

## Draft Buffer Recommendation (March 24, 2009)

A natural vegetative buffer shall be established on all lakefront parcels within the boundaries of the Lake Keowee/Jocassee Overlay within twenty-four (24) months of the adoption of these standards. Additionally, a natural vegetative buffer shall be established on any lakefront parcel

- A. at the time of sale or transfer, with notation of said buffer establishment recorded on a plat in the office of the Oconee County Register of Deeds as a dedication to follow the parcel in perpetuity ; and
- B. At the time of the first inspection by Building Codes personnel of any new permitted structure, or dimensional expansion of existing structure, located on the parcel. A recorded plat containing the boundaries of the required plat shall be submitted to Oconee County as part of the documents required for any County-issued permit.
- C. Any structures or any other object that is an impediment to the establishment of the required buffer shall be moved unless the total square footage they contain is added to the buffer at another location, resulting in a buffer area equal to the required buffer area.

The buffer shall extend to a depth of twenty-five (25) feet measured along a perpendicular line from the full-pond contour, and shall meet all standards established for natural buffers contained in the Subdivision Regulations Chapter of the Unified Performance Standards, as amended.

In the event, that a property owner is unable to establish the said buffer they may request a variance hearing before the Board of Zoning Appeals stating the reasons why a buffer can not be established.