

Article XVI: Design Overlay District for Main Corridors (added 5-17-07)

1600 **Intent**

The Purpose of establishing the Design Overlay Corridor District is to:

- protect and enhance the aesthetic and visual character of all commercial and residential development within the City of Georgetown located within the overlay district
- to promote the cultural, economic and general welfare of the people of Georgetown;
- to foster civic pride;
- to encourage harmonious, orderly and efficient growth and development of the City of Georgetown;
- to improve property values.

The design review process is not intended to stifle innovative architecture but to assure respect to surrounding uses and reduce incompatible and adverse impacts on the aesthetic appearance as well as the economic vitality of the area. To accomplish this, the Zoning Administrator shall exercise the following guidelines in reviewing proposed structures, site improvements, signs, and landscaping in addition to those standards pertained to the particular base zoning district in which the development occurs.

The standards established herein address only site plan or design-related issues encountered in the development or redevelopment of property within the Overlay zone. Specific zoning-related standards are established within the zoning ordinance and must be met prior to beginning development or redevelopment activities of the overlay zone.

1601 **Delineation of District Boundaries**

The boundaries of the Design Overlay District shall include all parcels partially or completely within the outlined Design Overlay District boundaries as illustrated on the Official Zoning Map and the map attached as approved by the Mayor and City Council and includes the following zoning districts within the district. (All properties annexed into the City of Georgetown after the adoption of said guidelines, partially or completely contiguous with Church Street, Highmarket Street, Fraser Street and or any street designated to be within the adopted Overlay district shall be required to comply with the adopted guidelines as set forth):

- General Commercial (GC)
- Intermediate Commercial (IC)
- Planned Development District(s) (PD)
- Conservation Preservation (CP)
- High Density Residential (R-4)
- Heavy Industrial (HI)
- Low Density Residential (R-1)
- Public Service District (PS)

1602 **Development Activity permitted within all Design Overlay Districts**

No zoning permit shall be issued for any alteration of existing conditions to the lands, use, or structures within the Design Overlay Corridor District except in accordance with the requirements stated herein. The standards that follow shall be applicable to any

renovated or newly constructed, commercial, industrial, multi-family residential or office developments, businesses that have been closed for over 180 days, new or redeveloped parking lots, removal of trees and/or natural vegetation that are located partially or completely within the boundaries established for each overlay district. (Single family detached dwellings located within the Design overlay district shall be exempt from the design review procedure and requirements set forth herein) Any dwelling being converted into a commercial business shall be required to meet established guidelines. Accessory structures used in conjunction with commercial businesses shall also meet the requirements set forth herein.

1603 **Design Review Procedure**

Prior to the issuance of a zoning permit, applicants shall submit two copies of all relevant information deemed necessary by the Zoning Administrator in order to approve or deny the application. Relevant information may include but shall not be limited to site plans that shall include architectural elevations of all building sides, a list of materials (including color samples of paint, brick, shingles, siding, etc.) building dimensions, location of all service areas, mechanical equipment, screening devices, exterior lighting fixtures, all signage, and the location of the existing landscaping and proposed new landscaping; topographic surveys; and lighting plans.

- A. Conceptual Review: Applicants are encouraged to meet with the Zoning Administrator prior to the preparation of working drawings and specifications. The purpose of the meeting shall be to familiarize applicants with the City of Georgetown design review standards and receive pertinent information regarding City of Georgetown Design Review Standards.
- B. Preliminary/Final Review: The Zoning Administrator shall review each application to determine if it adheres to the design review criteria. If the design and materials are consistent with the design guidelines, the Zoning Administrator may issue a zoning permit. If revisions are required, the applicant shall make the necessary revisions and submit them for final review. Once all requirements have been satisfied, the Zoning Administrator shall issue a zoning permit.
- C. The Zoning Administrator shall approve only those applications for a zoning permit that conform to all requirements set forth in the City of Georgetown Zoning Ordinance, to include the overlay guidelines as required by this ordinance.

1604 **Site Design Standards**

Site plans shall meet all applicable zoning requirements in addition to the following requirements set forth within the Design Overlay Corridor District.

- A. Proposed development shall avoid excessive or unsightly grading, indiscriminate earth moving or clearing, and removal of trees and vegetation which could cause disruption of natural water courses, or disfigure natural land forms. All requirements set forth in the Army Corp. of Engineers and/or OCRM will be addressed at this time.
- B. Where it is reasonable and practical, proposed structures shall not impede scenic views from the main road, from existing structures, or from natural settings.
- C. The landscape plan for proposed developments shall provide visually harmonious and compatible settings for structures on the same lot and on

adjoining lots and shall blend with the surrounding natural landscape. Extreme care shall be given to the preservation of existing natural vegetation on the site and shall be incorporated into proposed landscape plans.

- D. Plant materials shall be selected and placed with regards to the estimated mature height and width of such materials.
- E. Parking lot lighting shall be no greater than twenty five (25) feet in height and be shielded to ensure that no spillover occurs onto adjacent rights-of-way.
- F. A lighting plan will be required with submittal of all commercial development plans within the overlay. Emergency lighting for public safety and hazard warning, holiday decorations, residential lighting, and public streetlights are exempted from the provisions of this ordinance.
- G. Lighting Orientation and shielding: All light fixtures, except streetlights shall be located, aimed or shielded as to minimize stray light trespassing across property boundaries. No illumination in excess of one (1) foot candle shall spill across any residentially zoned lot line. The orientation of all lighting shall be downward.
- H. Out parcels shall conform to the master lighting and landscaping plan prepared by the developer of the primary lot.
- I. Property owners and managers are encouraged to safely illuminate building entry/exit locations; however, such areas shall only be illuminated using shielded lighting or off-building lighting that does not generate glare or otherwise allow the light to be viewed directly from off the property. Building walls may be illuminated.
- J. Proposed developments shall be located and configured in a visually harmonious manner with the terrain and vegetation of the subject parcel and with that of surrounding parcels.

1605 **Architectural Design Standards**

Structures shall meet all applicable Building Code and underlying zoning requirements in addition to the following requirements set forth within the Design Overlay Corridor District.

- A. Proposed structures will contribute to the image of the City of Georgetown as a unique place of visual character, integrity and quality.
- B. All elevations of a structure shall be in harmony one with another in terms of scale, mass, proportion, detail, material, color and high design quality.
- C. The scale of buildings and accessory structures (including canopies) shall be appropriate to the scale of structures located in the surrounding area. Canopies designed as domineering or overpowering architectural features shall not be permitted.
- D. Mechanical equipment, whether ground level, raised or roof-top visible from the corridor or right of ways shall be enclosed or screened to ensure that such features are not visible. Enclosures and screens shall be compatible the architectural style of the proposed building.
- E. Any building exterior elevation shall consist of architectural materials which are equal in quality, appearance, and detail to all other exterior elevations in the same structure or site. Nothing in this section shall preclude the use of different materials on different exterior elevations of the same structure so long as those materials maintain the architectural unity and integrity of the entire structure or site.

- F. No unadorned concrete masonry units or corrugated and/or sheet metal or unfinished wood shall be allowed on the front façade of any building within the overlay district. Metal shall be acceptable on sides and rear of buildings only if the metal color blends with the front façade using the same or similar colors used in the front facade.
- G. Appropriate Exterior materials include finished wood, brick, stucco, tabby, synthetic stucco with light texture, wood shingles or shakes, hardiplank (or other synthetic products which show a wood grain and closely resemble finished wood siding, or split face block), vinyl. Only materials selected from this list shall be specified in design submissions.
- H. The side and rear elevations of buildings shall be visually attractive, especially where the side or rear elevations are most often viewed by the public. Roof lines and architectural details shall present a consistency in quality design.
- I. All structures within a proposed development, including gasoline canopies, shall utilize a uniform architectural theme and shall be designed to create a harmonious whole. Harmony of style can be created through proper consideration of scale, proportion, detail, materials, color, site planning, and landscaping.
- J. Long, monotonous façade design, including, but not limited to, those characterized by unrelieved repetition of shape or form, or by unbroken extension of line, shall not be permitted. Buildings should be designed in a manner that reduces the building mass by breaking the façade into smaller segments.
- K. The architectural design and finish details of the buildings (i.e. signage, canopies, railings, metal work, window casements, flashing and other finish elements) shall be appropriate and compatible with one another and surrounding structures.
- L. Large expansions of glass shall be avoided, or divided into smaller lights through the use of mullions or muntins.
- M. Shingles, metal standing seam, tile, or other roofing materials with similar appropriate texture and appearance shall be utilized on roofs visible from the Corridor.
- N. Black (or dark) plastic coated galvanized chain link fencing can be used if screened with landscaping on the side and rear of property. Chain link fencing shall not be placed in the front yard. Wood palisade or lattice is preferred fencing materials.
- O. Porches and porticos with vertical posts or columns of simple, traditional design shall be incorporated into designs where practical.
- P. Shutters, when used, shall be either louvered, paneled or board and batten. They shall be hung or hinged from window sides and sized to fit the window.
- Q. Trim, Windows and doors shall be finished in white, or a contrasting value of the cladding color.
- R. All new electrical services shall be buried.
- S. Out parcels shall conform to the master architectural, and signage plan prepared by the developer of the primary lot.
- T. Color combinations of paints and stains shall be complementary. No more than three different colors per building shall be permitted. The color palette shall be earth tone (green, tans, light brown, terra cotta), secondary colors with less than 50% color value, shall be white or cream tones. Colors such as black, dark blue, grays, and other dark colors can be used to accent.

- U. Color Palette. Paint Colors for exterior finished shall be selected from the following palette, taken from the Sherwin Williams Heritage Colors collection, or other manufacturer's equivalent. Primary colors, fluorescent, phosphorescent and pale pastel colors shall not be used. Colors presented for approval not listed below shall be considered only if proposed colors blend with the surrounding area and are in keeping with the design and architecture of the building.

Color Palette		
Barnstable Brown	SW 2168	Brown
Georgetown	SW2155	Dark Rose
Victorian Rose	SW2017	Light Rose
Gray Ashlar	SW2002	Warm Gray
Keystone Gray	SW2005	Warm Gray
Gambrel Brown	SW2021	Dark Brown
Stonington	SW2076	Olive
Portico	SW2072	Light Olive
Gazebo White	SW2221	Off-white
Gothic Rose	SW2163	Medium Rose
Shaker Red	SW2173	Red Brown
Farmhouse	SW2301	Deep Red
Saltbox Blue	SW2279	Blue
Romanesque	SW2275	Light Blue
Oriel Gray	SW2095	Light Gray
Western Reserve	SW2052	Beige
Beige	SW2057	Olive
Veranda	SW2020	Brown
Adirondack	SW2090	Deep Olive
Yama Green	SW2215	Light Olive
San Antonio Sage	SW2065	Tan
Windsor Greige	SW2347	Cream
Cottage Cream	SW2344	Yellow
Cupola Yellow	SW2356	Gold
Regency Gold	SW2091	Deep Green
Seal Beach Green	SW2223	Olive
Natchez Moss	SW2360	Yellow Green
Hampton Green	SW2205	Tan
Townhall Tan	SW2050	Light Brown
Dormer Brown	SW2063	Dark Brown
Finial Bronze	SW2194	Beige
Prairie Sand	SW2191	Tan
Ligonier Tan	SW2207	Buff
Colony Buff	SW2102	Cool Gray
Lattice	SW2264	Blue
Newport Blue	SW2272	Blue
Bar Harbor	SW2392	Deep Green
Green Mallard	SW2393	Aqua
Potomac Blue	SW2254	Light Aqua
Wilmington	SW2066	Light Taupe
Nantucket Dune	SW2029	Taupe
Tavern Taupe	SW2077	Dark Taupe

Tudor House Brown	SW2237	Green
Village Green	SW2236	Green
Arcadian	SW2368	Light Green
Carpenter's Lace	SW2192	Beige
Sunporch	SW2313	Light Brick
Sedona Clay	SW2314	Dark Brick
Awning Red		

V. Finish. In all instances, Flat or Satin paint only shall be used for siding finishes. Semi-Gloss, Satin, or Flat paint shall be used for trim, windows, and doors.

1606 Sign Design Standards

Signage shall meet all applicable requirements of Article 10 and all applicable Building Codes in addition to the following requirements set forth within the Design Overlay Corridor district.

- A. The location and dimension of wall signs shall be indicated upon the architectural elevations of the proposed structures.
- B. Signs (monument and wall signs) shall compliment the architectural style of the building and shall be designed as an architectural element of the building.
- C. The materials, colors, and lighting of signs shall be compatible with the materials used in the construction of the building.
- D. Wall signs shall fit within the confines of the architectural details of the building and not obscure or detract from those features.

1607 Parking Design Standards

Parking shall meet all applicable requirements set forth in the Parking section of this ordinance in addition to the following requirements. If any ordinance is found to be in conflict with the other regarding parking, the most stringent shall apply.

- A. All off-street parking areas shall be designed so that, without resorting to extraordinary movements, vehicles may exit such areas without backing onto a public street.
- B. Off-street parking areas of all developments shall be designed so that sanitation, emergency, and other public service vehicles can serve such developments.
- C. Every off-street parking space shall be arranged so that any vehicle may be moved into and out of such space without moving another vehicle.
- D. Circulation areas shall be designed so that vehicles can proceed safely without posing a danger to pedestrians and without interfering with parking areas.
- E. All handicap parking areas shall comply with the Building Codes and all state codes and be compatible with ADA requirements and specifications for handicapped parking including but not limited to the number of spaces, location of spaces, dimension of spaces, markings, signage, and accessibility to sidewalks.
- F. Wheelstops shall be required on all handicapped parking spaces, spaces that abut sidewalks, and parking spaces that abut landscape areas where the parking area does not contain curbing. Wheelstops shall be located thirty (30) inches on center from the front of the parking space. The stop shall be a minimum of four (4) inches in height and shall have the capacity to stop both wheels of a vehicle.

- G. Parking areas shall be composed of a dust-free, all weather surface, such as asphalt paving, pervious concrete, concrete, pea-gravel, slag or porous brick or asphalt pavers. Coquina and/or dirt or grass lots shall not be permitted. The paving surface shall have the parking stalls, loading and unloading zones, fire lanes and other applicable designations delineated in white or yellow paint.
- H. A maximum of two (2) driveways per lot shall be permitted plus one (1) additional driveway for each 150 feet of roadway frontage in excess of 200 feet. Curb cuts shall be a minimum of twenty (20') wide and not exceed thirty-six (36) feet in width.
- I. Curb cuts shall not intersect a site triangle and shall not be located within twenty-five (25) feet of another curbcut.
- J. The required parking areas for any development shall be paved and properly marked prior to the issuance of a Certificate of Zoning Compliance or a Temporary Certificate of Zoning Compliance. The City of Georgetown shall not accept any type of improvement guarantee in lieu of the completion of required parking.
- K. Queuing Lanes: In addition to the number of spaces required in the Parking Section of the Zoning Ordinance, uses which provide drive-thru services shall provide queuing lanes to accommodate the stacking of vehicles. Nine (9) feet by eighteen (18) feet area shall be provided for each car length required in the table shown below.

TYPE OF USE	NUMBER OF CAR LENGTHS
Financial Institutions	4 car lengths per window or automated teller machine
Restaurants	6 car lengths per window
Dry Cleaners	3 car lengths per window 2 car lengths per manual wash bay

1608 **Commercial, industrial, or Office Development**

In addition to the requirements set forth in the Design Overlay Corridor District, all commercial, industrial, or Office development in the Design Overlay District shall meet all applicable zoning requirements set forth in the underlying zoning district.

1609 **Landscape Plan Preparation**

All landscape plans shall be prepared by a design professional.

1610 **Landscaping/Buffer Requirements**

A. Affected Property

1. New Developments: All new developments, buildings, structures, and parking areas shall comply with the minimum landscape requirements set forth herein.
2. Existing Developments: When the principle use in an existing building changes to a different principal use, or renovations to an existing building exceed twenty-five (25%) percent of the appraised value as indicated on the Georgetown County Tax Records are to occur, or the footprint of a building is to be enlarged, or a single building (or 50% of a strip center) has been vacant for over 180 days, then the parking areas for such building(s) shall meet one of the following requirements:

1. When proposed renovations do not include increasing the building footprint and the Zoning Administrator determines there is sufficient land available to accommodate the addition of required landscape, then all landscape requirements set forth herein shall apply.
2. When proposed renovations do not include increasing the building footprint and the Zoning Administrator determines that there is not sufficient land available to accommodate the additional of required landscaping, then the Zoning Administrator may require adequate landscaping without meeting the full requirements set forth herein.
3. When a building footprint is being increased, change of the principal use occurs, or the building has been vacant for 180 days, then all landscape requirements set forth herein shall apply. If existing conditions on parcel does not allow for full compliance with the ordinance, the Zoning Administrator shall have the authority to require adequate landscaping without meeting the full requirements set forth herein.

1611 **Percentage of Property to be landscaped**

Each property shall devote a minimum of fifteen (15%) of its total area to landscaping which may include existing or transplanted trees, shrubs, and lawns. Paved areas, gravel areas, and retention/detention ponds shall not be calculated as part of the minimum fifteen (15%) percent.

1612 **Landscape requirements for the perimeter of Parking Areas**

- A. Perimeters adjacent to Public Rights-of-way:
 1. Parking areas that do not exceed 20,000 sq. ft. in area shall be required to have a minimum landscape buffer of ten (10') feet in width and shall contain a minimum of one (1) shade tree and ten (10) shrubs for every 35 linear feet of street frontage.
 2. Parking areas that exceed 20,000 sq. ft. in area shall be required to have a minimum landscape buffer of fifteen (15') in width and shall contain a minimum of one (1) shade tree and ten (10) shrubs for every 35 linear feet of street frontage.
- B. Perimeters not adjacent to Public Rights-of-way
 In addition to the landscaping requirements for Perimeters adjacent to Public rights-of-way the remaining perimeter of any parking area shall be surrounded by a continuous five (5') foot landscape strip. Such landscape border shall be required between any paved area and any property line, yard, or structure. The landscape border may be interrupted for ingress and egress of structures and adjoining lots. Such border shall consist of one (1) shade tree or one (1) ornamental tree and ten shrubs for every 35 linear feet of perimeter. Borders between the structures and parking shall be a minimum of five (5) feet in width and consist of ten (10) shrubs for every 35 linear feet of perimeter.

1613 **Landscape Requirements for the Interior of parking area**

- A. The interior of parking areas shall contain landscape islands and peninsulas located in such a manner as to:
 1. Preserve existing trees and vegetation.
 2. Guide traffic flow and direction.
 3. Divide and break up large expanses of parking.

4. Promote pedestrian and vehicular safety.
- B. A maximum of fourteen (14) consecutive parking spaces in a row shall be permitted without a landscape island.
 - C. Each end row of parking spaces shall require a landscape island unless the end of such row of parking spaces is adjacent to a perimeter landscape border as required in 1612 of this ordinance.
 - D. The minimum width of a landscape island that is parallel to a parking space shall be nine (9) feet, and the minimum length for the same shall be eighteen (18) feet. Each landscape island shall contain a minimum of one (1) shade tree or one (1) ornamental tree and five (5) shrubs.
 - E. Every fourth group of rows of parking spaces shall be separated from one another by a four (4) foot landscape island that extends the entire length of the row of parking spaces. Such landscape island shall contain a minimum of one (1) shade tree or one (1) ornamental tree and 10 shrubs for every thirty five (35) linear feet.

1614 Retention Pond Landscape Requirements

Developments that provide for on-site retention ponds shall be required to plant wetland plant materials in and around such ponds. The plant species selected shall be those which are commonly known to flourish in wetland areas and improve the quality of surface water run-off. In addition, grasses, shrubs, and other herbaceous materials shall be provided in and around the retention area in appropriate quantity and placement to ensure the propagation of such materials to approximately one-half the retention area within a three (3) year period.

Appropriate plants for wetlands are listed below:

Wetland Plan Species

<u>Common Name</u>	<u>Botanical Name</u>
Maidencane	Panicum hemilomon
Giant cutgrass	
Prairie cordgrass	Spartina spp.
Giant bulrush	Spirpus spp.
Cattail	Typha spp.
Blueflag iris	Iris spp.
Canna lily	Canna lilies
Cypresses	Texodium spp.
Water-willow	Decondon verticillatus
Tupelo gums	Nyssa spp.
Button bush	Cephalantus occidentalis
Willows	Salix spp.
Loblolly Bay	Gordonia lasianthus

1615 Landscape requirements for monument signs

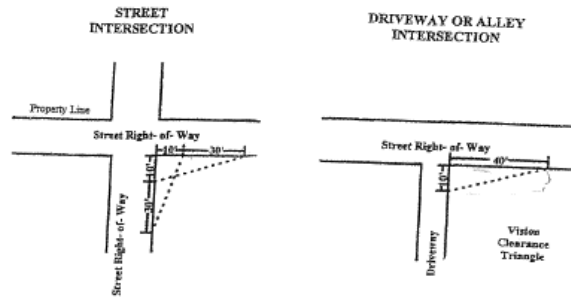
A landscape border a minimum of three (3') feet in depth and a minimum width equal to the greatest width of the sign shall be required for all monument signs. The landscape border shall contain one (1) shrub per three (3) linear feet with appropriate ground cover. No portion of the sign shall project beyond the landscape border.

1616 Requirements for Landscape Buffer

- A. Subject parcel boundaries adjacent to delineated wetlands shall have a required minimum buffer of twenty (20) feet.
- B. Required perimeter landscape may be grouped to ensure visibility and to allow for creativity. Equal spacing of plant materials shall not be required.
- C. Existing trees, regardless of classification may be counted toward requirements for shade trees or ornamental trees provided such trees are a minimum of 5" inches in caliper, in good health, and located in the approximate area as required.
- D. Shade Trees: Any deciduous or leaf bearing tree that reaches a mature height in excess of forty (40) feet. Shade trees shall be a minimum of three (3) inches in caliper and ten (10) to twelve (12) feet in height at the time of installation.
- E. Ornamental trees: Any deciduous or evergreen tree that has a particular ornamental characteristic and tends to have a mature height less than that of a shade tree. The ornamental characteristic of such trees may include a distinctive shape, color, flower, or limb configuration. Ornamental trees shall be a minimum of one and one half (1.5) inches in caliper and six (6) to eight (8) feet in height at the time of installation.
- F. Shrubs: Shrubs shall be a minimum of three (3) gallons in size and one and one half (1.5) feet in height at the time of installation.
- G. Groundcover: Groundcover shall consist of grass, turf, sod, ivy, bulbs, potted flowers, and bedding plants. Pebbles, wood chips, bark, mulch, straw and similar materials may be used in conjunction with groundcover to delineate planting beds, but in no instance shall such materials be used for the purpose of sidewalks, parking areas, or driveways. Areas dedicated for lawns shall be cleared of debris, graded level, and covered with sod, turf, or grass seed.
- H. When the configuration of a structure and parking area are such that the required landscaping set forth herein has to be placed under overhead utility services, consideration shall be given to the estimated mature height or required plant materials. Substitutions of plant materials or types (i.e. shade trees) when needed due to over head utilities may be replaced with ornamental trees.
- I. No structures or portions of structures (except public utility services) shall be permitted in a required landscape buffer. Ingress and egress shall be permitted through required landscape.
- J. The owner, occupant, tenant, or agent shall be jointly and severally responsible for the maintenance of all landscaping. Landscaping shall be maintained in good condition so as to present a healthy, neat and orderly appearance. Proper maintenance shall include watering, weeding, mowing, mulching, fertilizing, and pruning. Any dead, dying, or damaged landscaping material shall be promptly replaced with materials of an approved size and type.

1617 **Site Triangle Vision Clearance Requirement**

In order to insure landscape materials do not impede vision and constitute a driving hazard, a site triangle shall be required at all streets and driveway intersections. Within the required triangle, only grass, or groundcover shall be allowed. (See figure below)



1618 Tree Preservation and Care during Construction

In order to insure that existing trees and vegetation are incorporated into proposed site plans, the Zoning Administrator shall have the authority to require a topographic survey with any site plan. Such topographic survey shall be prepared by a licensed surveyor and illustrate the location and type of all trees with an eight (8) inch DBH and greater. The Zoning Administrator may require the topographic survey if he or she determines that the proposed development or alterations will threaten, disturb, encroach upon, or require the removal of any existing trees. The City of Georgetown Tree Protection Ordinance shall be strictly adhered to.

1619 Recommended Plant List

The following lists contain those plant materials that are native or have been determined to be suitable for the climate. Applicants seeking to incorporate landscaping materials not listed in the recommended plant list shall submit the request to the Zoning Administrator, who shall review the Southern Living Garden Book to determine if such materials are appropriate.

A. Shade Trees:

<u>Common Name</u>	<u>Botanical Name</u>
American Beech.....	Fagus grandifolia
Bald Cypress.....	Taxodium distichum
Black Gum.....	Nyssa sylvatica
Elm.....	Ulmus Americana
Hickory.....	Carya ovata
Laurel Oak.....	Quercus laurifolia
**Live Oak.....	Quercus virginiana
Palmetto.....	Sabal palm
Pecan.....	Carya illinoensis
Pin Oak.....	Quercus palustris
Red Cedar.....	Juniperus virginiana
Red Maple.....	Acer rubrum
Red Oak.....	Quercus falcata
River Birch.....	Betula nigra
Southern Magnolia.....	Magnolia grandiflora
Southern Sugar Maple.....	Acer barbatum
Sweet Gum.....	Liquidambar styraciflua

Sycamore	Plantanus occidentalis
Tulip Poplar	Liriodendron tulipifera
Water Oak	Quercus nigra
White Oak	Quercus alba
Willow Oak	Quercus phellos
Zelkova.....	Zelkova serrata

**** Only to be installed on buffers 10' in width or greater.**

B. Ornamental Trees:

<u>Common Name</u>	<u>Botanical Name</u>
Tulip Poplar	Liriodendron tulipifera
Eastern Redbud	Cercis siliuastrum
Flowering Dogwood	Cornus florida
Loquat	Eriobotrya japonica
American Holly	Ilex opaca
Crepe Myrtle.....	Lagerstroemia indica
Crabapple.....	Malus species
Wax Myrtle	Myrica cerifera
Yaupon Holly.....	Ilex vomitoria
Palmetto	Sabal palm
Red Cedar.....	Juniperus virginiana
Southern Magnolia	Magnolia grandiflora
Saucer Magnolia	Magnolia soulangiana

C. Shrubs:

<u>Common Name</u>	<u>Botanical Name</u>
Boxwood	Buxaceae
Camellia	Camellia japonica
Dwarf Nandina	
Gardenia	Gardenia jasminoides
Hawthorn.....	Crataegus
Hibiscus.....	Hibiscus roas-sinensis
Holly	Ilex
Hydrangea.....	Hydrangeaceae
Azalea	Azalea
Indian Hawthorn	Raphiolepis indica
Leyland Cypress	Cupressocyparis leylandii
Nandina.....	Nandina domestica
Oleander	Nerium oleander
Possumhaw.....	Ilex decidua
Privet.....	Ligustrum
Red Tip	
Sasanqua.....	Camellia sasanqua
Viburnum.....	Viburnum

Any person aggrieved by an administrative action or decision, or seeking relief from a requirement of the City of Georgetown Design Overlay Corridor District shall make a formal request to the Community Appearance Board (CAB) on an application supplied by the Zoning Administrator. Such application shall be completed in full and returned to the office of the Zoning Administrator. Appeals from the Community Appearance Board shall be in accordance with Section 6-29-870 of the South Carolina Code of Ordinances.