

ORDINANCE

AMENDING THE UNIFIED DEVELOPMENT ORDINANCE, ARTICLE 7, "GENERAL DEVELOPMENT STANDARDS," TO REQUIRE SILT FENCING DURING NEW CONSTRUCTION

WHEREAS, the Unified Development Ordinance does not currently have requirements for silt fencing around construction sites; and

WHEREAS, state regulations require silt fencing around larger commercial construction projects, but not around development on existing residential lots of record; and

WHEREAS, sediment from even small construction sites can enter water bodies and clog storm drains; and

WHEREAS, recent heavy rains have brought to light the importance of having sediment control even on small construction projects; and

WHEREAS, staff has prepared an amendment to the Unified Development Ordinance that requires silt fencing on construction sites; and

WHEREAS, this amendment has been presented to the Beaufort--Port Royal Metropolitan Planning Commission and the Commission recommended approval; and

WHEREAS, a public hearing before the Beaufort City Council was held regarding this ordinance amendment on October 14, 2014, with notice of the hearing published in *The Beaufort Gazette* on September 29, 2014;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, pursuant to the power vested in the Council by Section 6-29-760, *Code of Laws of South Carolina, 1976*, that *The Unified Development Ordinance of the City of Beaufort, South Carolina*, be amended as follows:

Revise Article 7, "General Development Standards," by adding a new Subsection 8 to read as follows:

7.8 Silt Fencing

Silt fencing shall be required around all new construction sites and on other construction sites where there will be significant soil disturbance due to construction activities. Silt fencing shall consist of geotextile fabric stretched across steel or wood posts to be used as a temporary perimeter control. Fencing shall be placed along front, side and rear property lines as required by distance and gradient prior to any site disturbance. On existing single-family lots, the Administrator may waive the silt fencing requirement on some or all sides of the lot based on distance to the property line and/or gradient.

Fabric should be cut to a minimum width of 36" with 12" of fabric placed into a 6" minimum depth trench. Minimum post spacing to be 8' on center. Bottom of fabric should

