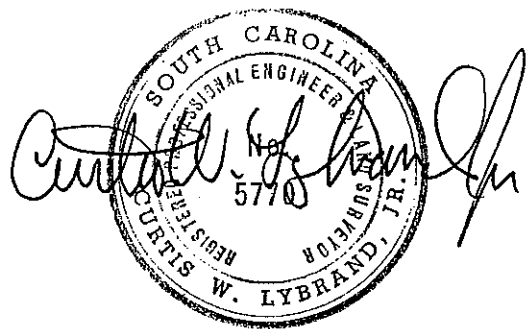


BUCKFIELD FARMS  
PLANNED DEVELOPMENT  
GUIDELINES

OWNERS: AMERY S. ENGLISH AND WILLIAM J. PLATT, JR.  
ROUTE 5 BOX 50  
WALTERBORO, SC 29488  
893-2563

ENGINEER: CURTIS W. LYBRAND, JR.  
60 ROMNEY ST. SUITE 200  
CHARLESTON, SC 29403  
577-8809

SURVEYOR: LINDSEY LAND SURVEYING CO.  
P.O. BOX 895  
HOLLYWOOD, SC 29449  
889-2930



# DEVELOPMENT GUIDELINES

FOR

BUCKFIELD FARMS

CHARLESTON COUNTY, SOUTH CAROLINA

TMS # 50-0-0-11 AND 23

## I. PURPOSE AND INTENT

THE PURPOSE AND INTENT OF THE DEVELOPMENT GUIDELINES IS TO SET FORTH MINIMUM DESIGN STANDARDS TO BE UTILIZED IN THE IMPLEMENTATION OF THE DEVELOPMENT PLAN FOR BUCKFIELD FARMS. THE OBJECTIVE OF THESE GUIDELINES IS FOR THE CREATION OF AN AESTHETICALLY PLEASING LOW DENSITY SINGLE FAMILY RESIDENTIAL COMMUNITY THAT IS HARMONIOUS WITH THE RURAL SETTING OF THE LAND.

## II. LAND USE

| A. RESIDENTIAL | ACERAGE | UNITS | DENSITY  |
|----------------|---------|-------|----------|
| SINGLE FAMILY  | 305.29  | 31    | 0.1UN/AC |

1. ALL LOTS SHALL BE USED FOR SINGLE FAMILY RESIDENTIAL PURPOSES AND NO BUSINESS ACTIVITY SHALL BE CARRIED OUT UPON ANY LOT OTHER THAN CUSTOMARY HOME OCCUPATIONS AS DEFINED BY SECTION 30.80.0040 OF THE CHARLESTON COUNTY ZONING ORDINANCE. THERE SHALL BE NO MORE THAN ONE PRINCIPAL DWELLING UNIT PER LOT.
2. ACCESSORY DWELLING UNIT: ONE ACCESSORY DWELLING UNIT IN ADDITION TO A PRINCIPAL DWELLING STRUCTURE MAY BE ESTABLISHED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
  - a. ACCESSORY DWELLING UNIT MAY BE USED FOR THE PURPOSE OF PROVIDING ACCOMMODATIONS FOR FAMILY MEMBERS, CARETAKERS, OR MAY BE USED AS GUEST QUARTERS.
  - b. ACCESSORY DWELLING UNIT MAY BE IN THE FORM OF A DETACHED GARAGE APARTMENT OR OTHER DETACHED ACCESSORY DWELLING UNIT.
  - c. ACCESSORY UNITS ARE ALLOWED ONLY ON LOTS WITH MORE THAN 2 ACRES OF HIGH LAND.
  - d. ONLY ONE ACCESSORY UNIT PER LOT IS ALLOWED.

- e. TWO MOBILE HOMES ON THE SAME LOT WILL NOT BE ALLOWED.
- f. HEALTH DEPARTMENT APPROVALS FOR ADDITIONAL DWELLING UNIT MUST BE OBTAINED.
- g. ALL ACCESSORY DWELLING UNITS MUST BE APPROVED BY THE BUCKFIELD FARMS PLANNED DEVELOPMENT ARCHITECTURAL REVIEW BOARD (ARB) PRIOR TO SUBMITTAL TO CHARLESTON COUNTY FOR ZONING APPROVAL AND PERMITTING.

B. PRIVATE DIRT ROAD 6.2 ACRES

C. ACCESSORY STRUCTURES: DETACHED STRUCTURES ALLOWED ARE BARNs, STABLES, STORAGE BUILDINGS, GARAGES, SWIMMING POOLS, AND GAZEBOS. ALL ACCESSORY STRUCTURES MUST BE APPROVED BY THE BUCKFIELD FARMS PLANNED DEVELOPMENT ARCHITECTURAL REVIEW BOARD (A.R.B.) PRIOR TO SUBMITTAL TO CHARLESTON COUNTY FOR ZONING APPROVAL AND PERMITTING.

D. MOBILE HOMES: MOBILE HOMES AS PRINCIPAL STRUCTURES OR ACCESSORY STRUCTURES ARE PERMITTED (TWO MOBILE HOMES ON SAME ZONING LOT IS NOT PERMITTED). MOBILE HOMES ARE PERMITTED FOR USE AS TEMPORARY DWELLING UNITS WHILE CONSTRUCTION IS IN PROGRESS ON A PERMANENT DWELLING UNIT FOR A DURATION OF 12 MONTHS. SUCH A TEMPORARY DWELLING UNIT SHALL BE REMOVED FROM THE PREMISIS WITHIN 30 DAYS OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PERMANENT STRUCTURE. ALL MOBILE HOMES MUST HAVE UNDERSKIRTING. NO MOBILE HOMES OVER 5 YEARS OLD ARE PERMITTED UNLESS APPROVED BY THE A.R.B. THIS DOES NOT IMPLY THAT MOBILE HOMES MUST BE REMOVED AFTER FIVE YEARS. MOBILE HOMES ARE PERMITTED FOR RESIDENTIAL USE ONLY.

E. CAMPERS: IN NO CASE SHALL CAMPERS, TENTS, RECREATIONAL VEHICLES OR SIMILAR TEMPORARY STRUCTURES BE USED AS PRINCIPAL OR ACCESSORY STRUCTURES.

F. MOTOR VEHICLES: NO MORE THAN ONE INOPERABLE MOTOR VEHICLE SHALL BE KEPT, PARKED, OR STORED OVERNIGHT EXCEPT WITHIN ENCLOSED GARAGES. REPAIRS OF INOPERABLE MOTOR VEHICLES ARE RESTRICTED TO VEHICLES WHICH ARE THE PROPERTY OF THE OWNER OR OCCUPIER OF THE LOT ON WHICH REPAIRS OCCUR. NOT MORE THAN TWO MOTOR VEHICLES MAY BE OFFERED FOR SALE, OPERABLE OR INOPERABLE, WHICH ARE THE PROPERTY OF THE OWNER OR OCCUPIER OF THE LOT UPON WHICH THE SALE OCCURS. NO COMMERCIAL VEHICLE OVER ONE TON CAPACITY SHALL BE KEPT, STORED, OR PARKED OVERNIGHT EXCEPT WITHIN ENCLOSED GARAGES.

- G. LIVESTOCK: DOMESTIC ANIMALS, DOGS, CATS, OR OTHER COMMON PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BRED, TRAINED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE. HORSES, LIVESTOCK, AND POULTRY ARE ALLOWED ONLY UNDER SPECIAL CIRCUMSTANCES. ALL LIVESTOCK MUST BE APPROVED BY THE A.R.B.
- H. FARMING: FARMING OPERATIONS ARE ALLOWED ONLY UNDER SPECIAL CIRCUMSTANCES. ALL FARMING MUST BE APPROVED BY THE A.R.B.
- I. COMMON AREA: COMMON AREAS ARE NOT CREATED AS SEPARATE RESIDENTIAL LOTS BUT ARE TO BE PRIVATELY MAINTAINED COMMON AREAS FOR THE USE OF THE RESIDENTS. PICNIC TABLES, OUTDOOR SHELTERS, RECREATIONAL STRUCTURES, ETC. WILL BE ALLOWED UPON APPROVAL OF THE A.R.B. IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION TO MAINTAIN THIS AMENITY.
- J. ENTRANCE FEATURE: IT IS THE INTENT TO PROVIDE THE DEVELOPMENT WITH AN AESTHETICALLY PLEASING PARK-LIKE ENTRANCE. THE MAINTENANCE OF THE SIGNS, LANDSCAPING, ETC. WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
- K. DIRT MINING: MINING ACTIVITIES MAY BE ALLOWED WITH CONDITIONAL USE PERMIT APPROVAL.

### III. SETBACK CRITERIA

#### A. SINGLE FAMILY

##### 1. SET BACKS

- a. FRONT YARD MINIMUM 50'
- b. REAR YARD MINIMUM 50'
- c. SIDE YARD MINIMUM 10'
- d. WETLANDS MINIMUM 35'

##### 2. LOT COVERAGE SHALL BE THE SAME AS CHARLESTON COUNTY ZONING ORDINANCE FOR AGRICULTURAL-GENERAL DISTRICTS.

##### 3. HEIGHT OF STRUCTURE NO SINGLE FAMILY RESIDENCE OR STRUCTURE WILL EXCEED 35 FEET ABOVE FEMA MINIMUM REQUIRED FLOOD ELEVATIONS.

##### 4. ACCESSORY STRUCTURES SETBACK ALL SETBACKS SHALL BE THE SAME AS LISTED FOR III A, SETBACK CRITERIA.

##### 5. BUILDINGS ARE NOT TO ENCROACH INTO WETLANDS OR BUFFERS.

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IV. LOT SIZE CRITERIA

- A. LOT SIZE WILL RANGE FROM 1.2 ACRES TO 94 ACRES.
- B. TOTAL NUMBER OF LOTS IS 31.
- C. NO LOT LINES MAY BE ABANDONED NOR MAY ANY LOTS BE FURTHER SUBDIVIDED UNLESS APPROVED THROUGH THE PLANNED DEVELOPMENT AMENDMENT PROCESS.

V. STREET PARKING

NO PARKING WILL BE PERMITTED IN THE STREET. ALL PARKING WILL BE AS SPECIFIED BY CHARLESTON COUNTY ZONING ORDINANCE.

VI. SCREENING/BUFFER AREAS

NO SCREENING OR BUFFERS SHALL BE REQUIRED, EXCEPT ALONG RAILROAD AND AROUND COMMON AREA.

VII. FENCES AND WALLS

ONLY MASONRY, CHAIN LINK AND WOOD FENCES WILL BE ALLOWED. HOG WIRE FENCES WILL BE ALLOWED ONLY UNDER SPECIAL CIRCUMSTANCES. THERE WILL BE NO CHICKEN WIRE TYPE FENCING ALLOWED. ALL FENCES MUST BE APPROVED BY THE A.R.B.

VIII. STREETS

ALL ROADS WILL BE BUILT TO MEET REQUIREMENTS OF THE CHARLESTON COUNTY ROAD CODE FOR EARTH STREETS. IF THE PROPERTY OWNERS ASSOCIATION DECIDES THEY NO LONGER WANT RESPONSIBILITY FOR THESE ROADS, IT WILL BE THE RESPONSIBILITY OF THE BUCKFIELD FARMS PROPERTY OWNERS ASSOCIATION TO CONSTRUCT THE ROADS TO COUNTY STANDARDS FOR PAVING. THE STATEMENT THAT ALL ROADS AND DRAINAGE SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE BUCKFIELD FARMS PROPERTY OWNERS ASSOCIATION SHALL BE RECORDED AS RESTRICTIVE COVENANTS OR SHALL BE INCORPORATED IN OTHER DOCUMENTS SIMULTANEOUSLY RECORDED WITH THE FINAL PLAT. THESE COVENANTS SHALL INCLUDE DEDICATION OF ROADWAYS AND DRAINAGE TO HOMEOWNERS ASSOCIATION SO AS TO INSURE FUTURE MAINTENANCE RESPONSIBILITIES. ROADS WILL NOT BE ACCEPTED BY CHARLESTON COUNTY UNTIL THEY HAVE BEEN CONSTRUCTED TO COUNTY ROAD CODE STANDARDS FOR PAVING.

IX. TREES

IT WILL BE THE RESPONSIBILITY OF LOT OWNERS TO COMPLY WITH THE CHARLESTON COUNTY TREE ORDINANCE.

X. DRAINAGE

THE STORM WATER DESIGN WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHARLESTON COUNTY ROAD CODE. ALL DRAINAGE EASEMENTS FOR STORMWATER WITHIN THE PROJECT WILL BE DEDICATED TO THE PUBLIC AND MAINTAINED PRIVATELY. EASEMENTS WITHIN THE PROJECT WILL MEET ALL COUNTY REQUIREMENTS.

XI. WATER, SEWER AND OTHER AMENITIES

- A. WATER SUPPLY - INDIVIDUAL WELLS.
- B. SEWER SUPPLY - INDIVIDUAL SEPTIC TANKS.
- C. TRASH REMOVAL - INDIVIDUAL CONTRACT SERVICE.
- D. ELECTRICAL SERVICE - S.C.E.&G. CO.

XII. PUBLIC SERVICE

- A. FIRE PROTECTION - ST. PAUL'S FIRE DEPARTMENT.
- B. POLICE PROTECTION - CHAS. CO. SHERIFF'S DEPT.

XIII. SIGNAGE

MAIN ENTRANCE SIGN FOR THE DEVELOPMENT WILL BE PLACED AT THE ENTRANCE IN THE COMMON AREA AND SHALL BE DOUBLE SIDED AND NOT EXCEED 32 SQUARE FEET EACH SIDE. THE SIGN SHALL NOT EXCEED 8 FEET IN HEIGHT. NO COMMERCIAL SIGNS ARE ALLOWED WITH THE EXCEPTION OF REALTOR SIGNS. REALTOR SIGNS SHALL CONFORM TO THE CHARLESTON COUNTY ZONING ORDINANCE.

XIV. PUBLIC UTILITIES

SUBSTATIONS OR UTILITIES WILL NOT REQUIRE CONDITIONAL USE PERMITS AND MUST OBTAIN SITE PLAN APPROVAL BY CHARLESTON COUNTY PLANNING DEPARTMENT AND THE A.R.B.

XV. ZONING

THE SITE IS PRESENTLY ZONED AGRICULTURAL - GENERAL (AG). THE CHARLESTON COUNTY ZONING ORDINANCE FOR AG DISTRICT SHALL APPLY TO ALL AREAS OF THIS DEVELOPMENT WHERE NOT COVERED BY THESE REGULATIONS AND GUIDELINES.

XVI. S.C. DHEC COMPLIANCE

ALL 31 LOTS MUST COMPLY WITH SITE AND SOIL EVALUATION REQUIREMENTS FOR SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL FOR MODIFIED SUBSURFACE

DISPOSAL SYSTEMS.

XVII. WETLANDS

FRESHWATER WETLANDS MAY NOT BE ALTERED UNLESS A PERMIT IS OBTAINED FROM THE U.S. ARMY CORPS OF ENGINEERS AND THE S.C. COASTAL COUNCIL.

XVIII. SITE PLANS

SITE PLAN APPROVAL WILL BE OBTAINED FROM CHARLESTON COUNTY PLANNING AND ZONING OFFICE PRIOR TO OBTAINING BUILDING PERMITS. THE A.R.B. WILL FIRST REVIEW ANY AND ALL LOT OWNERS' PLANS FOR CONSTRUCTION. UPON APPROVAL OF SAID PLANS THE A.R.B. WILL STAMP BUCKFIELD FARMS APROVAL PRIOR TO SUBMISSION AND APPROVAL BY CHARLESTON COUNTY ZONING DEPARTMENT. NO BUILDING, FENCE, SWIMMING POOL, DOCK, WALL, SIDEWALK, DRIVEWAY OR OTHER EXTERIOR PERMANENT IMPROVEMENT SHALL BE COMMENCED OR ERECTED ON ANY LOT, NOR SHALL ANY EXTERIOR ADDITION OR ALTERATION TO AN EXISTING STRUCTURE BE MADE UNTIL THE PLANS SHOWING THE NATURE, KIND, SHAPE, HEIGHT, MATERIALS AND LOCATION ON A SITE PLAN OF SAID LOT BE SUBMITTED TO THE A.R.B., GIVEN BUCKFIELD FARMS STAMP OF APPROVAL, AND ALSO BE APPROVED BY CHARLESTON COUNTY ZONING DEPARTMENT.

XIX. ATTACHMENTS

1. PRELIMINARY PLAT
2. SITE PLAN
3. APPROVED BOUNDARY PLAT
4. PROOF OF COORDINATION LETTERS
  - a. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
  - b. S.C.E.&G. CO.
  - c. ST. PAUL'S FIRE DEPARTMENT
  - d. CHARLESTON COUNTY PUBLIC WORKS
  - e. SOUTH CAROLINA COASTAL COUNCIL
  - f. SIGNED TREE AFFIDAVIT
  - g. CORPS OF ENGINEERS