



POLICY STATEMENT FOR HARDSCAPING

CITY OF CHARLESTON
2 George Street, Third Floor

DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY
Charleston, South Carolina 29401 843-724-3781 Fax: 843-724-3772 www.charleston-sc.gov

By motion of the Board of Architectural Review at their December 10, 2014 meeting, the following guidelines were adopted regarding the installation of hardscaping in the Old and Historic and Old City Districts:

The City of Charleston Zoning Ordinance defines structures as "Anything constructed or erected, the use of which demands its permanent location on the land; or anything attached to something having a permanent location on the land." As such, elements like fences, walls, gates, paving, etc., are considered to be structures and are under the purview of the Board of Architectural Review. Therefore, the Board of Architectural Review makes the following statement of policy:

1. Materials used shall be of a quality commensurate with Charleston's architectural heritage.
2. Fences and walls should be appropriately scaled for their context so as to prevent a fortress-like appearance.
3. Metal fences are to be hot rolled steel or wrought iron with welded joints and concealed fasteners. Premanufactured aluminum fences are generally not acceptable for use in a historic district. Some exceptions may be made on a case-by-case basis for commercial properties.
4. Masonry walls must be modular brick or 3-coat stucco on block. No unfinished or painted CMU block is allowed.
5. Wood fences should be detailed and finished to present an urban appearance. Dog-ear tops, shadowbox style, clear stains, and unfinished wood are not acceptable.
6. Paving should be limited to the minimum required for driveway access and a reasonable amount for recreational uses. In no case should an entire lot be paved for parking.
7. Pervious paving materials are desirable. Where concrete is permitted, it shall not be worked to imitate other materials (e.g., brick or stone). Plantation mix is preferable to gravel, but in each case, edges of paved areas shall be clearly defined with appropriate edging and planting beds. No gravel larger than #7 shall be permitted. An apron must be provided to contain the material and prevent its entrance into the stormwater system.

APPROVED BY RESOLUTION:

Chair, Board of Architectural Review

Date