure 1300.1



Building Heights

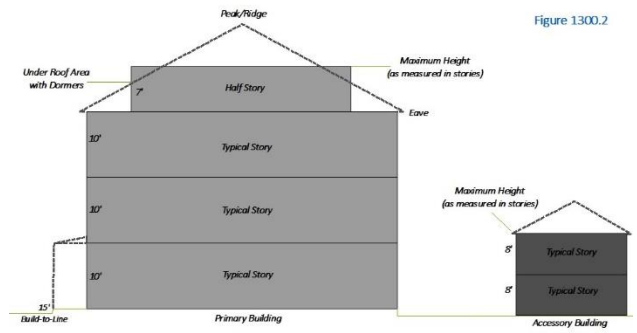
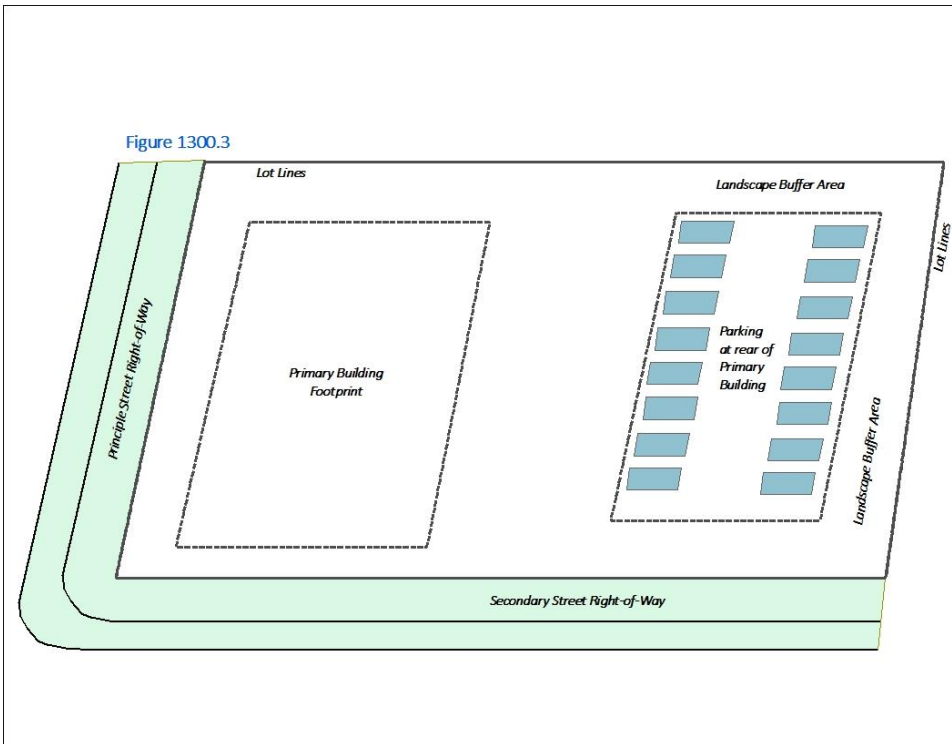


Figure 1300.2

Lot Configuration for UCCOD

Figure 1300.3



Permitted uses. Land may be used and buildings or structures may be erected, altered or used for any purpose allowed by the underlying zoning district as listed in Article VII Section 704 Use Classification chart except that the following shall apply to parcels in the Urban Core Overlay District:

Mixed uses within the UCOD are encouraged. Multi-family may be permitted in General Commercial and Intermediate Commercial zone districts as a Conditional Use subject to the conditions of Article 4 Section 422.

1310.1 Build-to Line: For new construction, in lieu of a front setback line, a building shall be built to a fifteen (15) feet build-to line. Buildings may be built five (5) feet beyond or five (5) feet behind the build-to line. A build-to line is a line inside and across the front of a lot, generally parallel to the lot's Front Property Line. A pedestrian access to the building should be provided from the main thoroughfare.

1310.2 Side Setbacks: Minimum ten (10) feet. For the preservation of light and air between buildings, the Community Appearance Board may increase the minimum side setback(s) for buildings in excess of forty-five (45) feet in height after considering the overall height of the building, overall design, context of the building, surrounding properties, nearby residences, environmental features, and other factors.

1310.3 Rear Setback: When a property within the UCOD shares a rear property line with a residential use or residential zone district, the rear setback shall be a minimum of fifteen (15) feet.

1310.4 Principal Street on Side Corner Lot shall adhere to section 1308.9 Site Triangle Vision Clearance Requirement.

1310.5 Parking: Mixed-use development that incorporates multi-family residential use require 1.5 parking spaces per residential unit in addition to parking requirements for the non-residential portion (s) of the development.

The Zoning Administrator may also reduce parking requirements when an applicant demonstrates to the satisfaction of the zoning administrator any one or combination of the following:

1. Bicycle parking has been provided at the rate of two (2) bicycle spaces for every one (1) vehicle parking space eliminated. Up to five percent (5%) of all parking spaces required or five (5) vehicle parking spaces may be reduced, whichever is less, when the addition of bicycle parking spaces are incorporated into the site design. Bicycle parking must provide a 1.5'x5' space for each bicycle and must utilize a bicycle rack(s). Bicycle rack design is subject to the approval of the Community Appearance Board and must be appropriately designed to blend in harmoniously with the overall site design and adjacent properties. Bicycle parking may be provided in the setback areas except that no bicycle parking rack may be placed within the vision clearance triangle defined above in Section 1308.9.
2. When pervious parking materials (e.g. pervious pavement, gravel parking, pervious pavers, grass pavers, etc.) are incorporated into at least fifty percent (50%) of the surface parking area, the overall parking requirements may be reduced by up to ten percent (10%).
3. The Zoning Administrator may reduce overall parking requirements by not more than an additional 10% when an applicant sufficiently demonstrates that a substantial portion of the business transacted will occur either through walk-in customers, drive-thru service, online order and pick-up, delivery or otherwise in a manner in which the need for parking is alleviated. Bicycle parking (number "1". above) and use of pervious parking materials (number "2". above) must be used before the Zoning Administrator is authorized to apply a reduction in required parking under this paragraph number "3".
4. Compact spaces may be used as provide in Sec. 1102.

1310.6 Right of way improvements: The applicant shall provide for right of way improvements that create a harmonious and attractive site. Right of way improvements include construction of sidewalks,

installing sod subject to South Carolina Department of Transportation (SCDOT) approval and encroachment permit as well as other driveway entrances and exits. The Zoning Administrator and the Technical Review Committee shall review and approve proposed right of way improvements that are consistent with the City's overall transportation plan.

1310.7 Lowcountry Architectural Features encouraged: The building and site design should incorporate elements of Lowcountry style architecture. Some elements of Lowcountry Style architecture include but are not limited to large overhanging eaves, outdoor seating areas, chimneys, functional shutters, large windows, joggling boards, rocking chairs, high ceilings, metal roofs, large shade trees, and the use of transoms with a window above and a door below.

1310.8 Height

Story: For the purposes of this chapter a story is defined as that portion of a building included between the surface of any floor and the surface of the next floor above, or if there is no floor above it, then the space between such and the ceiling next above it. Active rooftops are encouraged. Elements of an active rooftop space such as shading or partially covered areas should not count as a story, however are subject to approval from the CAB.

The CAB is authorized to consider an increase to the maximum height allowed under exceptional circumstances wherein the CAB makes findings after considering the following:

1. Architectural merit of the proposed design
2. Overall context
3. Immediate surrounding properties
4. The proposed use of the property
5. The overall economic impact to the City
6. A parcel's location within a FEMA regulated flood zone as shown on the current Flood Information Rate Map (FIRM)
7. Any other factors presented to the CAB

When the CAB finds that an increase in height is appropriate, the CAB shall make detailed findings in writing and such findings shall be reflected in the minutes of the meeting.

In no instance, may the CAB allow an increase in height more than two (2) additional stories or twenty-two (22) feet, whichever is less. The CAB may not allow additional height for parcels that share a property line with a residential use or residential zone district.

Design Review Procedures

Applications for new construction, additions to existing structures, and renovations with a value equal to or greater than the then tax assessed value shall be submitted to the Community Appearance Board (CAB) for Preliminary and Final approval. Applications submitted for CAB review shall include an original plus seven (7) copies, a digital version of the proposal and:

- a) a detailed site plan,
- b) elevations of all sides of any structure detailing fenestrations,
- c) a lighting plan with proposed exterior light fixtures,
- d) proposed signage,
- e) materials detail,
- f) floor plans,
- g) mechanical equipment and when visible from a right of way materials for screening,
- h) detailed landscape plan and planting schedule, and
- i) proposed color scheme.

Photographs and contextual modeling are strongly encouraged to be included. After preliminary review, the CAB may require additional detail to be submitted for Final approval.

Applicants shall submit a completed Design Overlay District Application to the Planning & Community Development Department for Preliminary Approval. After the CAB provides Preliminary Approval, the applicant shall present additional details to the CAB for Final Approval.

Interior renovations, maintenance, and sign face changes may be submitted through an application to the Zoning Administrator. The Zoning Administrator may approve interior renovations, exterior maintenance and sign face changes that are in compliance with the standards provided herein.

Applicants are encouraged to meet with the Zoning Administrator for a conceptual review. The purpose of the meeting shall be to familiarize applicants with the City of Georgetown design review standards and receive pertinent information regarding the City of Georgetown Design Review Standards provided herein.

1311. Community Appearance Board Review (CAB)

The CAB shall have jurisdiction over the exterior improvements or changes to multi-family and non-residential developments within the jurisdictional boundaries of the UCOD. For parcels that are located in the Historic District and in the UCOD, the following shall be determinative as to jurisdiction:

Proposed projects that are on Contributing and non-contributing properties that are strictly a single family use shall be presented to the ARB including demolitions of a single-family use.

All other proposed projects for two-family, multi-family, mixed-use or non-residential uses shall be presented to the CAB. When a project proposes to convert a single-family use to another use, the ARB shall have jurisdiction over a demolition request and the CAB shall have jurisdiction over the proposed new construction.

The CAB shall provide a Preliminary review at the next available regularly scheduled meeting after a complete application is submitted. Preliminary review shall address height, scale and mass of a proposed project. Proposed projects shall be reviewed for compliance with the intent and standards of this ordinance and Article X Sign Regulations. The CAB may approve, approve with conditions, or deny a project proposal. Only those projects in compliance with this ordinance may be approved or approved with conditions. However, the CAB may hear variances, appeals, or any other matter authorized pursuant to the Zoning Ordinance Article XVII: Community Appearance Board. Variances and appeals may be reviewed concurrently at the Preliminary Review meeting of the CAB. After Preliminary review and approval is granted, the applicant shall submit an application for Final Approval addressing any comments provided at the Preliminary review as well as details of materials, color scheme, fenestrations, landscaping, signage, and lighting.

No building permit or Zoning approval may be issued except in compliance with the CAB Final approval.

1312. Site Design Standards

Site plans shall meet all applicable requirements set forth in the UCOD. Proposed developments shall avoid excessive or unsightly grading, indiscriminate earth moving or clearing, and avoid 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 Corps of Engineers and/or OCRM will be addressed on a site plan.

The site plan shall provide for the harmonious placement of buildings, parking, signage, mechanical equipment, and other site improvements. Plant materials shall be selected from Table 1308.11. Use of native species that match or complement existing landscape features on the site or nearby sites should be incorporated into the landscape plan.

The relationship of structures to their environment, and the location and design of driveways, parking, and circulation areas shall be given special consideration. Proposed structures shall be sited to relate harmoniously to the terrain and to existing structures in the vicinity that have a visual relationship to the proposed structures. However, creative and unique design elements that do not exist on adjacent or nearby properties are not a basis for denial but may be incorporated into a building in a manner that complements the district. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings, and the creation of focal points with respect to avenues of approach, terrain features, or other buildings. With respect to vehicular and pedestrian circulation, including walkways, interior drives, and parking, special attention shall be given to location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, in so far as creative and unique design elements can be encouraged, do not detract from the design of proposed buildings and structures and the neighboring properties.

1312.1 Surface Parking Lot Perimeter landscape and Screening Requirements

Surface parking lots, service areas or other vehicular use areas shall include landscaping where such areas abut a public right-of-way or neighboring parcel, except where permitted driveway connections and pedestrian connections are to be provided. Such landscaping shall be provided as follows:

- a) A landscaping area at least five (5) feet in depth shall be located adjacent to the abutting right-of-way or neighboring parcel; except that where a drainage or other utility easement exists along a property line and the property line is not adjacent to a residentially zoned property, the landscape area can be reduced to three (3) feet and be located between the parking lot, service area or other vehicular use area and the drainage or utility easement. When an adjacent property is in a residential zone district, the landscape area shall be a minimum of fifteen (15) feet.
- b) The landscaping area shall be planted with either one (1) shade tree for each thirty-five (35) linear feet of landscaping area and an evergreen hedge or other durable landscape material of at least three (3) feet in height to provide a continuous landscape element; or one (1) ornamental tree for each twenty-five (25) linear feet of landscaping area
- c) When the perimeter landscape area is located within an existing utility easement, two ornamental trees may be substituted for each required shade tree.
- d) For service areas such as dumpsters, mechanical equipment (HVAC) or other unsightly service areas, appropriate screening made of materials that blend with the primary structure and overall property shall be incorporated. The screening shall be an appropriate height to screen the otherwise unsightly activity but in no instance may exceed ten feet in height. The CAB may require additional landscaping to soften the screening materials. Service areas should be placed in a manner where they are visually minimized and whenever possibly not visible from any adjacent public right of way.

1312.2 Surface Parking Lot and Other Vehicle Use Areas Interior Landscaping Requirements

- 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 or rain garden 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.
- f) Landscape islands may be designed in a manner that promotes Best Management Practices for storm water management. For example, a landscape island may eliminate curbing and allow for water to flow into it for absorption by the natural landscaping.

1312.3 Street Frontage Landscaping. Street frontage landscaping shall include a shade tree every 45 feet, and an ornamental tree every 45 feet alternating shade trees and ornamental trees. Ten (10) shrubs a minimum of three (3) gallons and one and one half (1.5) feet at the time of installation shall be incorporated for every thirty-five (35) linear feet of street frontage. Spacing need not be equal so long as adjusting spacing complements the architectural features and shape of the building, subject to the CAB approval. Ground cover and planting beds should be used in a manner that utilizes native species, are drought resistant, and limits the use of chemical fertilizers.

1312.4 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. Rooftop landscaped areas may count toward the minimum landscaping required. Paved areas, gravel areas, and retention/detention ponds shall not be calculated as part of the minimum fifteen (15%) percent.

1312.5 Retention Pond Landscape Requirements. The standards of Section 1308.5 of the MCOD shall also apply to the UCOD.

1312.6 Requirements for Landscape Buffers

The following apply to all landscape buffers within the UCOD:

- 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/or 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 overhead 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 unless otherwise provided in these standards. Ingress and egress, mailboxes, and signage may be permitted within required landscape subject to the approval of the CAB.

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.

1312.7 Recommended Plant List

Table 1308.11 above specifies trees and shrubs that are native or have been determined to be suitable for the local climate. Applicants should utilize the recommended plant list, however may incorporate trees and shrubs not on the recommended plant list subject to the approval of the CAB.

1312.8 Tree Preservation and Care During Construction. In order to insure that existing trees and vegetation are incorporated into proposed site plans, topographic survey with any site plan is required. 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 City of Georgetown Tree Protection Ordinance shall be strictly adhered to. Tree protection shall be installed prior to construction.

1313 Lighting Plan

The requirements of Sections 1304.6 through 1304.9 shall be applicable to developments within the UCOD. Plans submitted to the CAB shall demonstrate compliance with the lighting plan requirements.

1314 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. Creativity in design is encouraged as a complement to the historic character of the City of Georgetown. Use of contemporary materials or original design elements may not be the basis of denying an application. Structures shall meet all applicable Building Code requirements in addition to the following:

- a) Building features and appearance. The shape, configuration, design, color, and types of material of proposed buildings, and/or alterations and additions to existing buildings, must establish an identifiable character for the development and not detract from neighboring properties. To this end, all elevations of a building must be in harmony one with another in terms of scale, proportion, detail, material, color, and design quality, and all buildings and accessory structures within a proposed development, including gasoline canopies, must be designed to create a harmonious whole. The use of loud, garish colors must be avoided except when the use of colors so characterized is essential for creating a successful design which complies with all other standards.
- b) The use of proper site design, architectural features, and/or landscaping to reduce the appearance of excessive height or mass of proposed structures should be utilized to make the development compatible with adjacent and nearby developments. Long, monotonous facade designs including, but not limited to those characterized by unrelieved repetition of shape or form or by unbroken extension of line shall be avoided. Ornamentation should complement the overall design and avoid visual clutter.
- c) On-site electric, telephone, and other utility lines shall be underground.
- d) Special features and accessory structures including storage areas, exposed machinery installations, service areas, truck loading areas, utility building and structures and similar accessory areas shall be subject to such design standards, setbacks, screen plantings, or other screening methods as shall reasonably be required by the CAB to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.
- e) The use of a parapet may be utilized and may extend beyond the maximum height limit but may not be extended beyond the height of any elevator shaft subject to approval of the CAB.
- f) Appropriate exterior materials include finished wood, brick, shake shingles, hard plank, stone, stucco and split face block. The use of corrugated metal, unfinished wood, T1-11, and vinyl siding are not allowed exterior materials in the UCOD.
- g) Shingles, metal standing seam, tile, terracotta, slate or other durable, long-lasting roofing materials are allowed.
- h) Shutters, when incorporated into the design of a building, should be functional and made of complementary materials and of a complementary design to the overall building.
- i) Fences and walls may be approved subject to the approval of the CAB. Fences and walls should not block views of natural areas from public rights-of-way and should incorporate transparent elements within the design. No fence or wall may exceed six (6) feet in height. Materials should be durable and be harmonious with the overall materials and design scheme of the principal building. Chain link, barbed wire, and other inappropriate fence materials shall not be approved.
- j) The color palette should be complementary. Colors should be limited to no more than three except in extraordinary circumstances where the architectural design of the building is enhanced by additional colors.

1315 Sign Design Standards

Signage shall meet all applicable requirements of Article X, are subject to CAB approval, and must meet all applicable Building Codes in addition to the following requirements:

1315.1 The location and dimension of wall signs shall be indicated upon the architectural elevations of the proposed structures. Wall signs shall fit within the confines of the architectural details of the building and not obscure or detract from those features.

1315.2 Signs (monument and wall signs) shall compliment the architectural style of the building and shall be designed as an architectural element of the building.

1315.3 The materials, colors, and lighting of signs shall be compatible with the materials used in the construction of the building. Lighting must point downward. Landscaping of monument signs is required and subject to CAB approval.

1316 Site Triangle Vision Clearance Requirement

The Site Triangle Vision Clearance Requirements of Section 1308.9 above shall apply to all parcels in the UCOD.

1317 Procedures for Appeals and Variances

The provisions of Section 1309 Procedures are applicable for projects within the UCOD.

(Ordinance 2022-05 Adopted February 17, 2022)

