

STATE OF SOUTH CAROLINA)
COUNTY OF LEXINGTON) ORDINANCE 2019-10
TOWN OF SOUTH CONGAREE)

AN ORDINANCE AMENDING THE SOUTH CONGAREE CODE OF ORDINANCES CHAPTER 158; SO AS TO INCLUDE THE BEAUTIFICATION AND UNIFICATION ORDINANCE.

WHEREAS, the Mayor and Town Council is authorized to establish land use ordinances for the general purposes of guiding development in accordance with existing and future needs and promoting public health, safety, morals, convenience, order, appearance, prosperity and general welfare and;

NOW THEREFORE, BE IT ORDERED by the town of South Congaree, South Carolina, in Council duly assembled and by the authority thereof, that:

Chapter 158:

BEAUTIFICATION AND UNIFICATION

§ 158.300 PURPOSE.

- A. A visually appealing community increases property values, attracts businesses, and improves the town's image. Some research even shows that a nice-looking main street promotes good behavior.
- B. The purpose of the Town of South Congaree Beautification Plan is a comprehensive long-range plan intended to guide the beautification of public and commercial properties along Main Street, Sections of Ramblin Road and Pine Street.

§ 158.301 ARCHITECTURE.

Structures must be designed to be unobtrusive. In addition, all sides of a structure should be given the same design consideration as the entrance or street façade.

Structures shall demonstrate the general principles of good design including but not limited to those dealing with form, mass, scale, detail, materials, and colors.

All Architectural Plans are to be submitted and subject to the South Congaree Architectural Review Board's approval.

A. COLORS.

1. DEFINITION

Earth Tones. Color scheme that reflects a palette of natural colors found in rocks, soil, and vegetation. These colors are usually represented by muted shades of blues, brown, tan, gray, green, and red. These palettes can create a warm, nature-friendly atmosphere.

2. CONTEXT

The overall exterior color scheme must be selected to be harmonious with the neighborhood. Earth tones must be chosen as the predominant colors. Colors shall not be used to cause the structure to stand out from others or its background.

Consideration must be given to the compatibility of colors with those existing in the vicinity. The size of the structure and the amount of shading it will receive are also factors in the selection of colors. Colors that may be approved on sites with good tree coverage providing adequate shading may not be approved on a site with inadequate shading.

3. HUE

Any accent colors shall be of analogous tints, shades, or tones that are low in intensity or brightness. Primary, secondary, and highly saturated, bright tertiary colors should be avoided. Accent colors may only be approved for very limited use where appropriate to highlight a feature of the design or provide visual interest. A small area of brighter color may be appropriate to emphasize an architectural detail but would not be approved for a larger area. The number of such colors shall be limited and must be compatible within the overall color scheme.

4. CONTRAST

Exterior color schemes must avoid placing together colors with values that are highly contrasting. Subtle levels of contrast are desirable to emphasize architectural elements or to provide visual interest. A slightly darker wall color on the bottom story of a two-story structure may help reduce the visual height of the building. The use of black, white or off-white is typically avoided and may be approved only for very limited use where a high level of contrast is warranted.

Samples:





Sand and Steel



Vanilla Peach



Middling Autumn



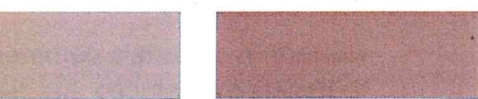
SW 0037 Morris Room Grey Interior / Exterior



SW 0038 Library Pewter Interior / Exterior



SW 0039 Portrait Tone Interior



SW 0040 Roycroft Adobe Interior / Exterior



SW 0034 Roycroft Rose Interior / Exterior



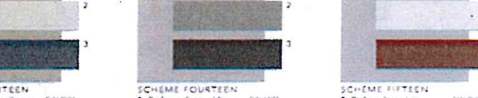
SW 0033 Rembrandt Ruby Interior / Exterior



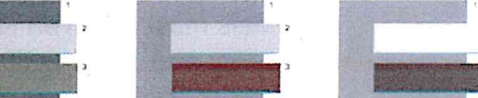
SW 0048 White Hyacinth Interior / Exterior



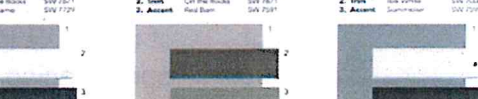
SW 0035 Indian White Interior / Exterior



SW 0036 Suckram Binding Interior



SW 0045 Antiquarian Brown Interior / Exterior



SW 0044 Hubbard Squash Interior / Exterior



SW 0042 Ruskin Room Green Interior / Exterior



SW 0043 Peristyle Brass Interior / Exterior



SW 0041 Dard Hunter Green Interior / Exterior

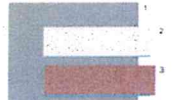


SW 0047 Studio Blue Green Interior / Exterior

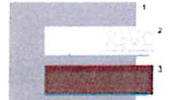
SW 0046 Bungalow Blue Interior / Exterior



SCHEME ONE
1. Body Steam Cloud SW 4091
2. Trim Autumn SW 7039
3. Accent Ripe SW 6156



SCHEME TWO
1. Body Halfhearted SW 7638
2. Trim Dover White SW 6305
3. Accent Green Clay SW 7101



SCHEME THREE
1. Body Jubilee SW 6088
2. Trim Sea White SW 7033
3. Accent Sable SW 7050



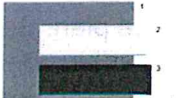
SCHEME THIRTEEN
1. Body Clamshell SW 7071
2. Trim Saffron SW 6141
3. Accent Cobalt Blue SW 7078



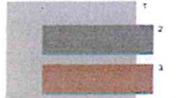
SCHEME FOURTEEN
1. Body Sails of Time SW 4107
2. Trim Tushan SW 6088
3. Accent Turkish Coffee SW 6078



SCHEME FIFTEEN
1. Body Stone Top SW 7607
2. Trim Washed White SW 7638
3. Accent Harvest Copper Red SW 2839



SCHEME FOUR
1. Body Stone Top SW 7624
2. Trim Sea White SW 7033
3. Accent Black Magic SW 4991



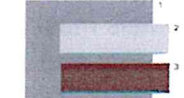
SCHEME FIVE
1. Body White Shade SW 7633
2. Trim Fairfax SW 7039
3. Accent Brandywine SW 7172



SCHEME SIX
1. Body White Sable SW 7039
2. Trim Natural Choice SW 7011
3. Accent Cadiz Blue SW 7036



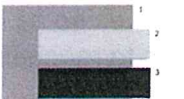
SCHEME SIXTEEN
1. Body Onyx Gray SW 7066
2. Trim On the Rocks SW 7671
3. Accent Earthtone SW 7121



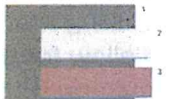
SCHEME SEVENTEEN
1. Body Green SW 7018
2. Trim On the Rocks SW 7671
3. Accent Red Barn SW 7387



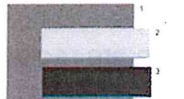
SCHEME EIGHTEEN
1. Body Pewter Cut SW 7679
2. Trim Sea White SW 7033
3. Accent Supermarine SW 7205



SCHEME SEVEN
1. Body Tawny Taupe SW 7006
2. Trim Sea White SW 6109
3. Accent Black Magic SW 4991



SCHEME EIGHT
1. Body Dazzling Earth SW 2820
2. Trim Dover White SW 6305
3. Accent Seaweed Color SW 7132



SCHEME NINE
1. Body True White SW 7025
2. Trim Moderate White SW 6140
3. Accent Maroon SW 6020



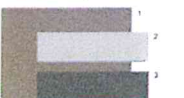
SCHEME NINETEEN
1. Body Summit Gray SW 7609
2. Trim Pure White SW 7000
3. Accent Greenleaf SW 4996



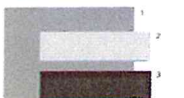
SCHEME TWENTY
1. Body Lark SW 4108
2. Trim Praline Bronze SW 6133
3. Accent Earthtone SW 7129



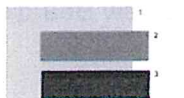
SCHEME TWENTY ONE
1. Body Atlantic Gray SW 7592
2. Trim Creamery SW 7012
3. Accent Black Magic SW 4991



SCHEME TEN
1. Body Portland SW 4102
2. Trim Modern Gray SW 7620
3. Accent Porcelain SW 7047



SCHEME ELEVEN
1. Body Seaside SW 7031
2. Trim Seaside SW 7031
3. Accent Antiquarian Brown SW 0045



SCHEME TWELVE
1. Body Soft Tan SW 6181
2. Trim Peachy SW 7014
3. Accent Cinnamon SW 7043



SCHEME TWENTY TWO
1. Body Cinnamon Gray SW 6180
2. Trim Creamery SW 7012
3. Trim Terra Blue SW 6068



SCHEME TWENTY THREE
1. Body Eclipse SW 4106
2. Trim Universal Blue SW 4140
3. Accent Terra Red SW 7039



SCHEME TWENTY FOUR
1. Body Pure Gray SW 4104
2. Trim Lark SW 4108
3. Accent Peacock Green SW 6208

B. FORM

The form or shape of structures should avoid monotonous unbroken planes or unrelieved repetition of shape. Visual interest and shadow play can be created by several techniques including the use of offsetting planes with a variety of depths.

Roof form is also a key element to achieve character. Typically gable, hip or shed roof forms are desirable with a minimum pitch of 6/12. In larger structures a variety of forms can provide greater visual interest and break up large roof planes. Flat roof designs should generally not be used unless concealed within another roof or other architectural element. Overhangs of sufficient depth and in proportion to the façade height can also be important to roof form and for shadow play.

C. MATERIALS

Generally, materials common to the area or historically present should be selected. Suitable materials may stucco, hardi-plank, stone, brick, wood, metal, and glass. Other materials may be considered but in lesser quantities. A variety of compatible contrasting textures should be used to provide visual interest. Single material façades are generally not appropriate. Materials should be arranged in logical fashion, lighter above heavier, and in relationship to other materials in terms of percentage, not equal or dominating. Reflective materials other than glass must be avoided. All materials should be high quality, durable to be selected with the beautification of South Congaree in mind. All materials are to be submitted and subject to the South Congaree Architectural Review Board's approval.

§ 158.302 LANDSCAPE

A. Purpose

The purpose of landscaping street frontages and perimeters is to soften the visual impact of development from public view and adjacent property and to enhance the appearance of the Town.

B. Trees, Shrubs, Grass and Ground Cover

Shrubs must be selected to provide visual interest, and screen fewer desirable elements of the project. The species used must take into consideration the site's growing conditions and existing vegetation types. While a variety of species is desirable for texture and color, emphasis must be given to overall order and continuity of the landscape plan. Seasonal availability and planting time period also need to be considered. The number of plants will be determined by the scope of the project and the function of the landscaping. A variety of sizes is desirable to create a "layered" appearance for visual interest and a sense of depth. Placement of shrubs must also take into account the location of existing mature trees so as not to damage tree roots. Proper spacing and location are required to allow for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning.

All Landscaping (Trees, Shrubs, Grass and Ground Cover) are to be submitted and subject to the South Congaree Architectural Review Board's approval.

C. Landscape Plan Required

Landscaping, planting of new vegetation, is to be used to supplement the existing vegetation and provide for a harmonious setting for the site's structures, parking areas or other construction. The landscape will contain four basic elements

1. Trees
2. Shrubs
3. Groundcovers
4. Buffers

It requires landscaping between dissimilar land uses, along public rights-of-way, and within and around parking areas. A minimum overall tree coverage based on tree diameter is required, which may be met with existing and/or new trees. Screening for loading, trash collection, display areas, and utility areas is required. Landscape plans are required for all new development and certain renovations and expansions.

D. REQUIRED DESIGN ELEMENTS:

1. Parcel(s) that adjoin or front all proposed, future, private and public streets shall have a minimum street frontage depth of ten feet (10'). Measurements shall begin at the property line and extend toward the interior of the parcel(s).
2. Large broad-leaved canopy trees shall average at least one tree per thirty-five feet (35') or portion thereof. Placement shall be within twenty feet (20') of the street frontage property line.
3. Perimeter (sides and rear) landscape areas shall be a minimum of five feet (5') wide and are required when the surface parking lot can be viewed by adjoining property or street right-of-way.
4. The street frontage, perimeter and perimeter landscape zones shall be reserved for landscaping materials only and landscaping shall be planted over the entire landscape zone.

Plans are to be submitted and subject to the South Congaree Architectural Review Board's approval.

§ 158.303 BUFFERS

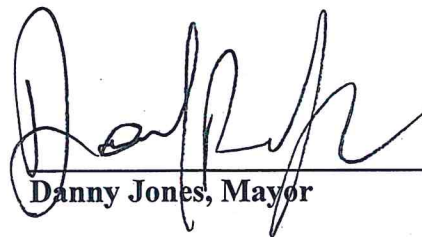
Buffers must be clearly indicated on submitted site plans for permit approval and are to be drawn to the same scale. Existing vegetation that will be protected and retained as part of the buffer must be included with all new proposed plantings within the buffer areas and identified on the required tree survey. Proposed plantings are to be drawn depicting maturity.

All Buffers are to be submitted and subject to the South Congaree Architectural Review Board's approval.

1st Reading 11/19/2019


Public Hearing 12/10/2019

2nd Hearing 12/10/2019



Danny Jones, Mayor

Attest:



Patt Shull, Town Clerk