
ARTICLE 22. RURAL SMALL LOT SUBDIVISION STANDARDS

22.1. Purpose

The purpose of this Article is to maintain the character and heritage of the rural landscape by providing flexibility through alternative standards for the subdivision of rural lands in Jasper County in exchange for permanent protection of open space.

22.2. Applicability

The standards found in this Article are permitted within the Rural Preservation-10 zoning district for existing lots of record that have been owned by an individual or family since January 1, 1995, or before. Either a single member of the family, multiple members of the family, or an unbroken succession of family members have owned the property for no less than 30 years.

22.3. Definitions

Base Site Area. The Base Site Area consists of the parent parcel minus areas not suitable for development due to legal, physical, natural, or other constraints. The Base Site Area shall be determined as follows:

Parent parcel gross site area as determined by actual survey:

Minus Land separated by a road or utility right-of-way

Minus Land within existing roads' ultimate rights-of-way

Minus Land separated by water and/or marsh

Minus Existing natural water bodies on the property, jurisdictional and non-jurisdictional wetlands, and land/tidal wetlands seaward of the OCRM critical line

Minus Land previously dedicated as open space

Equals = Base Site Area

Open Space Preservation Area. The land within the subdivision that is left undeveloped in exchange for reduction in lot size and/or other development requirements.

Parent Parcel. The parent parcel constitutes the parcel to be subdivided.

22.4. Development Standards.

Rural small lot subdivisions shall be subject to the following standards.

<u>Table 1: Development Standards</u>	
<u>Maximum Density</u>	<u>1 principal dwelling unit per 10 acres¹</u>
<u>Minimum Lot Area</u>	<u>1 acre</u>
<u>Minimum Lot Width</u>	<u>150 feet</u>
<u>Minimum Setbacks²</u>	
<u>Front (major street, multi-lane)</u>	<u>60 feet</u>
<u>Front (major street, two-lane)</u>	<u>45 feet</u>
<u>Front (minor street)</u>	<u>25 feet</u>
<u>Side</u>	<u>25 feet</u>
<u>Rear</u>	<u>25 feet</u>
¹ Base site area	
² Setbacks shall also apply to Open Space Protection Areas	

22.5. Open Space Preservation Area (OSPA) Standards.

Open space preservation areas shall be contiguous to the maximum extent practicable.

The OSPA must consist of a minimum of fifty percent (50%) of the base site area.

In instances where natural features (wetlands, waterbodies, forested areas, etc.) are part of a larger system which extends to adjacent property(ies), these areas shall be prioritized for protection. In instances where an existing parcel has already established open space preservation areas, the proposed rural lot subdivision shall include open space protection of natural features contiguous with the adjacent property(ies).

Land dedicated to open space shall not include land dedicated for uses such as community swimming pool(s), clubhouse(s), and similar uses. Recreational amenities, such as walking/biking trails, may be permitted within the OSPA in conformance with applicable state and federal laws. Recreational lakes or ponds used for storm water management and designed as naturalized features may be included in the land designated as open space. Fenced detention or retention areas used for storm water management shall not be included in the calculation of required open space.

The owner shall select land dedicated for open space purposes and type of ownership. The open space preservation area may remain with the parent parcel to be held in single ownership or subdivided into a separate parcel. In either case, a note shall appear on the plat and recorded in the deed that development of the open space preservation area is prohibited.

Type of ownership may include, but is not necessarily limited to, the following:

1. The County, subject to acceptance by the governing body;
2. Other public jurisdictions or agencies, subject to their acceptance;
3. Non-profit or quasi-public organizations committed to the protection and conservation of open space, subject to their acceptance;
4. Homeowner or cooperative associations or organizations; or
5. Shared, undivided interest by all property owners within the subdivision.

B. Maintenance of open space - The person(s) or entity identified above, as having the right to ownership or control over open space, shall be responsible for its continuing upkeep and proper maintenance.

22.6. Restrictions on Future Subdivisions.

A note shall appear on all plats for rural small lot subdivisions specifying the number of remaining by-right lots that can be subdivided from the parent tract. If all by-right lots are subdivided, the note shall state that remaining subdivisions of the parent parcel shall be prohibited, except in compliance with the open space preservation standards specified in Section 22.5.

22.7 Roadside Buffer

A minimum fifty foot (50') wide continuous landscaped buffer shall be established and maintained parallel and adjacent to the highway corridor. This buffer is separate and distinct from the buffering requirements of Section 12.8 except that, where that section may call for a greater setback from the highway because of a specific activity, the greater setback distance shall be observed. Likewise, should Section 12.8 require total screening because of a specific activity, the fifty foot (50') wide landscaped buffer may be used to accommodate such screening.

Only the following activities shall be permitted within the landscaped buffer:

1. Vehicular access drives which tie into approved access points as determined by SCDOT and/ or Jasper County, and which run perpendicular to the right-of-way, or as nearly perpendicular as is feasible owing to terrain, horizontal curves and the like.
2. Landscaped walls and fences less than six feet (6') high.

3. Lighting.

4. Landscaping fixtures.

5. Signage.

6. Underground utility lines.

7. Overhead utility lines which run perpendicular to the road right-of-way and are consolidated with vehicular access drives wherever possible.