

## **ARTICLE 8. SPECIAL PURPOSE DISTRICTS**

### **8:9. Euhaw Overlay District (EOD).**

8:9.1 *Purpose and intent.* The purpose of the Euhaw Overlay District is to maintain the rural character of the area, protect important historic and cultural resources, and minimize the impacts of development on surrounding water resources, particularly the Broad River. Development in this area should respect the existing conditions and minimize the visual impact of buildings on the area through careful site planning, maintaining and enhancing existing vegetation, and vernacular building design.

8:8.2 *Application.* The standards contained herein shall apply to all land within Euhaw Overlay District (EOD) as indicated on the official zoning map of Jasper County.

Unless a deviation from such restrictions are provided elsewhere in this section 8:9, property within the EOD shall be required to adhere to all provisions of the Jasper County Zoning Ordinance and Land Development Regulations otherwise applicable within the underlying zoning district.

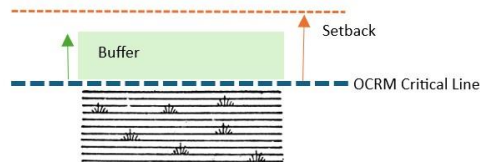
8:8.3 *Use regulations:* Uses shall be governed by the underlying zoning district. Within Euhaw Overlay District (EOD), zoning map amendments shall be evaluated within the following criteria:

1. No property shall be rezoned to a nonresidential district unless it is located at the intersection of a state highway or major roadway with another existing street with access provided by the lower-order street.
2. No property shall be zoned to Residential (R) unless designated in a Transition Zone according to the Future Land Use Map.

8:8.4 *Design and development standards.*

1. Riparian buffers

A riparian buffer shall be provided along tidelands, wetlands, streams and rivers. Buffers and setback lines are measured from OCRM designated critical lines for tidelands; delineation lines for wetlands; and from stream banks and river banks. Setbacks are inclusive of the required buffer area, as shown in the graphic below.



The buffer area shall remain undeveloped, except for piers, docks and pervious access paths to the water or wetlands bank. Any disturbance of the buffer area shall adhere to OCRM's Best Management Practices (BMPs). Riparian buffers shall also be in accordance with any applicable state and federal regulation.

**Riparian Buffer and Setback Table**

Water Resource	Individual Septic Tank and Drain Field	Engineered Wastewater Treatment System	Primary Structure Buffer	Primary Structure Setback	Accessory Building (under 750 square feet) Setback
Critical Area (Coastal Waters, Tidelands, Beach/Dune System)	200'	1000'	75'	100'	85'
Jurisdictional Wetlands, Saltwater or Freshwater	200'	1000'	50'	75'	80'
Non-Jurisdictional Wetlands, Saltwater or Freshwater	200'	1000'	50'	75'	80'
Rivers, Streams, including stormwater management facilities such as ditches and swales which discharge into the Broad River and/or its tributaries	200'	1000'	75'	100'	85'

2. Requirements for lots served by septic tanks

- a. Minimum lot size required. For properties not served by public sewer, no new lot shall be created after the [EFFECTIVE DATE] smaller than one acre in size. For lots with a second dwelling unit, the minimum lot size shall be two acres.
- b. Septic Reserve Area required. Properties within the ECHOD are required to demonstrate an area of the property which is to remain undeveloped for use as a septic reserve area (SRA). The SRA must be shown as a part of the septic system prior to the issuance of a building permit. Lots of record as of [EFFECTIVE DATE] may be exempt from this requirement at the discretion of the DSR.
- c. The distance between the septic tank drain field and ground water shall be a minimum of twenty-four (24) inches.

3. Access management

It is in the best interest of Jasper County to manage access along roadways in the interest of maintaining roadway safety and capacity. Reduction of access points to the corridor is required to the maximum extent possible. The following shall apply:

- a. Consolidation of Access Points:
  - i. Driveway and/or other access separation along the corridor shall be in accordance with the SCDOT, Access and Roadside Management Standards. In no event, however, shall residential driveways and non-residential full-access curb cuts be permitted at spacing less than as follows:
    - 1. Principal Arterial road: 1,500 feet
    - 2. Minor Arterial road: 1000 feet
    - 3. Major Collector road: 800 feet
    - 4. Minor Collector road: 400 feet
    - 5. Residential/Subcollector road: 200 feet
  - ii. Shared driveways between two or more parcels shall be required where there is not a conflict in use and a shared driveway is not restricted by topography or other existing site features. Shared driveways shall require mutually executed shared access agreements; and

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- iii. Unless restricted by topography or other natural site features, adjoining parking lots serving non-residential buildings of non-conflicting use shall be connected and shall require mutually executed shared access agreements.

- b. Stub Outs:

- i. Where an undeveloped adjacent parcel exists, a stub out or cross-access easement for future stub out, shall be required to allow for connection to future parking and/or shared driveways; and
- ii. Where a developed adjacent parcel exists, existing stub outs shall be utilized.

- 4. Stormwater management

- a. The SoLoCo stormwater management standards shall be applicable to all new residential subdivisions and nonresidential developments within the EOD. This standard shall be reviewed to determine if this standard creates unreasonable hardships on landowners within this district within 18 months of the adoption date of this ordinance.

- 5. *Nonconforming lots.*

If a lot of record at the time of adoption of this ordinance does not contain sufficient land area and/or lot width to meet the minimum lot size requirements of the EOD, such lot may be used for a residential use, as a building or placement site for a structure permitted in the district provided the following:

- a. There is conformance to the minimum yard setback requirements set forth in this ordinance for the district in which the use is located.
- b. All other standards of the ordinance are met.