

PROPOSED ORDINANCE

ZONING ORDINANCE, SECTION 21-20 B. – CONDITIONAL USES IN THE RS-DISTRICT

B. CONDITIONAL USES IN THE RS-DISTRICT.

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(7) EROSION CONTROL STRUCTURES PROVIDED:

- (A) LIMITED TO LANDSCAPE WALLS, EARTHEN BERMS, AND OTHER NON-HARDENED EROSION CONTROL MEASURES , SUBJECT TO THE CONDITIONS BELOW:

(i) LANDSCAPE WALLS:

- (AA) EXPOSURE OF ANY VERTICAL WALL DOES NOT EXCEED 18 INCHES ABOVE NATURAL EXISTING GRADE,

- (BB) LOCATED OUTSIDE OF THE REQUIRED RC-DISTRICT SETBACK AREA (SECTION 21-23),

1. ADDITIONAL REQUIRED CONDITIONS WHEN LOCATED WITHIN THE RC-DISTRICT SETBACK AREA:

- ENGINEER-CERTIFIED STORMWATER MANAGEMENT PLAN TO ADDRESS THE STORMWATER RUN-OFF OF THE PROPERTY, PER SECTION 21-17, AND ANY POINT SOURCE DISCHARGE OF STORMWATER MUST BE LOCATED ON THE LANDWARD SIDE OF THE VEGETATED BUFFER,
- INCLUSION OF A TEN (10)-FOOT WIDE VEGETATED BUFFER BETWEEN THE LANDSCAPE WALL AND THE CRITICAL LINE; ON PROPERTIES WHERE THE EXISTING CONDITIONS HAVE THE PRINCIPAL BUILDING LOCATED IN THE RC-DISTRICT SETBACK, THEN THE VEGETATED BUFFER SHALL EQUAL ONE THIRD (1/3) OF THE DISTANCE FROM NEAREST ENCROACHING ELEMENT OF THE PRINCIPAL BUILDING TO THE CRITICAL LINE,
- LANDSCAPE PLAN FOR BUFFER AREA LIMITED TO PLANTS NATIVE TO THE SOUTH CAROLINA COAST, NO TURF GRASS EXCEPT FOR PATHWAYS, AND TREE PLANTINGS CONSISTENT WITH ESTUARINE AND MARITIME ECOSYSTEM SPECIES AS DESCRIBED IN THE SULLIVAN'S ISLAND NATIVE TREE GUIDE,

- NO MORE THAN TWO (2) PATHWAYS (LIMITED TO SIX AND A HALF (6.5) FEET IN WIDTH) MAY BISECT THE BUFFER AREA TO GAIN RECREATIONAL ACCESS TO THE CRITICAL AREA.

- EXCEPTION: LANDSCAPE WALLS WITH EXPOSURE LESS THAN EIGHTEEN (18) INCHES MAY BE PLACED AT THE TOP EDGE OF A HISTORIC ROCK REVETMENT WITHOUT THE REQUIRED VEGETATED BUFFER AREA.

(II) EARTHEN BERMS:

- (AA) LIMITED TO EIGHTEEN (18) INCHES ABOVE NATURAL EXISTING GRADE ON THE TOE OF THE LANDWARD SIDE OF THE BERM AND TWENTY-FOUR (24) INCHES ABOVE NATURAL EXISTING GRADE ON THE TOE OF THE SEAWARD SIDE OF THE BERM, AND

- (BB) MAINTAIN A SLOPE THAT IS NO GREATER THAN 3:1, AND

(III) OTHER NON-HARDENED EROSION CONTROL MEASURES:

- (AA) EXPOSURE OF ANY VERTICAL WALL DOES NOT EXCEED 18 INCHES ABOVE NATURAL EXISTING GRADE,

- (BB) CONSTRUCTED FROM NATURAL MATERIALS.