



COUNTY COUNCIL OF BEAUFORT COUNTY

Beaufort County Zoning & Development

Multi Government Center • 100 Ribaut Road
Post Office Drawer 1228, Beaufort, SC 29901-1228
OFFICE (843) 255-2170
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PROCEDURES FOR APPLYING TO BUILD A SINGLE FAMILY HOME

1. Tree survey must be completed for all trees 8" and above and for all Dogwoods, Magnolias and Redbuds 4" and above.
2. Site plan must show the placement of the proposed home, contour lines to indicate the drainage pattern for the lot, on-lot storm-water requirements and the requested tree removal.
3. If there is an OCRM critical line, the critical line must be certified by the OCRM office on the site plan.
4. If there is a critical line, a 50' buffer along with a 10' transitional setback (based on the zoning of the property) must be shown for the placement of the house and 100' setback for the placement of the septic system.
5. All lots shall meet their respective zoning district setbacks, if the lots cannot meet the new setbacks and they were created prior to April 1999, the following setbacks will be followed:
 - 25' front yard setback from front property line.
 - 10' side yard
 - 10' rear yard if # 4 does not apply
 - 20' freshwater wetland setback
6. If lots were created after April 1999, setbacks will comply with the present zoning district as stated in the Community Development Code.
7. Applicant must provide an Encroachment permit from the County Engineering Office if the property fronts on a County road. (843-255-2692)
8. Applicant must provide E911 address, which can be obtained from E911 addressing center (E911 Data Manager at 843-255-4017).
9. Applicant must have a zoning compliance form signed by the zoning office prior to going to DHEC for septic system testing. (843-846-1030)
10. Flood Plain Determination is done by the Building Codes Division. (843-255-2065)
11. Applicant must provide the Zoning Office with 3 copies of their site plan showing the above requirements for the issuance of a zoning permit along with a fee of \$25.00, made payable to Beaufort County Treasurer.
12. All Applicants will be required to complete the On-lot Storm-water Retention Worksheet for Single Family Lots, unless exempt. This worksheet can be found at www.bcgov.net under the Storm-water Management Department, listed in the first paragraph that reads, "click here" to utilize the SW On-Lot Volume Control Program.
13. Applicant will then proceed to the Building Codes Division for a building permit.

**** NOTE – NO CLEARING EXCEPT FOR BUSH-HOGGING SHALL BE DONE PRIOR TO RECEIVING A ZONING PERMIT.**

Revised – 03/24/2015

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