



Public and Private Sector

Any new development in the Town Limits of Santee must submit a Zoning Application and two copies of Plan drawings to be reviewed and approved by the Zoning Administrator and Board of Architectural Review.

Once your application and plans have been reviewed and approved, you must obtain a BUILDING PERMIT from Orangeburg County before starting any construction.

A copy of the Santee Style Book and Landscape Ordinance will be provided and should be used when designing your development.

The design layout should include the following:

Site Plan-What and Where

- Plat of property showing location of building(s) include dimensions, easements, and setbacks.
- Driveways & sidewalks; Entrances and Exits and any connections to neighboring properties, include parking areas and number of spaces.
- Other Areas (trash area, deliveries, outdoor seating, etc.)
- Fences or buffers when required.

Building/Structure-Design and Style (outside of building only)

- Size of building, front and side views including dimensions
- Roof Lines, pitches and type (shingle, seam metal, etc.)
- Any equipment mounted to roof or building
- Porches, Canopies, awnings, overhangs, breezeways, etc. should be incorporated into the design.
- Building Materials (brick, vinyl, stucco, etc. and Colors
- Windows and entrances should be on at least 50% of facades that face the street or major pedestrian ways.

Landscaping

- Location and types of Trees including size of plantings
- Shrubs and plant beds-species and sizes
- Entrance or walkway elements (brick sidewalk, archways, etc.)
- Outside Lighting-type and size

Signs (separate application required to erect signs)

On building plans indicate where the sign will be located, and include the size and height.