

- a. Parking lots, vehicular use areas, and pedestrian areas shall be lighted. Glare from site lighting shall not be greater than 50-foot lamberts or one-half (0.50) of a foot candle when measured at the lot line of adjacent land uses.
 - b. Lighting fixture selection shall be considered as part of the overall site design.
 - c. Lighting Plans (photometric plans) showing compliance with this provision shall be required for site plan approval.
 - d. Low Pressure Sodium fixtures are prohibited. LED fixtures are encouraged.
3. Screening.
- a. All loading docks and service areas shall be screened with appropriate landscaping. Required bufferyards may meet this requirement.
 - b. All dumpsters and/or compactors shall be enclosed by an opaque fence or wall and gates that are one foot (1') taller than the highest point of the waste container. If the dumpster is located behind the structure or is not otherwise visible from streets, parking areas, or adjacent less-intensive land uses, no screening is required.

SECTION 7-6 – BUFFERYARDS

1. Definition and purpose of bufferyards.
- a. Bufferyards shall be required to separate incompatible land uses from each other in order to reduce potential nuisances such as views, noise, and light by providing spatial separation and landscaping to soften or mitigate those impacts.
 - b. The term *bufferyard* refers to both the area of land where buffer vegetation is planted as well as the planting required thereon.
 - i. Both the amount of land and the type and amount of planting specified for each bufferyard required by this section are designed to ameliorate conditions between incompatible adjacent land uses, or between a land use and a street.
 - ii. The planting requirements of bufferyards are intended to ensure that they reduce the impacts of adjacent incompatible land uses while also being horticulturally appropriate.
2. Location of bufferyards.
- a. Bufferyards shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line, except for smaller parcels (outparcels) within a larger development where internal bufferyards shall not be required.
 - b. Bufferyards shall not be located on any portion of an existing public or private street or right-of-way.
 - c. Bufferyards shall not impede sight triangles at drives or intersections.

3. Determination of Bufferyard requirements. To determine the Bufferyard required between two adjacent parcels or between a parcel and a street, the following procedure shall be followed:
 - a. Identify the proposed land use.
 - b. Identify the adjacent land use along each property line or segment of property line. If the adjacent parcel is undeveloped (vacant), determine the zoning from the Zoning Map. The adjacent Future Land Use as designated by the Comprehensive Plan may be used with Zoning Administrator's approval. Adjacent properties outside of Town limits will be treated the same as those within Town limits for buffering requirements.
 - c. Bufferyards shall not be required adjacent to existing bufferyards which meet the intent of this ordinance. Specifically, double bufferyards are not required. However, bufferyards may be required to bring combined bufferyards up to these standards.
 - d. Use of table.
 - i. Determine the bufferyard required on each boundary (or segment thereof) of the subject parcel by referring to the **Table of Bufferyard Requirements** in Section 7.8.
 - ii. The letter designations contained in the table refer to the Bufferyard Type shown in Section 7.8.
4. Bufferyard specifications.
 - a. The requirements are stated in terms of the minimum width of the bufferyard and the number of plants required per 100 feet of bufferyard.
 - b. Multiply the length of the bufferyard segment by the plant requirements to determine the quantity of plants required. Fractions are rounded up to the nearest whole number.
 - c. The "plant multiplier" is a factor by which the number of plants required for a given bufferyard segment may be modified, given a change in the width of that buffer.
 - d. Arrangement of plants, as well as plant type and plant species, shall be determined through the design approval process, based upon the proposed use of the subject property and the uses of adjoining properties.
 - e. Massing and grouping of plants should be intentional and part of the overall site design. Arrangement may be either formal and regimented or naturalistic. Examples of bufferyard design approaches are shown in **Section 7-9** for illustrative purposes only.
 - f. Where fences or walls are used, the design shall be appropriate to the project.
 - g. The ground plane of the bufferyard shall be required shrubs, lawn, groundcover, and/or mulch. Bare ground shall not be allowed.
 - h. Any existing plant material, which otherwise satisfies the requirements of this section, may be counted toward satisfying all such requirements.
 - i. Irrigation is not required but is encouraged. Where irrigation is not in place a nearby water source shall be provided to facilitate watering of plants.

- j. Plants shall meet the requirements of the American Standard for Nursery Stock.
 - k. Plants listed by Clemson University or the South Carolina Forestry Commission as invasive shall not be allowed.
5. Change in Land Use. When a land use of a previously developed parcel is changed to a more intense land use (according to Table 7.7), the bufferyard shall be increased as necessary to meet the requirements for bufferyards between the new land use and existing adjacent uses.
 6. Use of bufferyards. A bufferyard may be used for passive recreation, such as paths or trails, providing all spatial and planting requirements are met.
 7. Bufferyard part of required yards. Where front, side, and rear yard setbacks or build-to lines are required the bufferyards may be established inclusive of such required setbacks.
 8. Bufferyards may be interrupted to provide vehicular and/or pedestrian ingress and egress to serve the property. In this case, the widths of ingress and egress areas are subtracted from the length of the bufferyard segment.

SECTION 7-7 – MAINTENANCE

1. Requirements for Maintaining Buffers and Interior Landscaping.
 - a. Responsibility. The responsibility for maintenance of a required buffer, to include fences, shall remain with the owner of the property. Maintenance is required in order to ensure the proper functioning of a buffer as a landscaped area which reduces or eliminates nuisance and/or conflict. The owner shall be responsible for installing live, healthy plants. Replacement plants shall be provided for any required plants that die or are removed.
 - b. Maintenance. Maintenance shall consist of mowing, mulching, edging, removal of litter, removal of dead plant materials, and necessary pruning. The removal of limbs higher than eight (8) feet is prohibited unless the individual limb has died due to damage. The removal of all limbs above eight feet, i.e. “topping,” is prohibited, as is preventing a tree from reaching said height by pruning. Topped trees will be required to be removed and replaced with new, healthy trees of a similar category (canopy or understory).
 - c. Where pedestrian or bicycle trails are allowed within a buffer, these trails shall be maintained to provide for their safe use. Such maintenance shall include pruning of plants to remove obstructions, removal of dead plant materials, litter, or other hazards.
 - d. Natural watercourses within a buffer shall be maintained as free-flowing and free of debris. Stream channels shall be maintained so as not to alter floodplain areas.
 - e. Failure to Maintain. Failure to maintain a buffer shall be considered violation of the zoning ordinance.

SECTION 7-8 TABLE OF BUFFERYARD REQUIREMENTS

| Proposed Land Use | Existing Land Use | | | | | | | | | | | | | | | |
|---|---|--------|-----------|--------------|--------------|------------------------------|-----------|-----------|---------|-----------------------|---------------------|------------------|------------------|---------------------|----------------------|------------------|
| | Single Family Detached | Duplex | Townhomes | Multi-Family | Mobile Homes | Nursing Home/Assisted Living | Mixed Use | Religious | Schools | Office / Professional | Retail / Commercial | Light Industrial | Heavy Industrial | Arterial Street (1) | Collector Street (1) | Local Street (1) |
| Single Family Detached | * | * | * | * | * | * | * | * | B | B | B | B | B | B | A | A |
| Duplex | * | * | * | * | * | * | * | * | B | B | B | B | B | B | B | B |
| Townhomes | * | * | * | * | * | * | * | * | B | A | A | B | B | C | B | B |
| Multi-Family | D | C | B | * | * | * | * | B | A | A | A | B | B | C | C | C |
| Mobile Homes | D | D | D | D | * | D | D | D | D | D | D | D | D | D | D | D |
| Nursing Home/Assisted Living | B | B | B | A | A | * | B | B | B | B | B | C | C | C | C | C |
| Mixed Use (2) | * | * | * | * | * | * | * | * | * | * | * | * | * | C | C | C |
| Religious | C | B | B | B | * | * | * | * | A | A | * | * | A | A | A | A |
| Schools | B | B | B | B | B | B | B | B | * | B | B | C | C | A | A | A |
| Office / Professional | C | C | B | B | B | B | * | B | C | * | * | B | B | B | B | B |
| Retail / Commercial | D | C | C | C | C | C | * | C | C | * | * | B | B | B | B | B |
| Light Industrial | E | E | E | D | D | D | D | D | D | C | C | * | * | E | E | E |
| Heavy Industrial | E | E | E | E | E | E | E | E | E | D | D | * | * | E | E | E |
| Planned Development | All buffers for Planned Development Districts and Development Agreement Districts, both internal and peripheral, shall be defined in the development plan, if required. If not defined in the development plan, they default to standard buffers. Required buffers for outparcels that are part of a larger project shall be determined through the design review process of the overall development. | | | | | | | | | | | | | | | |
| <p>(1) If the project addresses (faces) the street, no buffer is required. If the project backs up to (doesn't face) the street, buffers are required as shown.</p> <p>(2) Buffers are not required within a mixed-use district unless described as part of a development plan. The exterior boundary of a mixed use district may require a buffer, based on adjacent uses.</p> <p>Note: an asterisk (*) identifies land uses where buffers are not required. Buffers are never required between identical land uses.</p> | | | | | | | | | | | | | | | | |

SECTION 7-9 –BUFFERYARD TYPES

| Buffer Type | Min. Buffer Width (Feet) | Width x .67 Plant Multiplier | Width x .5 Plant Multiplier | Width with Opaque Screen | Canopy Trees, Understory Trees, and/or Upright Evergreen per 100 LF | Evergreen Shrubs per 100 LF |
|---------------|--------------------------|------------------------------|-----------------------------|--------------------------|---|-----------------------------|
| Type A | 10 | * | * | * | 3 | 25 |
| Type B | 15 | * | * | A | 4 | 50 |
| Type C | 25 | 50 | 75 | B | 6 | 50 |
| Type D | 50 | 75 | 100 | C | 8 | 75 |
| Type E | 75 | 100 | 150 | D | 12 | 75 |

1. **Opaque Screens** may be wood or masonry (block, brick, or stucco) and must be a minimum of 6'-0" tall and placed at the property line. If screening is used the bufferyard requirement defaults to the next less intensive bufferyard planting and width requirements. Along streets, opaque screens shall be placed at the interior edge of the buffer, not at the property line. Opaque screens may not be used along streets for Type A, B, or C buffers, except for residential uses, in which case no reduction of buffer type shall apply.
2. **Berms** must be two feet (2') in height and have a minimum crown width of two feet (2'). Buffer width may be reduced by 25% with the inclusion of a landscaped earth berm in addition to the required number of plantings. Reduction requires Zoning Administrator approval.
3. **Canopy Trees, Understory Trees, and Upright Evergreen Trees** must be selected from the list of approved species. Canopy trees must be a minimum of 2.5" caliper at planting. Upright Evergreens and Understory Trees must be a minimum of 6'-0" tall at planting and should generally be specified as 6' - 8' tall. Over the total length of all bufferyards for a project, tree species and type may vary, as appropriate to the project. However, at least 1/3 of the total number of required trees shall be Canopy Trees. Likewise, no more than 1/3 of the total number of required trees shall be Understory Trees. Bufferyard designs are subject to approval by the Town Community Development Director. Palmetto (*Sabal palmetto*) shall not count toward required tree requirements except by special exception. When allowed, Palmettos may be substituted at a ratio of three palmettos for each required tree.
4. **Evergreen Shrubs** must be a minimum size of 3 gallon at installation but shall be species that reach a mature height of at least 6'-0". Other smaller shrubs and groundcover may be included as part of the overall buffer design but shall not count towards this requirement. For Type A, B, and C bufferyards fronting streets, the 6'-0" requirement does not apply.

Approved Canopy Trees*:

| | |
|---|---|
| <i>Acer rubrum</i> (Red Maple) | <i>Quercus falcata</i> (Southern Red Oak) |
| <i>Liriodendron tulipifera</i> (Tulip Poplar) | <i>Quercus laurifolia</i> (Laurel Oak) |
| <i>Nyssa sylvatica</i> (Blackgum, Tupelo) | <i>Quercus lyrata</i> (Overcup Oak) |
| <i>Quercus alba</i> (White Oak) | <i>Quercus shumardii</i> (Shumard Oak) |
| <i>Quercus phellos</i> (Willow Oak) | <i>Ulmus americana</i> (American Elm) |
| <i>Quercus virginiana</i> (Live Oak) | <i>Taxodium ascendens</i> (Pond Cypress) |
| <i>Quercus texana</i> (Nuttall Oak) | <i>Taxodium distichum</i> (Bald Cypress) |
| <i>Quercus acutissima</i> (Sawtooth Oak) | <i>Ulmus parvifolia</i> (Chinese Elm) |

Approved Upright Evergreen Trees*:

| | |
|---|---|
| <i>Ilex x attenuata</i> 'Eagleston' (Eagleston Holly) | <i>Ilex opaca</i> (American Holly) |
| <i>Ilex x attenuata</i> 'Fosteri' (Foster's Holly) | <i>Juniperus virginiana</i> 'Brodie' (Brodie Cedar) |
| <i>Ilex x attenuata</i> 'Savannah' (Savannah Holly) | <i>Magnolia grandiflora</i> (Southern Magnolia) |
| <i>Ilex cassine</i> (Dahoon Holly) | <i>Juniperus virginiana</i> (Eastern Red Cedar) |

Approved Understory Trees*:

Acer buergerianum (Trident Maple)

Amelanchier canadensis (Serviceberry)

Cercis canadensis (Eastern Redbud)

Chionanthus virginicus (White Fringetree)

Cornus florida (Flowering Dogwood)

Eriobotrya japonica (Loquat)

Hamamelis virginiana (Witch-Hazel)

Ilex vomitoria (Yaupon Holly)

Magnolia × *soulangeana* (Saucer Magnolia)

Magnolia stellata (Star Magnolia)

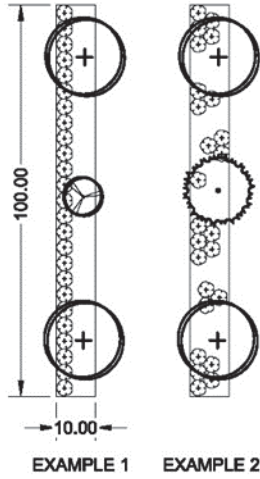
Magnolia virginiana (Sweetbay Magnolia)

Myrica cerifera (Wax Myrtle)

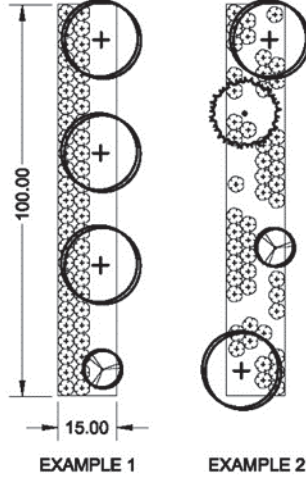
Vitex agnus-castus (Chaste Tree)

Note: * Improved cultivars and varieties of the approved species are also allowed. For example, Oklahoma Redbud, a variety of redbud (*Cercis canadensis* var. *texensis* 'Oklahoma') would be included in the list of allowed trees.

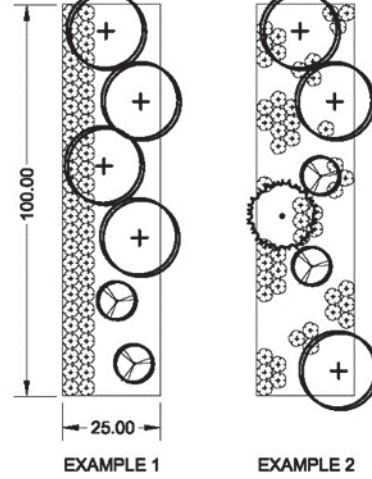
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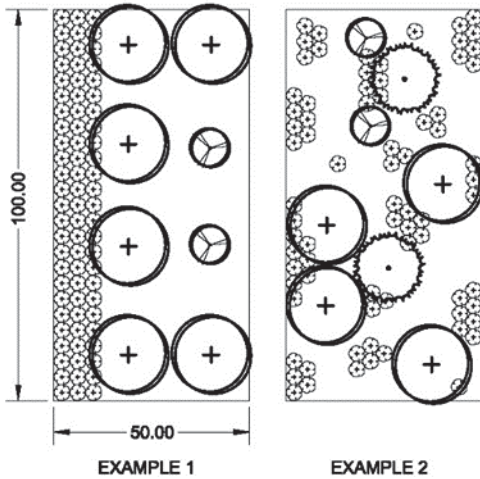
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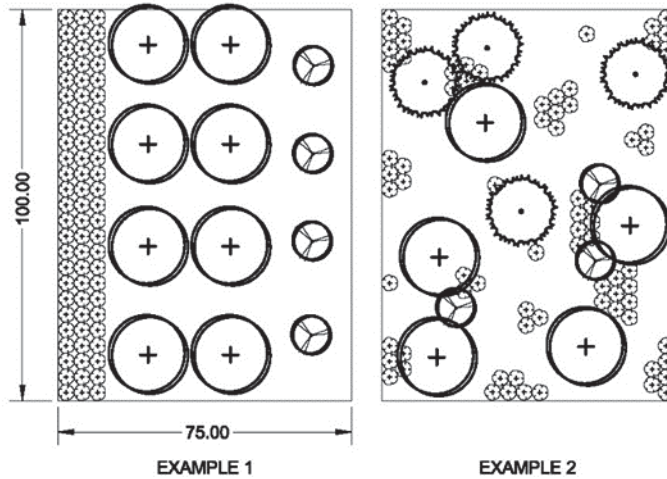
TYPE C



TYPE D



TYPE E



SECTION 7-10 – EXISTING PLANT MATERIAL

1. Where practicable, the natural vegetation on a site shall be preserved according to the provisions of this chapter and the Town Tree Protection Ordinance.
2. Wherever healthy plant material exists on a site, the above-mentioned standards may be adjusted to allow credit for such plant material, if, in the opinion of the Zoning Administrator, such adjustment is in the best interests of the Town and preserves all intents of this chapter and the Tree Protection Ordinance.