

Other Permits You May Need

Zoning Permit

Building Permit

Grading Permit

Important Contact Information

Zoning Division
1070 Heckle Blvd. Ste 107
Rock Hill, SC 29732
(803) 909-7230
zoning@yorkcountygov.com

Building and Codes
1070 Heckle Blvd. Ste 107
Rock Hill, SC 29732
(803) 909-7200
buildingcodes@yorkcountygov.com

Environmental Compliance
PO Box 148
6 South Congress St.
York, SC 29745
(803) 684-8571
engineering@yorkcountygov.com

Duke Energy's Lake Services
(800) 443-5193
www.duke-energy.com



York County Planning and Development Department

1070 Heckle Blvd Ste. 107
Rock Hill, SC 29732
Phone: (803) 909-7200
Fax: (803) 909-7227
www.yorkcountygov.com



The Lake Wylie and Catawba River Buffer



Guidelines for Navigating the Amended Ordinance

What are the Lake Wylie, Catawba River and Perennial Stream Buffers?

Purpose:

- Promote public health by protecting private and public drinking water supplies;
- Support natural resources by enhancing wildlife habitat, and preserve scenic, historic and ecologically sensitive areas;
- Prevent and control flooding, storm damage and erosion;
- Prevent the overcrowding of lands;
- Facilitate the creation of a convenient, attractive and harmonious community.

Buffer(s) Size:

- Lake Wylie Buffer is a 50' natural buffer measured from the full pond elevation contour line as, commonly referred to as the 570 line, along the entire length of the boundary adjacent to the lake.
- Catawba River Buffer is a 100' natural buffer incorporated along the entire length of the boundary adjacent to the Catawba River measured from the mean annual high water line.
- For any perennial stream that drains directly into Lake Wylie or the Catawba River a 50' natural buffer is to be incorporated along the entire length of each side of the stream's banks contained within or adjacent to the lot. A perennial stream is defined as any stream displayed as a solid blue line on the most recent maps published by the U.S. Geological Survey.

What is a Lake Wylie/Catawba River Survey?

A Lake Wylie/Catawba River Survey is a survey prepared by a South Carolina Registered Land Surveyor showing the following:

- (1) The course and direction of any Lake Wylie or Catawba River project boundary adjacent to the lot;
- (2) The course and direction of the top of the bank of perennial streams within or adjacent to the lot;
- (3) The interior edge of the required buffer, as prescribed by subchapter 155.326 of the York County Zoning Code;
- (4) The location of any previously existing, nonconforming structures located within the buffer;
- (5) The location and size of any existing tree, four inches DBH (Diameter at Breast Height) or greater, located in the buffer; and
- (6) The location of the proposed activities for which approval is being requested.

When is a Lake Wylie Catawba River Survey required?

A Lake Wylie/Catawba River Survey is required for any activity requiring a Lake Wylie/Catawba River Buffer Permit; this includes: Shoreline Stabilization, Creation of a View Corridor, Creation of an Access Corridor, Work to/Removal of a Non-Conforming Structure(s), Use of Vehicular Equipment, a Waiver Request or Building Permit. An application for a Lake Wylie Catawba River Permit can be obtained from the York County Planning and Development Department.

Frequently Asked Questions

Q: Has the size of the buffers changed?

A: No, the size of the buffer has not changed.

Q: Is landscaping and/or supplemental plantings allowed in the Buffer?

A: Yes. There are two provisions that allow for landscaping/plantings in the buffer. The first allows residents to supplement buffers with native vegetation that will enhance water quality by providing root stabilization (trees and shrubs) and/or filtration (ground cover), and/or for the purpose of enhancing wildlife/aquatic habitats (Example: planting a tree or shrub over the weekend) The second is a waiver request that must be submitted and approved by the York County Zoning Administrator; for more information on the waiver request process please contact the Zoning Department.

Q: Can I use a lawnmower and/or other equipment to maintain my buffer area?

A: Yes, the use of small handheld mechanical equipment or similar equipment such as small lawn and brush mowers or chainsaws are allowed for lawn maintenance, underbrush removal and the removal of trees smaller than 4 inch DBH is allowed in the buffer without obtaining a permit.

Q: Can I make repairs to existing structures in the buffer?

A: Yes, maintenance or repair work to any existing nonconforming structure may be done as long as the structure is not expanded or the use of the nonconforming structure altered. All applicable permits must be obtained prior to beginning work. Additions can be done within certain limits, please contact the Zoning Division for more information.

Q: Is a copy of the ordinance available to the public?

A: Yes, copies of the ordinance can be obtained upon request.