4: BUILDING DESIGN AND INFILL STANDARDS

4.1: PURPOSE AND INTENT

4.1.1 PURPOSE

The purpose of this section is to:

A. Protect and enhance Beaufort's unique aesthetic character.

B. Support ~~high~~ quality streetscapes and public spaces.

C. Encourage architecture that blends harmoniously with the natural and built environment ~~surroundings and neighboring development~~.

~~D. Safeguard property values and long-term economic assets.~~

E. Carefully preserve the character of Beaufort's National Historic Landmark District while permitting appropriate growth.

4.1.2 INTENT

The standards and guidelines in this section are not meant to stifle innovative design or creativity. Instead, they are intended to serve as the minimum standards and guidelines necessary to ensure that new development and redevelopment meets the purposes described above.

4.2: APPLICABILITY

4.2.1 TERMINOLOGY

A. **Shall:** This section establishes both binding standards and discretionary guidelines. Binding standards are typically signified the word "shall." They are specific and precise standards that are required to be met in the submitted design.

B. **Should, Encouraged and Discouraged:** Discretionary guidelines are typically signified by the words "should," "encouraged," and "discouraged." They are general design objectives that are applied and interpreted by the appropriate Design Review Body in the review of development applications. "Shoulds" are the goal, but the Design Review Body has flexibility as to how they are administered.

C. **May:** Discretionary guidelines with a greater degree of flexibility are signified by the word "may." They are ideal guidelines and a project following these guidelines would result in an outcome that is very compliant with the City's goals and objectives; however, they are not specifically required to be met.

4.2.2 APPLICABILITY

A. **Applicability:** The standards apply to all construction. ~~in~~:

~~1. Transect-based Districts: T4, T5.~~

~~2. Conventional Districts: RMX, IC.~~

B. **Exemptions:** Where these standards are exempt, as listed below, this section may still be used as design guidelines for new construction as they outline building practices that are traditional to the Beaufort area.

1. Modification to existing structures, unless they require design review as specified in Sections 9.8 and 9.9, are exempt from the requirements of this section.

~~2. All construction in T3 districts is exempt from this section, except for:~~

~~a. Carriage Houses (Section 4.5.3).~~

~~b. 2-3 Unit Houses (Section 4.5.5).~~

~~c. Developments utilizing any of the Alternative Development Patterns (Section 2.8).~~

~~d. Lots requesting a variance to subdivide and create one or more lots smaller than the minimum lot size per Section 2.3.1.~~

~~e. Buildings in subdivisions 15 acres or larger.~~

~~3~~. All construction in LI districts are exempt from all standards except for the provisions in 4.6.4.A, where the structure is visible from a Primary Street - See Street Hierarchy Diagram in Appendix C.

4.2.3 RELATIONSHIP TO HISTORIC DISTRICT STANDARDS

A. **Applicability:** In addition to the standards and guidelines in this article, any development located within the Beaufort Historic District is subject to the standards, guidelines, and procedures established in Section 9.10.

B. **Conflicts:** In the event of a conflict between the requirements of this article and the requirements and guidance provided by the documents listed in 9.10.2.B, the later shall take precedence.

4.2.4 RELATIONSHIP TO LAND USE PROVISIONS

A. **Applicability:** Article 2, and Article 3 (Land Use Provisions) ~~identifies~~identifi~~es~~y lot standards and use allowances by district and establish~~es~~ additional standards applicable to specific uses. These provisions shall also apply in conjunction with the standards outlined in this article.

B. **Conflicts:** In the event of a conflict between the requirements of this article and the requirements of Article 2, and Article 3, the most stringent requirement, as determined by the Administrator, shall apply.

4.3: CONTEXTUAL DESIGN GUIDELINES

4.3.1 PURPOSE AND APPLICABILITY

All buildings possess a number of common elements that combine to express a structure both as an entity and as a part of the larger community. No building is so insulated from its surroundings as to avoid an impact on the surrounding context. Applications that require Major Design Review (Section 9.8.2) and Certificate of Appropriateness, Major (Section 9.10.2), are subject to the additional contextual design guidelines of this section. These guidelines shall be used by the Design Review Body as applicable, to evaluate the appropriateness of the proposed construction to its immediate context and the character of the broader community.

A. ~~A.~~ **Design Guidelines.** The following design principles serve as criteria for staff and the Design Review Body for decision-making as they relate to the City of Beaufort's Lowcountry Vernacular in the review of proposed development and redevelopment throughout the Town. The goal of the design standards is to maintain the traditional small village feel of Beaufort as it continues to grow. The purpose of this section is to:

a. Protect and enhance Beaufort's unique aesthetic character
b. Support high quality streets and public spaces
c. Encourage architecture that blends harmoniously with the natural surroundings and neighboring development
d. Safeguard property values and long-term economic assets
e. Carefully preserve the character of Beaufort's National Historic Landmark District while permitting appropriate growth within and beyond the Historic District.

B. ~~B.~~ **Intent.** The standards and guidelines in this Section are not meant to stifle innovative design or creativity. Instead, they are intended to -serve as the minimum standards and guidelines necessary to ensure that new development and redevelopment meets the purposes described above. Designs should respond to the Lowcountry's climate, landscape, and cultural heritage, promoting human-scaled, pedestrian-oriented development that complements Beaufort's established patterns of streets, blocks, and buildings. The use of authentic materials, simple building forms, and balanced proportions is essential to achieving the visual harmony and timeless quality characteristic of Beaufort's architecture.

The intent is also to guide new development in a manner that:

a. Strengthens the sense of continuity between historic and new structures through compatible scale, rhythm, and detail;
b. Enhances the pedestrian experience and fosters vibrant, active streetscapes;
c. Encourages site and building design that responds to the Lowcountry environment—including the use of porches, shade, and natural ventilation;
d. Promotes variety within a cohesive visual framework, avoiding repetition or standardized corporate imagery; and
e. Ensures that every project contributes positively to Beaufort's enduring identity as a walkable, gracious, and resilient coastal community.

C. ~~C.~~ **Findings.** The architectural vernacular ~~architecture~~ of Beaufort embodies the qualities found throughout historic Lowcountry and Atlantic seaboard towns—simple in form, functional in design, and authentic in material expression. These buildings were constructed with practical intent, adapted to the climate, and shaped by local design and craftsmanship~~. rather than academic or formal architectural styles.~~

~~Most of Beaufort's historic structures are modest in scale and composed with balanced proportions, emphasizing porches, shading, and durable materials suited to coastal conditions. While a limited number of formally styled buildings exist, particularly outside the historic district, the city's defining character derives from its abundance of well-crafted vernacular buildings that reflect restraint and regional logic.~~

Future development should continue this tradition by drawing inspiration from the simplicity, proportion, and detail of Beaufort's vernacular heritage, ensuring that new construction strengthens the city's distinctive architectural identity.

4.3.2 SPECIFIC GUIDELINES

A. **Conformity to Civic Master Plan:** The Civic Master Plan provides site-specific guidance for the development of many parcels within the city. The intent of this Code is to facilitate the vision and ensure the visions are permitted. In instances where the Civic Master Plan provides guidance for building and site design standards on a particular parcel, development applications on that parcel should meet the general intent of such guidance to the extent practicable, as determined by the Design Review Body.

B. **Rhythm of Development on the Street:** Monolithic massing that disrupts the predominant building pattern of the neighborhood and corridor is strongly discouraged. ~~Relationship to the Street.~~ Traditionally, structures were placed and arranged so that the most public portion of the building (e.g., the entrance) orients outward toward the public realm (i.e., a street, park, plaza, or private courtyard area connecting to a street). The front of buildings must be arranged to create a strong and discernible connection with the public realm.

EXAMPLE: RHYTHM OF DEVELOPMENT SHOWING APPROPRIATE (LEFT) AND INAPPROPRIATE (RIGHT) PATTERNS

C. ~~C.~~ **Architectural Theme~~:~~.** All buildings and structures within a proposed development, including canopies, shall utilize a unifying architectural theme and be uniform in character in order to create a harmonious whole. However, it is not to be inferred that buildings must look alike to achieve a harmony of style. The scale of buildings and accessory structures (including canopies) shall be appropriate to the scale of structures located in the surrounding area. Canopies designed as domineering or overpowering architectural features are not allowed.

D. **Simplicity of Massing and Form.** Traditional Lowcountry buildings are characterized by clarity of form and restraint in composition. Historically, structures were built by hand using straightforward methods, which naturally resulted in simple, functional shapes rather than elaborate or decorative massing. This economy of form produced buildings that were both efficient and elegant, reflecting practicality, proportion, and human scale.

1. ~~1.~~New construction should continue this tradition by employing simple, well-composed masses, typically organized as one or more complementary ~~rectangular~~ volumes. Complex geometries, excessive articulation, or irregular forms are inconsistent with the Lowcountry vernacular and should be avoided. Each building element should contribute to a coherent overall form that reflects craft, simplicity, and purpose.

2. ~~2.~~ Residential character: Commercial buildings should resemble, when possible, residential structures, or if larger, draw inspiration from historical vernacular warehouses, barns, local businesses and packing sheds.

E. **Legible Hierarchy and Order of Elements.** Traditional Lowcountry buildings express a clear hierarchy—primary forms are emphasized, while secondary elements are simplified. The most important portions of a building receive greater attention to proportion and detail, while supporting components remain subordinate. New buildings should maintain this order through distinct primary, secondary, and tertiary masses, ensuring a coherent composition where each element's importance is visually legible.

F. **Harmonious Proportions.** Lowcountry buildings are composed with a clear hierarchy that expresses both order and human scale. Primary forms—such as main building volumes or central masses—are vertically oriented and proportioned to feel balanced and approachable. Secondary and connecting elements are simpler, allowing the primary forms to remain legible and grounded in the landscape.

This hierarchy of massing, proportion, and detail ensures that buildings maintain a comfortable vertical rhythm and a scale perceptible to pedestrians, reinforcing the clarity and character of traditional Lowcountry architecture.

a. Human scale: Prioritize vertical proportions, so that architectural features appear taller than they are wide, using historical proportions. This reinforces the human scale of the streetscape, rather than a monolithic or oversized horizontal one.

b. Narrow frontages: Like Charleston's single houses, narrow street frontages allow for a greater variety of unique building fronts along the sidewalk, making the pedestrian experience more engaging.

c. Mixed-use appearance: Multi-family and mixed-use buildings should maintain the character of large single-family residences. Any commercial elements should be expressed through simple, compatible modifications to the residential form.

G. **Consistent Arrangement of Elements.** Traditional architecture arranges openings, columns, and elements of the building in a manner that is based on practicality, ease of construction, and time efficiency. Window openings must be arranged regularly and symmetrical along a building face.

H. **Top, Middle, and Base.** Vertical elements must be composed of a clearly visible top, middle, and base. These three separate concepts are rooted in classical patterns, provide order, and give articulation to a building. Building elevations must clearly illustrate a visually pronounced first floor or base level, a middle ground consisting of all floors above the base level, and an articulated top consisting of the final floor or top level with defined cornice or sloped roof profile.

I. **Relationship to the Street.** Traditionally, structures were placed and arranged so that the most public portion of the building (e.g., the entrance) orients outward toward the public realm (i.e., a street, park, plaza, or private courtyard area connecting to a street). The front of buildings must be arranged to create a strong and discernible connection with the public realm.

J. **Relationship to Environs.** Lowcountry vernacular architecture responds to and connects with the natural environment and regional climate. Building placement, orientation to the sun, natural light and ventilation, materiality, and shading all lends toward developing a strong sense of character that is unique to Beaufort Lowcountry Vernacular. New construction must incorporate elements that relate well to the natural setting and climate.

a. Porches and arcades: Provide shelter for pedestrians using elements like arcades, colonnades, marquees, or awnings. Like traditional piazzas, these features offer shade and protect people from the elements.

b. Raised foundations: Lowcountry buildings should incorporate ~~a~~ proportional raised foundation(s) or water table, often of stucco or brick, to protect against flooding and accommodate the low-lying terrain.

c. Southern orientation: Buildings should be oriented to take advantage of prevailing breezes and river views, using porches and piazzas to provide shade.

d. Low-pitched roofs: Utilize low-pitched rooflines ~~to reduce the amount of heat trapped in the building.~~ In contrast to residential buildings, parapeted roofs may also be appropriate on some commercial structures. (define pitch?)

K. **Materials.** In Beaufort, building materials should be chosen for durability in the Lowcountry's humid, coastal climate, while also reflecting the area's historic aesthetic. Beaufort's architectural standards emphasize using materials that reflect the Lowcountry, with a preference for quality, authenticity, and durability.

a. Material Specifics:

i. Wood siding: A traditional material in the Lowcountry, wood siding is integral to the authentic look and feel of many historic buildings.

1. Style: Horizontal siding, including shiplap, beaded lap, or beveled profile, and vertical board-and-batten are all appropriate styles.

2. Durability: While it requires regular maintenance in the humid climate, high-quality wood can last a very long time when properly cared for.

ii. Fiber-cement siding: This alternative to wood is highly recommended for its performance and authentic look.

1. Durability: It is resistant to moisture, rot, termites, and fire.

2. Maintenance: It is lower-maintenance than wood, with a long warranty.

iii. Stucco: Applied over masonry, stucco provides a classic Lowcountry finish. A textured finish can give it a more historic character, but must be properly articulated.

iv. Brick: Traditionally, brick was used for walls and foundation piers.

~~Historic aesthetic: "Savannah Grey" or "Charleston Grey" brick, now often reclaimed, was a popular material. New brick should match this color and character.~~

1. Foundation piers: Brick on masonry is an ideal material for the raised foundation piers of Lowcountry commercial buildings.

v. Roofing

1. Standing seam metal: This is a hallmark of Lowcountry architecture, serving to reflect sunlight and manage heat. ~~Material options: Typically made from painted steel or galvalume.~~ with a long term or permanent color finish.

2. Architectural shingles: High-quality fiberglass shingles can be used. ~~and are typically required to be dark gray or black.~~

3. Membrane roofs: Another approved roofing option for structures where the roof is concealed behind parapet walls.

vi. Trim: Use wood, composition board, or fiber-cement board for trim details like cornices, brackets, and soffits. Avoid the use of continuous perforated soffit materials and vinyl.

vii. Windows and doors:

~~Frame materials: Acceptable materials include wood, aluminum-clad wood, or fiberglass.~~

1. Glazing: Glass should be clear and non-reflective.(Consider UV rating).

2. Shutters: Use operational, non-reflective shutters.

viii. Columns: Wood, fiberglass, or composite columns are appropriate. They shall ~~ould~~ be sized proportionately to the building.

ix. Railings: Wooden square balusters, turned spindles, or wrought iron are suitable for porches and balconies. Composite versions may be acceptable on new construction on case-by-case basis.

L. **Detailing.** Primary building materials were limited to those readily available in the area–predominantly wood and brick. Roofs generally feature a hipped or gabled roof, often with broad eave overhangs and exposed rafter tails or fascia trim. Boxed eaves, when present, feature a traditional pedimented gable or return detail. Roofing materials are historically metal standing seam or 5-V crimp and later shingles. Windows are abundant for light and ventilation. Window shapes and panes are taller than wide. Windows occur as singles, pairs or, in some instances, triples with a single, wide "picture frame" trim. Decorative trim and detailing is generally limited to the pedestrian areas of the building, such as display windows and entry elements, although some simple variations of cornice trim may be found at the eaves and in the gables. Large porches are common at the primary entries, with square wood columns that are often chamfered or simple round Tuscan columns.

a. Tactile details at street level: The ground floor of commercial buildings should feature high-quality, durable materials and detailed craftsmanship. This can be achieved by using a different material or a slight setback to define a distinctive "base" for the building.

b. Surface articulation: Use architectural features like columns, pilasters, and canopies to divide large wall areas into smaller, visually interesting components, as opposed to a single, flat facade.

c. Refined craftsmanship: Echo the tradition of expert craftsmanship found in Beaufort's simpler historic buildings by protecting and celebrating distinctive materials, features, finishes, and construction techniques.

M. **Vista and View Shed.** Lowcountry Vernacular structures are generally framed within their settings, often incorporating large trees and roadways into a visual experience. Where it is reasonably practical, proposed structures shall not impede scenic views from the main road, from existing structures, or from natural settings. Structures must strengthen and maintain vistas and view sheds.

N. **Relationship to Adjacent Structures.** Although maximum site densities and special site requirements defined for particular use districts shall be preserved, proposed structures shall not dominate, in an incompatible manner, an adjacent building, nor in surrounding general development substantially in compliance with this chapter.

O. **Cohesive Design.** Cohesive design elements create harmony through related massing, scale, proportion, detail, materials, color, site planning, and landscaping.

a. All elevations of a structure shall be in harmony with one another in terms of scale, proportion, detail, material, and color. The side and rear elevations of buildings shall be as visually attractive as the front elevation. Rooflines and architectural detailing shall present a consistency in quality design.

b. All buildings and structures within a proposed development, including canopies, shall utilize a unifying architectural theme and be uniform in character to create a harmonious whole. However, it is not to be inferred that buildings must look alike to achieve a harmony of style. The scale of buildings and accessory structures (including canopies) shall be appropriate to the scale of structures located in the surrounding area. Canopies designed as domineering or overpowering architectural features are not allowed.

c. The architecture, landscaping, and building siting must work in concert to create a unified appearance that contributes to the existing/developing streetscape.

P. **Architectural Compatibility.**

a. The architectural design and material finish of buildings, signage, gasoline pump canopies, and other necessary structures shall be compatible with one another, and with adjacent and surrounding structures where such structures are substantially in compliance with this section.

b. In reviewing a proposed structure, specific considerations shall be given to its compatibility with adjacent structures.

c. Proposed structures shall be shown to scale, in a streetscape view with adjacent buildings, by using elevations or, in certain instances, photographs, of adjacent structures.

Q. **Local Design Quality.** Structures that are of symbolic design for reasons of advertising, corporate identity or corporate continuity shall be highly discouraged; however, the Planning Commission or staff may work with applicants to incorporate limited signature design elements into buildings, to allow recognition of certain corporate or signature identity, while still retaining the ability to achieve a project design unique to Beaufort. Similarly, prototype architecture is prohibited; however, the Planning Commission or staff may work with applicants to incorporate limited signature design elements into buildings, to allow recognition of certain corporate or signature identity, while still retaining the ability to achieve a project design unique to Beaufort (repeated in another section? Confirm). The need for a building's program to be laid out in a specific manner congruent with a company's typical business model cannot override the need to alter the design to reflect Beaufort's traditional vernacular architecture.

R. **Consideration for Contemporary Architectural Treatments.** Contemporary architectural treatments shall not be prohibited where it maintains the traditional form, massing, design elements, materials, and adherence to design principles of Beaufort Lowcountry Vernacular, and arranges the components in a new and/or modern way such that the basic nature and form of the traditional architecture is clearly visible and compatible with surrounding structures and sites. Commercial buildings should reflect and incorporate traditional characteristics and patterns with simple modifications made to accommodate emerging market trends and commercial activities.

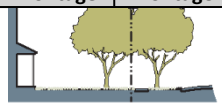
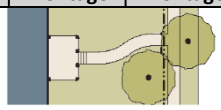
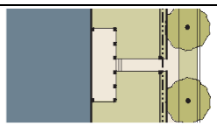
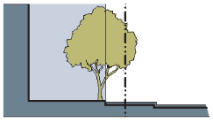
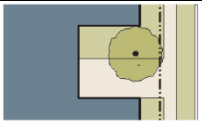
S. **Consideration for Taller Buildings.** Structures that are excessively wide and tall are not consistent with Beaufort Lowcountry Vernacular tradition. Vernacular structures were generally no taller than 38-40 feet, given the sum of heights of the base, floor-to-floor levels, and roof of a traditional two-story structure. Therefore, modern buildings generally taller than 3 stories and 45 feet should employ traditional design principles to mitigate excessive massing and scale of building elements and relate to traditional form and models.

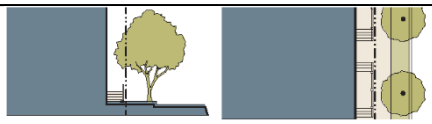
~~C. **Massing and Articulation:**~~

~~1. New construction should complement the massing of neighboring buildings by utilizing roof forms, architectural trim, differentiation of facade planes, and a relationship of solids (siding and walls) to voids (window and door openings) that are consistent with the patterns established in neighboring buildings.~~

~~2. When large scale construction is proposed that is not consistent with the predominant building height and lot width of the surrounding area, special attention shall be paid to specific building design elements in order to articulate a building form that is appropriate to the neighborhood context. These include the items listed in the paragraph above, along with siting, setbacks, and facade treatments.~~

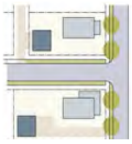
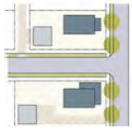
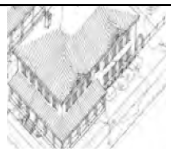
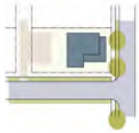
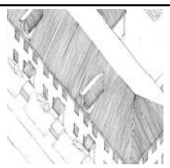
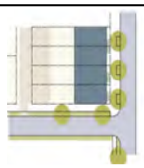
4.4: PRIVATE FRONTAGE TYPES

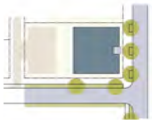
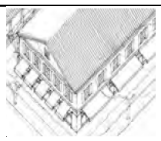
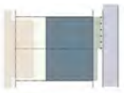
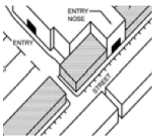
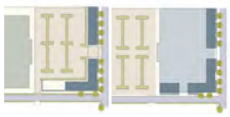
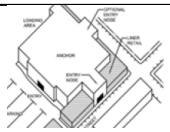
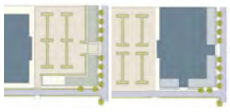
	SECTION		PLAN		PERMITTED ZONING DISTRICT(S)
	Lot - Private Frontage	**R.O.W. Public Frontage**	**Lot - Private Frontage**	**R.O.W./ Public Frontage**	
A. Common Yard: This is a planted Frontage, wherein the facade is set back substantially from the frontage line. The front yard created may be fenced or unfenced (see Section 2.5.6 H.). The deep setback provides a buffer from the higher speed thoroughfares.					T3
B. Porch: This is a frontage wherein the facade is set back from the frontage line with an attached porch permitted to encroach (see Section 2.5.6). Porches may be constructed in front of the minimum required setback, but shall not extend into the right-of-way. Porches shall have a minimum depth of 8 feet and a minimum width of 25% of the primary facade. Porches may be screened; however, if screened, all architectural expression (columns, railings, pickets, etc.) must occur on the outside of the screen. Porch frontages may be fenced or unfenced (see Section 2.5.6 H.).					T3, T4
C. Forecourt: This is a frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. Forecourts may be used in residential buildings to provide entry yards and/or shared garden space. Forecourts may be used in commercial and mixed-use buildings to provide areas for outdoor dining,					T4, T5, RMX, IC

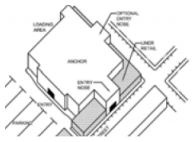
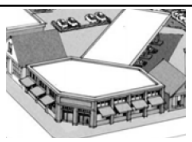
display of merchandise, entries to individual tenants, or vehicular drop-off areas. Where provided, forecourts shall be a minimum of 12 feet in depth and 12(16x16?) feet in width. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.		
D. Stoop: This is a frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing with a covered or recessed entry door. This type is recommended for ground-floor residential use. Stoops may be constructed in front of the minimum required setback, but shall not extend into the right-of-way. Stoops shall have a minimum depth and width of 4 feet. Stoops may be shared by 2 attached units. Stoop stairs may run to the front or to the side.		T4, T5, RMX, IC
E. Balcony: This is a frontage wherein the facade is aligned close to the frontage line with an attached cantilevered or bracketed balcony(ies) above at least 50% of the facade, including major entries. This type is conventional for apartment houses and livework/mixed-use buildings. The balcony shall be no less than 3 feet deep and must be visually supported. French balconies (ones that are flush with the building) may be used, but are not considered balcony frontage, and would need to be combined with another frontage type.		T4, T5, RMX, IC, LI

F. Shopfront/Awning: This is a frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level. This frontage may also be used in conjunction with forecourt, Gallery/Colonnade, or balcony frontage types. Where an awning exists, it shall be a minimum of 5 feet deep and 8 feet above the sidewalk. Awnings shall be made of fabric or metal, but high-gloss and plasticized fabrics are prohibited.		T4, T5, RMX, IC, LI
G. Gallery/Colonnade: This is a frontage wherein the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be a minimum of 10 feet wide and may overlap the sidewalk to within 2 feet of the curb.		T4, T5, RMX, IC, LI
H. Arcade: This is a colonnade supporting habitable space that overlaps the sidewalk, while the facade at sidewalk level remains at or behind the frontage line. This type is conventional for retail use. The Arcade shall be a minimum of 12 feet wide and may overlap the sidewalk to within 2 feet of the curb.		T4, T5, RMX, IC, LI

4.5: BUILDING TYPES

	SKETCH	PLAN	PERMITTED ZONING DISTRICT(S)
A. Carriage House: This is an accessory structure that provides small, flexible living spaces adjacent to a main house (a.k.a. Accessory Dwelling Unit [ADU], Granny Flat). It is often used for rental housing, and may be free standing, or located above a garage or parking area.			T3, T4, T5, RMX, IC
B. Single-Family Detached House: This is the predominant residential building type in Beaufort. This house sits on a private lot and can vary in size from a small cottage to a large mansion. Setbacks and frontage types vary by transect zone.			T3, T4
C. 2-3 Unit House: This is a house-form that seamlessly fits into a predominantly single-family neighborhood, but contains multiple dwelling units. The units may be side-by-side, or stacked. They typically have separate entrances off of the street, but may share a common entrance. They are located under one roof and do not have parapets dividing the units.			T3, T4, T5, IC
D. Rowhome/Townhouse: This is an attached residential building type that is part of a series of other rowhomes with more than 3 units in a row. The combination of 3 or fewer units is considered a 2-3 unit building. Rowhomes may have parapet walls dividing the units, or be combined under one roof form. They are elevated above the street			T4-N, T5, RMX, IC

a minimum of 3 feet for privacy, and are typically accessed by stoops. They may also utilize the forecourt and porch frontage types.			
	SKETCH	PLAN	PERMITTED ZONING DISTRICT(S)
E. Apartment House: This is a larger-scale building (a.k.a. Multi-Family Building) that contains 4 or more dwelling units. They often occupy corner lots, or are located in combination to create their own blocks. The ground floor is raised a minimum of 18 inches for privacy.			T4, T5, RMX, IC
F. Livework/Mixed-Use: This is a building that buildings contains commercial space, typically at grade, with office or residential living, typically located on the upper level(s). They are typically attached, but may be freestanding structures. The ground floor has a substantial amount of glazing, and often utilizes the shopfront frontage type.			T4, T5, RMX, LI, IC
G. Liner Building: This is a shallow structure, typically 25-30 feet deep, which is placed close to the street frontage. It is typically used in conjunction with other Liner Buildings to conceal surface or structured parking, or large-scale commercial buildings. These buildings may contain a variety of uses, including ground floor commercial, and upper-level offices or residential.			T4, T5, RMX, IC
H. Large Footprint Building: This is a building that has a footprint greater than ~~2~~10,000 square feet. It is a type often used by big-box, national retailers. In the T4 and T5			T4, T5, RMX, IC, LI

transcent zones, they shall be integrated into the streetscape or screened with Liner Buildings.			
	SKETCH	PLAN	PERMITTED ZONING DISTRICT(S)
I. Structured Parking: This is a multi-level parking deck that may take up all or a significant portion of a block.			T4, T5, RMX, IC, LI
J. Gas/Fuel Station: This is a building type that contains a series of fuel pumps in conjunction with a convenience or retail store.			T5, RMX
K. Churches and Institutional Buildings: Churches and institutional buildings in Beaufort play an essential role in defining the community's cultural and architectural character. Their design should express permanence, craftsmanship, and civic pride.			T3, T3-N, T4, T4-N, T4-HN, T5-UC, T5-DC, RMX, IC,

4.5.1 GENERAL

A. The transect provides a framework for determining where specific types of buildings can be located. This section gives an overview of the most common building types in Beaufort, and where and how they are permitted based on their transect zone. Some building types are permitted in multiple zones, but have different requirements based on their district. In case of a conflict between this section and Article 2, whichever requirement is stricter shall take precedence.

B. This section is not intended to limit the variety of buildings or stifle creativity. Other building types may be permitted by the Design Review Body, as specified in Article 9, if the building meets the guidelines and requirements of this Article.

C. **Local Design Quality**. Structures that are of symbolic design for reasons of advertising, corporate identity or corporate continuity shall be highly discouraged; however, the Design Review Body or staff may work with applicants to incorporate limited signature design elements into buildings(repeated in 4.3), to allow recognition of certain corporate or signature identity, while still retaining the ability to achieve a project design unique to the City of Beaufort. Similarly, prototype architecture is prohibited; however, the

appropriate Design Review Body or staff may work with applicants to incorporate limited signature design elements into buildings, to allow recognition of certain corporate or signature identity, while still retaining the ability to achieve a project design unique to Beaufort.

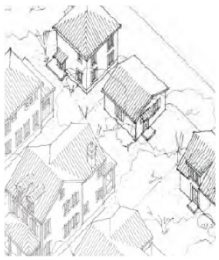
4.5.2 APPLICABILITY

A. The requirements of the districts, as stated in Article 2, shall apply to all building types, unless a more stringent requirement is listed as part of this section.

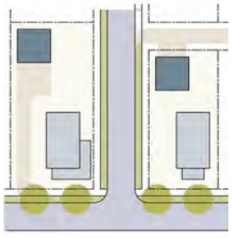
B. Some of the building types listed have specific uses implied (e.g., Gas/Fuel Station) while others may be used flexibly for multiple uses.

4.5.3 CARRIAGE HOUSE

CARRIAGE HOUSE EXAMPLES



sketch view



plan view

example

A. **Description:** This is an Accessory Structure that provides small, flexible living spaces adjacent to a main house (a.k.a. Accessory Dwelling Unit [ADU], Granny Flat). It is often used for rental housing, and may be free standing, or located above a garage or parking area.

B. **Special Requirements:**

1. **Infrastructure:** The lot shall be served with public water and sewer.

2. **Number allowed:** ~~1~~2 per lot, an additional ADU may be allowed as an Special Exception (see Section 9.13)~~except in T3-S where 1 per lot is permitted~~.

3. **Placement on the Lot:** The carriage house shall be located to the rear of the primary structure, or to the side as a secondary option, with the following exceptions:

   a. Units may be placed at the front of a lot where the front of the primary structure is not the street, and the structure has clearly been designed to take advantage of unique site amenities, such as location on the water.

   b. Units may be placed in the front of the lot where the prevailing character of the neighborhood has other similarly-placed units.

4. **Frontage Type:** No frontage type is prescribed unless the building is close to the street; in which case, appropriate frontage types are: porch, stoop.

5. **Maximum Number of Bedrooms:** 2.

6. **Minimum Size:** 240 square feet in total area.

7. **Maximum Size:** The footprint shall not exceed 50% of the footprint of the primary building, or 1,500 square feet, whichever is smaller. Conversions of existing accessory structures that exceed this maximum may be permitted if the administrator determines that there is no adverse impact on surrounding property.

8. **Compatibility with Primary Structure:** Architectural details, including color, siding, roof pitch, window detailing, roofing materials, height, and foundation, shall be compatible with the primary dwelling unit.

9. **Parking:** 1 parking space per Carriage House is required, and shall be clearly defined. See Section 7.3 for additional parking standards.

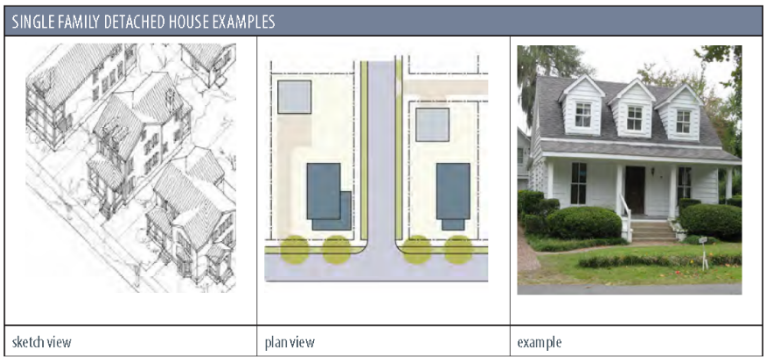
10. **Timing:** The carriage house(s) shall be permitted to be built prior to the primary structure on the lot if the following requirements are met:

    a. A sketch plan showing the potential build-out, including parking, of the site is required;

    b. The size(s) must be appropriate to permit a primary structure without exceeding the maximum lot coverage; and

    c. Materials of the future primary structure must coordinate with the carriage house.

4.5.4 SINGLE FAMILY DETACHED HOUSE



A. **Description:** This is the predominant residential building type in Beaufort. This house sits on a private lot and can vary in size from a small cottage to a large mansion. Setbacks and frontage types vary by Transect Zone.

B. **Special Requirements:**

    1. **Frontage Types:** Common Yard, Porch, Stoop.

    2. Elevation: New construction shall be elevated at least eighteen inches in height above grade to avoid a slab-on-grade foundation type.

2. **Historic District**: In the Historic District, new construction shall be elevated at least one foot in height above grade to avoid a slab-on-grade foundation type. This height requirement does not apply outside of the Historic District.

3. **Street Frontage Architecture**: Architectural emphasis from the street through use of a courtyard; columns; or a tower element; or a covered porch.

4. **Architectural design of dwellings**. All dwellings and accessory structures shall provide quality architectural design that takes into consideration building massing and style, roof lines, window and door placement, exterior materials and colors and other architectural features. Fluorescent or intense colors shall not be used on any wall or roof of any dwelling or accessory structure

5. **Four Sided Architecture**:. Side or rear elevations shall not be a solid blank wall with no articulation; structures shall be designed so as to break up long walls by the use of offsets, shadow lines, façade treatments and the architectural theme on the front of the house shall be continued on the sides and rear of the structure to maintain the integrity of design throughout the structure.

6. **Corner Lots**:. Dwellings on corner, end, or double frontage lots shall include architectural features, such as windows and doors, porches and entry features, building materials, and other features that complement the front of the dwelling, along the sides or back of dwellings that face streets, drives, or open space areas.

7. **Garages**:. Garage doors shall not extend across more than 30% of the street facing façade of the primary residential structure. Side loaded garages are allowed a reduced 10' setback in T3-S districts. (require architectural elements instead of percentage limit?)

8. **Front Yard Landscaping**:. Front yard landscaping should visually integrate the adjacent natural landscape where applicable with the following standards:

   a. i. The entire front yard shall be landscaped, except for that portion covered by a paved driveway. Landscaping shall mean any combination of trees, shrubs, vines, ground cover, turf, natural grass, decorative gravel, stones, decomposed granite, mulch or other hardscape materials.

   b. ii. Monoculture and/or plant palettes including five or less species are discouraged.

   c. iii. Vegetation species for groundcover, (ornamental) grasses, shrubs, trees that are native to the South Carolina coast (Lowcountry) as well as Rregionally sourced or manufactured landscape construction materials, such as lumber, mulches, pavers, trees, shrubs, groundcover, and quarried gravel/cobbles/rocksstone or other hardscape materials, should be preferentially utilized where practical.

   d. iv. Dwellings should incorporate landscaping features to soften the transition between the street and the dwelling.

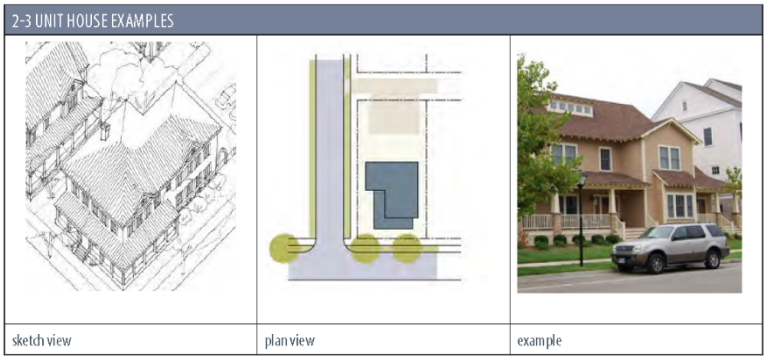
   e. The usage of water-intensive landscaping, like grass sod, should be discouraged for more water-conservative, low-maintenance and drought tolerant landscaping, i.e. xeriscaping.

   f. v. Trees must be planted ten feet away from utility lines extending to the residence. *(canopy standard conflict?)

   g. vi. Use of architecturally compatible, decorative material is encouraged for pedestrian walkways.

   h. vii. Each front yard should have at least one ornamental tree. Front yard trees should be of at least one two and one-half-inch caliper in size.

4.5.5 2-3 UNIT HOUSE



A. **Description:** This house-form seamlessly fits into a predominantly single-family neighborhood, but contains multiple dwelling units. The units may be side-by-side, or stacked. They typically have separate entrances off of the street, but may share a common entrance. They are located under one roof and do not have parapets dividing the units.

B. **Special Requirements:**

1. **Frontage Types:** Common Yard, Porch, Stoop.

2. **Parking:** Parking must be well defined, located behind the building, and accessed off a side street or rear alley. On-site parking for all vehicles, including boats, must not be in front of the building. No variances to this provision are permitted.

3. **Location, Specific to T3-S~~T3-N~~:** A 2-3 unit building is permitted in the following areas:

   a. On a corner lot; or

   b. Where alley access is provided; however, no more than 2 per block are permitted.

4. ~~4.~~ **Housing Model Diversity**. For any development containing at least three duplexes or triplexes and not more than five buildings (excluding clubhouses/leasing offices), there shall be at least two distinctly different building designs. For any such development containing more than five separate duplexes or triplexes, there shall be at least three distinctly different building designs. For all developments, there shall be no similar buildings placed next to each other along a street or street-like private drive. Building designs shall be considered similar unless they vary significantly in footprint size and shape. Building designs shall be further distinguished by including unique architectural elevations and unique entrance features, within a coordinated overall theme of roof forms, massing proportions and other characteristics. Such variation among buildings shall not consist solely of different combinations of the same building feature.

5. **Street Frontage Architecture**. Architectural emphasis from the street through use of a courtyard; columns; ~~or~~a tower element; or a covered porch.

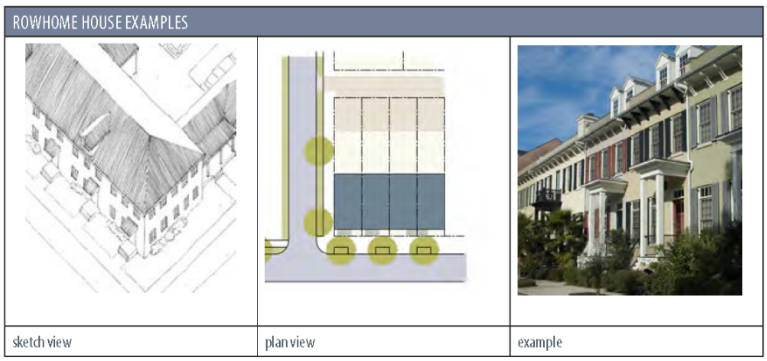
6. ~~6.~~ **Architectural design of dwellings**. All dwellings and accessory structures shall provide quality architectural design that takes into consideration building massing and style, roof lines, window and door placement, exterior materials and colors and other architectural features. Fluorescent or intense colors shall not be used on any wall or roof of any dwelling or accessory structure.

7. ~~7.~~ ~~**Four Sided**~~**Four-Sided Architecture**. Side or rear elevations shall not be a solid blank wall with no articulation; structures shall be designed so as to break up long walls by the use of offsets, shadow lines, façade treatments and the architectural theme on the front of the house shall be continued on the sides and rear of the structure to maintain the integrity of design throughout the structure.

8. **Elevation**. ANew duplex or ~~T~~triplex ~~new~~ construction shall be elevated at least eighteen inches in height above grade to avoid a slab-on-grade foundation type.

4.5.6 ROWHOME/TOWNHOUSE

ROWHOME HOUSE EXAMPLES



sketch view	plan view	example

A. **Description:** This is an attached residential building type that is part of a series of other rowhomes/townhouses with more than three units in a row. Three or fewer is considered a 2—3 unit building. Rowhomes/Townhouses may have parapet walls dividing the units, or be combined under one roof form. ~~They are elevated above the street a minimum of 3 feet for privacy, and are typically accessed by stoops. T~~hey may also utilize the stoop or ~~the forecourt and~~ porch frontage type~~s~~.

B. **Special Requirements:**

1. **Frontage Types:** Porch, stoop, ~~forecourt.~~

2. **Parking:** Parking must be well defined, located behind the building, and accessed off a side street or rear alley. On-site parking for all vehicles, including boats, must not be in front of the building.

3. **Specific to T4:**

   a. Rowhomes are not permitted in the Historic District, except in the Bladen Street Redevelopment District.

   b. Rowhomes are not permitted in T4-NA.

4. ~~4.~~ **Housing Model Diversity.** For any development containing at least three rows of rowhomes/townhouses (i.e. each row of multiple townhouses/rowhomes is considered a building) and not more than five buildings (excluding clubhouses/leasing offices), there shall be at least two

distinctly different building designs. For any such development containing more than five separate rows or townhouse buildings (excluding clubhouses/leasing offices), there shall be at least three distinctly different building designs. For all developments, there shall be no similar buildings placed next to each other along a street or street-like private drive. Building designs shall be considered similar unless they vary significantly in footprint size and shape. Building designs shall be further distinguished by including unique architectural elevations and unique entrance features, within a coordinated overall theme of roof forms, massing proportions and other characteristics. Such variation among buildings shall not consist solely of different combinations of the same building feature.

5. ~~5~~ **Street Frontage Architecture.** Architectural emphasis from the street through use of a courtyard; columns; or tower element; or a covered porch.

6. ~~6.~~ **Architectural design of dwellings.** All dwellings and accessory structures shall provide quality architectural design that takes into consideration building massing and style, roof lines, window and door placement, exterior materials and colors and other architectural features. Fluorescent or intense colors shall not be used on any wall or roof of any dwelling or accessory structure.

7. ~~7.~~ **Four Sided Architecture.** Side or rear elevations shall not be a solid blank wall with no articulation; structures shall be designed so as to break up long walls by the use of offsets, shadow lines, façade treatments and the architectural theme on the front of the house shall be continued on the sides and rear of the structure to maintain the integrity of design throughout the structure

8. ~~8.~~ **Elevation.** A duplex or Triplex new construction shall be elevated at least 3 feet in height above grade to avoid a slab-on-grade foundation type construction and for privacy. In areas with natural topography elevation changes, the Design Review Body may allow an exception of 18 inches in elevation.

9. ~~9.~~**Garages**. No street-facing facade shall contain more than four garage fronts. Resident garages or parking that is internal to the block is encouraged. Resident garages or parking that is internal to the development is encouraged. On-street parking should be made available for visitors.

   a. ~~a~~ *Articulation.* At a minimum, a vertical trim detail that subdivides the overall siding pattern shall be provided at intervals not to exceed two internal parking stalls (approximately 20 to 24 feet).

   b. ~~b.~~ *Rear Walls of Multi-Family Garages.* To add visual interest and avoid the effect of a long blank wall with no relation to human size, accessibility needs or internal divisions within the building, the following standards for minimum wall articulation shall apply:

      (i) ~~(i)~~*Length.* Any garage located with its rear wall along the perimeter of a development and within 65 feet of a public right-of-way or the property line of the development site shall not exceed 55 feet in length. A minimum of seven feet of landscaping must be provided between any two such perimeter garages.

      (ii) ~~(ii)~~ *Articulation.* No rear garage wall that faces a street or adjacent development shall exceed 30 feet in length without including at least one of the following in at least two locations:

         a) ~~a. change~~Change in wall plane of at least six inches,

         b) ~~b. change~~Change in material or masonry pattern,

         c) ~~c. change~~Change in roof plane,

         d) ~~d. w~~Windows,

e) ~~e. d~~Doorways,

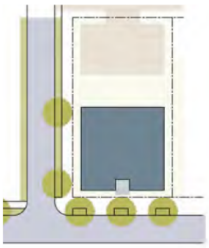
f) ~~f. f~~False door or window openings defined by frames, sills and lintels, and/or

g) ~~g.~~an equivalent vertical element that subdivides the wall into proportions related to human scale and/or the internal divisions within the building.

4.5.7 APARTMENT HOUSE

APARTMENT HOUSE EXAMPLES

sketch view



plan view

example

A. **Description:** This is a larger-scale building (a.k.a. Multi-Family Building) that contains 4 or more dwelling units. They often occupy corner lots, or are located in combination to create their own blocks. The ground floor is raised a minimum of 18" for privacy.

B. **Special Requirements:**

1. **Frontage Types:** Porch, Stoop, Forecourt, Balcony. ~~Porches are not preferred, but may be used in buildings containing 12 units or less if they provide direct access to the unit from the street or sidewalk.~~

~~2~~. ~~**Building Entries:** In buildings with more than 6 residential units, all ground floor units facing a frontage line shall have individual entrances from that frontage line. Buildings with formal entry courtyards or lobbies are exempt from this requirement.~~

2. ~~32.~~ **Parking:** ~~On-site parking must be located behind the building and accessed off a rear alley.~~ Where parking is required, prioritize tucked/structured parking, rear lots accessed by alleys, and shared parking strategies. On-site surface parking should not front the primary public right-of-way (ROW).

3. ~~34.~~ **Specific to T4:**

a. In the Historic District, these are limited to 6 dwelling units per building.

b. Multi-family dwellings are not permitted in T4-NA.

4. **Elevation:** New construction shall be elevated at least 3 feet in height above grade to avoid a slab-on-grade foundation type construction and for privacy. In areas with natural topography elevation changes, the Design Review Body may allow an exception of 18 inches in elevation.

5. **Lowcountry Vernacular Guidelines — Multi-Family Housing**

Intent / Design Goals

a. Reduce the apparent scale of multi-family buildings so they read as a collection of houses rather than a single large block.

b. Strengthen pedestrian frontage and neighborhood feel: human-scale entrances, porches, stoops, landscaping.

c. Encourage variety in massing, rooflines, and materials to reflect Lowcountry vernacular traditions (porches, gabled roofs, raised floors, wood cladding, simple trim).

d. Require mixed-use on appropriate corridors and guarantee ground-floor activation with direct unit entries from the ROW.

e. Respect climate and resilience — designs should favor natural ventilation, porches, shaded facades, and flood-resilient strategies.

C. **Applicability & Thresholds**

1. Applies to all new multi-family developments of 4 or more units in zones within City limits where multi-family is allowed.

2. Applies to mixed-use buildings with residential above or behind ground-floor commercial.

3. For infill sites, guidelines apply at project review stage; for large sites, apply both at building and block (master plan) scale.

D. **Massing & Scale (mandatory + numeric guidance)**

Goal: Break large buildings into smaller readable parts ("house-scale" modules).

1. **House-Module Approach (required):**

2. Every building façade visible from a public right-of-way must be expressed as a set of discrete modules that read like individual houses.

3. **Module width:** prefer 18'–30' (recommended). Treat longer façades as a composition of modules separated by vertical breaks, offsets, or roof changes.

E. **Maximum Continuous Facade Length without modulation:**

1. No uninterrupted façade shall exceed **40 feet** without a vertical modulation (offset, porch, material change, or recess).

2. For façades longer than 80 feet, require at least **2** strong compositional changes (e.g., projecting gable, recessed courtyard, mid-bay break).

F. **Vertical scale:**

1. Where contextual (adjacent single-family and historic blocks), avoid exceeding **3 stories** at the street frontage. Where 4 stories are allowed, step back upper floors so street elevation reads as 2–3 stories with a recessed upper story.

2. Floor-to-floor heights should feel domestic: ground floor 10'–12' (for mixed-use), typical residential floors 9'–10'.

G. **Roofing and massing relief:**

1. Use varied roof forms: front gables, cross gables, low-pitch hip roofs, small dormers. Avoid long, continuous flat parapets unless broken into modules. The use of excessive hips, gables, shed, or parapet roofs with the singular goal of creating complex roof systems is strongly discouraged – the appropriate roof forms mentioned above should be used to create simple roof forms that do not detract from the appearance of the individual modules.

2. Primary roof ridgelines should generally be perpendicular or at shallow angles to the street to emphasize smaller forms.

H. **Frontage, Entrances & Streetscape (required)**

Goal: Activate sidewalk, ensure pedestrian access, avoid "breezeway-only" frontage.

I. **Direct Unit Entries (required):**

1. Every ground-floor residential unit that faces a public right-of-way must have a **direct individual entry** from that ROW (stoop, porch, or front door directly accessible from sidewalk).

2. Unit entry must be via a modest stoop/steps; raised entries (for flood resilience) are allowed but must include a staircase or ramp directly to the public sidewalk (not through a shared breezeway).

J. **No Breezeway Substitutes (mandatory):**

1. Breezeways, internal corridors, or passageways that open to the street do **not** satisfy the direct entry requirement.

Commented [MS1]: Just a general comment - I think we should have pictures for some of these items - ask Curt if he wants to include photos?

K. **Porches & Stoops (strongly preferred / required percentage):**

1. At least **70%** of active ground-floor frontage length (on facades with residential units) should be composed of porches, stoops, or recessed entries (minimum 8' depth for porches where feasible).

2. Porches must be clearly articulated with roof, columns or posts, and railing consistent with Lowcountry tradition.

L. **Entrances:**

1. Front doors should be visible and readable from the sidewalk. Provide small entry landings (min 5' x 5') with path connections to sidewalk.

2. For corner units, provide dual orientation (primary entrance on primary façade; secondary side entry allowed).

M. **Storefront / Mixed-Use Frontage:**

1. Where ground floor is commercial, maintain transparent storefronts with operable windows/doors and canopies; maintain direct residential entries adjacent to commercial frontage (do not force residents through commercial spaces).

N. **Façade Articulation, Fenestration & Materials**

Goal: Use simple, durable materials and articulations that read as individual homes.

1. **Articulation intervals:**

a. ~~i.~~ Provide a minimum of one pronounced vertical element (porch, gable, bay window, or recessed entry) every 18'–30' of façade.

2. **Fenestration / Proportions:**

a. Windows should be vertically proportioned where possible (e.g., 2:1 height:width) and grouped in patterns that reinforce module rhythm.

b. Provide window trim/headers consistent with Lowcountry tradition (modest cornice, projecting sill, and simple surrounds).

3. **Materials palette (encouraged):**

a. Primary: painted horizontal wood clapboard, board-and-batten, smooth fiber cement lap, or brick on limited portions.

b. Secondary: standing seam or metal roofs, wood porch columns, porch ceilings painted traditional colors is encouraged but not required.

c. Discourage large expanses of blank concrete, mirrored glass, or highly reflective metal panels.

4. **Color & texture:**

a. Use soft, muted palettes (pastels, neutrals, weathered wood tones) with a maximum of three primary colors per façade.

b. For all developments, there shall be no more than two similarly colored structures placed next to each other along a street or major walkway.

O. **Roofs, Porches, & Shade**

1. **Porch dimensioning:** Minimum 8' deep for usable porches.

2. **Overhangs & eaves:** Provide eaves/overhangs to shade windows (min 12" eaves recommended where not constrained).

3. **Dormers & Breaks:** Use dormers and small gables to avoid continuous rooflines; limit eave heights to break mass.

4. **Awnings:** Metal awnings may be permitted over individual entrances.

5. **Shutters**: Bahama shutters are discouraged. Any shutters in either a transect or conventional zoning district are to be operable. The use/language of shutters should be consistent on all facades and floors (i.e. do not only put shutters on third floor windows only).

P. **Setbacks, Site Layout & Neighborhood Pattern**

1. **Setbacks & rhythm:**

a. Encourage front setback consistent with adjacent single-family blocks where possible to create a continuous street wall of porches and stoops.

b. For larger buildings, create a rhythm of small front yards and porches (e.g., alternating 5'–12' front setback with low planting).

2. **Parking & access:**

a. Locate parking to the rear or sides; minimize curb cuts on primary streets.

b. Require a minimum of 50% of parking to be tucked under/structured or screened behind buildings for mixed-use corridors. On-street parking is encouraged to support activation.

3. **Alleys & service:**

a. Service areas, loading, and garbage must be placed off alleyways or internal courtyards, not on primary façade.

4. **Courtyards & green space:**

a. Encourage small, semi-public courtyard spaces (cottage courts) that provide social spaces while maintaining street frontage.

Q. **Program & Unit Types (diversity)**

1. **Mix of unit types:**

a. At least **30%** of units should be 1-bedroom or smaller and **25%** 3+ bedrooms to support household diversity.

2. **Ground-floor unit requirement:**

a. Ground-floor units facing the street must be designed as townhouse-style units (direct entries, small private stoop/porch, transitional front yard or fence).

3. **Accessory frontages:**

a. Allow small home-office entry conditions, live/work units, and flex spaces on ground floor where fronting main streets.

R. **Mixed-Use Specifics**

1. **Ground-floor active uses are required** on designated mixed-use corridors. Where commercial is required, maintain residential direct entries adjacent or integrated — ground-floor residential entries cannot be completely separated from commercial frontage by service or parking.

2. **Commercial depth:** Provide minimum 25' depth for retail spaces to ensure usable storefronts.

3. **Service & deliveries:** Locate rear service access only.

S. **Climate Resilience & Elevation**

1. **Flood resilience:** For flood-prone blocks, allow raised first floors but require design treatments (stairs, ramps, porches) that preserve direct public access. Use economy of stairs and integrated landings so entries remain dignified and active.

2. **Materials:** At ground level use flood-compatible materials (masonry, fiber-cement, pressure-treated wood) where applicable.

3. **Natural ventilation & shading:** Encourage through-building breezeways for cross ventilation (but not as the primary pedestrian frontage) and deep porches to reduce solar load.

T. **Open Space, Landscaping & Fencing**

1. **Street trees:** Plant a continuous tree canopy along the sidewalk with species that are compatible with coastal conditions. The tree lawn for planting shall be 6 and half feet in depth in all areas.

2. **Low hedges & picket fences:** Use low plantings and 3'–4' picket or metal fences to reinforce front porches and private spaces while maintaining openness. Tall privacy fences on the primary frontage are discouraged.

U. ~~T~~ **Stormwater:** Use rain gardens and bioretention in front or side yard pockets, integrated into the streetscape design.

V. ~~U.~~ **Design Exceptions & Administrative Relief**

1. ~~1.~~Exceptions (e.g., for very constrained sites or required flood elevations) may be granted if the developer provides compensating design moves that improve pedestrian engagement, such as extra deep porches, increased modulation, or enhanced landscaping. Exceptions must be approved by the Planning Commission with clear public benefits.

W. ~~V.~~**Garages.** No street-facing facade shall contain more than four garage fronts. Resident garages or parking that is internal to the block is encouraged. Resident garages or parking that is internal to the development is encouraged. On-street parking should be made available for visitors.

1. ~~1.~~ *Articulation.* At a minimum, a vertical trim detail that subdivides the overall siding pattern shall be provided at intervals not to exceed two internal parking stalls (approximately 20 to 24 feet).

2. ~~2.~~ *Rear Walls of Multi-Family Garages.* To add visual interest and avoid the effect of a long blank wall with no relation to human size, accessibility needs or internal divisions within the building, the following standards for minimum wall articulation shall apply:

a. ~~(i)~~*Length.* Any garage located with its rear wall along the perimeter of a development and within 65 feet of a public right-of-way or the property line of the development site shall not exceed 55 feet in length. A minimum of seven feet of landscaping must be provided between any two such perimeter garages.

b. ~~(ii)~~ *Articulation.* No rear garage wall that faces a street or adjacent development shall exceed 30 feet in length without including at least one of the following in at least two locations:

c. ~~a.~~ change in wall plane of at least six inches,

d. ~~b.~~ change in material or masonry pattern,

e. ~~c.~~ change in roof plane,

f. ~~d.~~ windows,

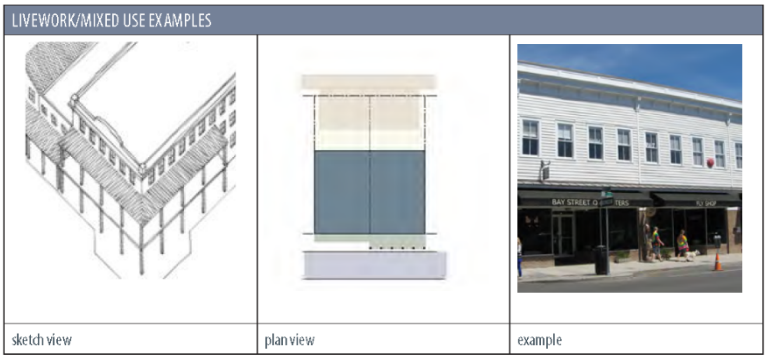
g. ~~e.~~ doorways,

h. ~~f.~~ false door or window openings defined by frames, sills and lintels, and/or

i. ~~g.~~an equivalent vertical element that subdivides the wall into proportions related to human scale and/or the internal divisions within the building.

(Ord. No. O-21-19 , 12-10-2019)

4.5.8 LIVEWORK/MIXED-USE



A. **Description:** This is a building that buildings contains commercial space, typically at grade, with office or residential living, typically located on the upper level(s). They are typically attached, but may be freestanding structures. The ground floor has a substantial amount of glazing, and often utilizes the shopfront frontage type.

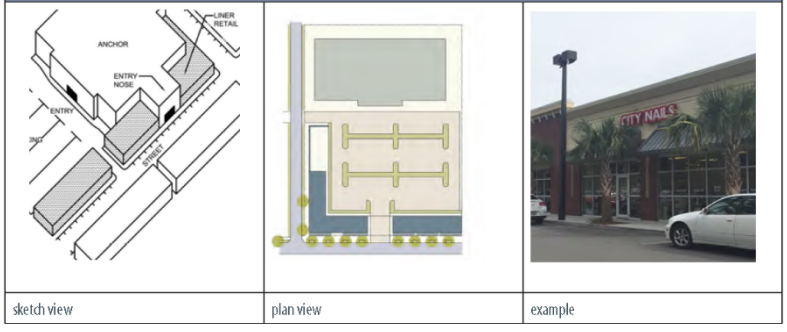
B. **Special Requirements:**

1. **Frontage Types:** ~~Forecourt, b~~Balcony, Shopfront/Awning, Gallery/Colonnade~~, Arcade~~.

2. **Parking:** Parking must be located behind the building, and accessed off a rear alley.
3. **Specific to T4-N and T4-NA:** When no retail frontage overlay exists, the ground floor is limited to office, artisan and trail-related uses only.
4. **Specific to LI:** Drive-thru facilities are prohibited.
5. ~~5.~~**Ground-floor active uses are required** on designated mixed-use corridors. Where commercial is required, maintain residential direct entries adjacent or integrated — ground-floor residential entries cannot be completely separated from commercial frontage by service or parking.
6. ~~6.~~ **Commercial depth:** Provide minimum 25' depth for retail spaces to ensure usable storefronts.
7. **Service & deliveries:** Locate rear service access only.
8. **Wall articulation.**
   a. Walls shall not have an uninterrupted length exceeding 35 feet. Pilasters, texture transitions, windows, stepping of the wall plane, and/or landscaping accomplishing the same effect are required to satisfy this standard
   b. ~~b.~~ Blank wall or service area treatment of side and/or rear elevations visible from to the general public is not allowed unless the Codes Administrator or Design Review Body determines there are adequate building or landscape features to conceal the view of the blank wall.
   c. ~~c.~~ All exterior elevations shall maintain the integrity of the adjacent dwellings architectural character and detailing.
   d. Continuous cornice lines or eaves are encouraged between adjacent buildings.
   ~~a.~~e. Buildings with flat roofs shall provide a parapet with an articulated cornice.
9. ~~6.~~**Facade treatment**. The architectural treatment of the front facade shall be continued, in its major features, around all visibly exposed sides of a building visible from adjacent residential and commercial zoned districts. Blank walls at side and/or rear elevations visible to the general public are prohibited adjacent to any residential or commercial zoned district.
10. **Windows**. Windows shall be vertically proportioned wherever possible and follow fenestration/transparency requirements found in this article.

4.5.9 LINER BUILDING

LINER BUILDING EXAMPLES



sketch view	plan view	example

A. **Description:** This is a shallow structure, typically 25—30 feet deep, which is placed close to the street frontage. It is typically used in conjunction with other Liner Buildings to conceal surface or structured parking, or large-scale commercial buildings. These buildings may contain a variety of uses, including ground floor commercial, and upper-level offices or residential.

B. **Special Requirements:**

1. **Frontage Types:** Balcony, Shopfront/Awning, Gallery/Colonnade, Arcade.

2. **Frontage Build-Out:** 75% minimum.

3. **Height:** The minimum height for Liner Buildings is 16 feet. ~~1 st~~ory~~ies~~; however, when attached to another structure, it must be tall enough to conceal the building it is screening. ~~Where Liner Buildings conceal a parking structure, the Liner Building shall be a minimum of 1 story; however it is preferred that it be built to such a height that the structure cannot be seen from the right-of-way.~~

4. **Connection:** Liner Buildings may either be detached from, or attached to the building they are lining.

5. ~~5.~~ Depth: Detached Liner Buildings shall have a 25' foot minimum depth: Attached Buildings, shall have a 12 foot minimum depth, or shall present a unique design façade differentiating it from the building they are lining, which shall be approved by the approved Design Review Body.

6. ~~6.~~ Required in RMX.: Attached or detached liner buildings shall be required in the RMX zoning district.

7. Wall articulation.

   a. ~~a.~~ Walls shall not have an uninterrupted length exceeding 35 feet. Pilasters, texture transitions, windows, stepping of the wall plane, and/or landscaping accomplishing the same effect are required to satisfy this standard

   b. ~~b.~~ Blank wall or service area treatment of side and/or rear elevations visible from to the general public is not allowed unless the Codes Administrator or Design Review Body determines there are adequate building or landscape features to conceal the view of the blank wall.

   c. ~~c.~~ All exterior elevations shall maintain the integrity of the adjacent dwellings architectural character and detailing.

   d. ~~d.~~ Continuous cornice lines or eaves are encouraged between adjacent buildings.

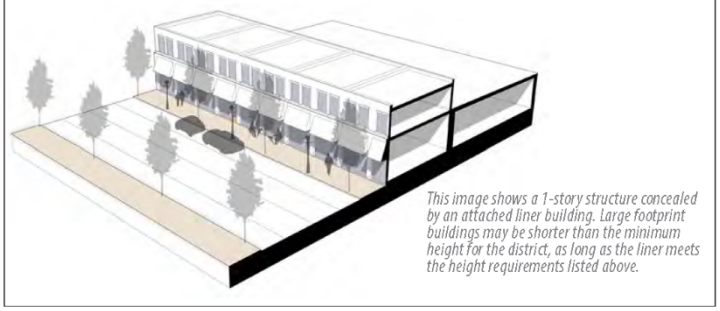
   e. ~~e.~~ Buildings with flat roofs shall provide a parapet with an articulated cornice.

8. ~~8.~~ Facade treatment. The architectural treatment of the front facade shall be continued, in its major features, around all visibly exposed sides of a building visible from adjacent residential and commercial zoned districts. Blank walls at side and/or rear elevations visible to the general public are prohibited adjacent to any residential or commercial zoned district.

9. ~~9.~~Windows. Windows shall be vertically proportioned wherever possible and follow fenestration/transparency requirements found in this article.

10. ~~10.~~ Pedestrian Activation: For liner buildings under 2 stories in height, the façade facing the primary frontage should be activated for pedestrians to include, but not be limited to, an activated plaza or outdoor patio 24' feet in depth.

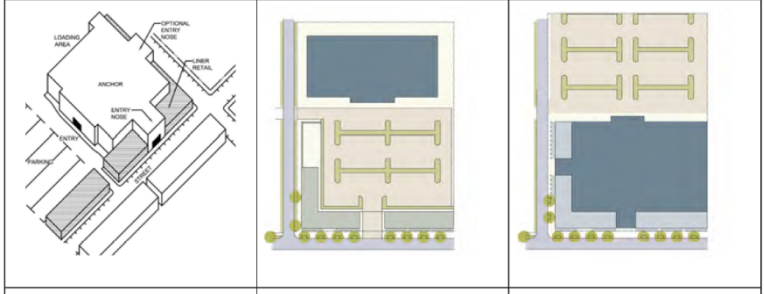
EXAMPLE: LINER BUILDINGS



This image shows a 1-story structure concealed by an attached liner building. Large footprint buildings may be shorter than the minimum height for the district, as long as the liner meets the height requirements listed above.

4.5.10 LARGE FOOTPRINT BUILDING

LARGE FOOTPRINT BUILDING DIAGRAMS



sketch view	plan view - detached liners	plan view - attached liners

A. **Description:** This is a building that has a footprint greater than ~~2~~10,000 square feet. It is a type often used by big-box, national retailers. In the T4 and T5 transect zones, they shall be integrated into the streetscape or screened with Liner Buildings (see Section 4.5.9).

B. **Special Requirements:**

1. **Frontage Types:** Shopfront/Awning, Gallery/Colonnade, ~~Arcade~~ —and/or Balconies may be used if there is true habitable space on the upper floor(s).

2. **Liner Buildings:** Liner Buildings (Section 4.5.9) are required in the RMX, T4 and T5 districts between the Large Footprint Building and the Primary Street frontage. They may be used in other districts to fulfill the requirements of this Code, such as height, entrances on the street, and parking location.

   a. **Exceptions:** When a Large Footprint building provides an entry on the primary street frontage, and a minimum of 40% clear and unobstructed glazing along that street, liners are not required.

3. **Height:** Buildings may be 1 story in height on the interior of the block, but should be at least 2 stories in height along all Primary Street frontages (see Street Hierarchy Diagram in Appendix C).

This may be accomplished with multi-story buildings, higher ceiling heights, parapets, and/or separate Liner Buildings. See Section 2.6.3 for more details on two-story building requirements.

4. **Entrances:** See Section 2.5.1 D.

5. **Location:** In the Historic District, except along Boundary Street, these are permitted by special exception only.

6. ~~6.~~ Wall articulation.

   a. ~~a.~~ Walls shall not have an uninterrupted length exceeding 35 feet. Pilasters, texture transitions, windows, stepping of the wall plane, and/or landscaping accomplishing the same effect are required to satisfy this standard

   b. ~~b.~~ Blank wall or service area treatment of side and/or rear elevations visible from to the general public is not allowed unless the Codes Administrator or Design Review Body determines there are adequate building or landscape features to conceal the view of the blank wall.

   c. ~~c.~~ All exterior elevations shall maintain the integrity of the adjacent dwellings architectural character and detailing.

   d. ~~d.~~ Continuous cornice lines or eaves are encouraged between adjacent buildings.

   e. ~~e.~~ Buildings with flat roofs shall provide a parapet with an articulated cornice.

7. ~~7.~~ Facade treatment. The architectural treatment of the front facade shall be continued, in its major features, around all visibly exposed sides of a building visible from adjacent residential and commercial zoned districts. Blank walls at side and/or rear elevations visible to the general public are prohibited adjacent to any residential or commercial zoned district.

8. ~~8.~~ Windows. Windows shall be vertically proportioned wherever possible and follow fenestration/transparency requirements found in this article.

LARGE FOOTPRINT BUILDING EXAMPLE

The large footprint building in the photo above is sited close to the sidewalks and incorporates frequent windows and doors. These techniques help to reinforce the urban character of the street and encourage use by pedestrians.

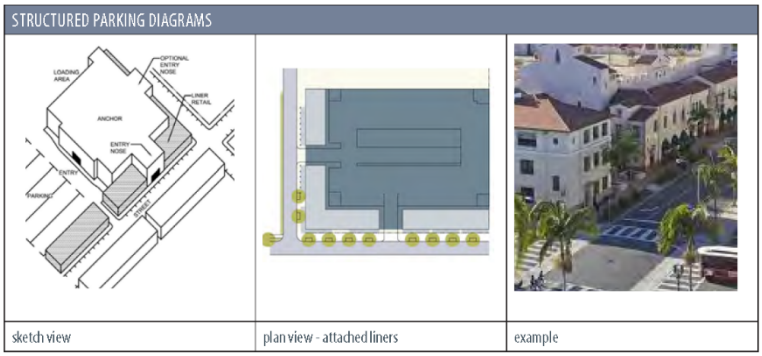
9. ~~9~~6. **Size:** Building footprints shall not be larger than a single block. Floor area of buildings shall not cantilever over public rights-of-way.

10. ~~10~~7. **Parking Location:**

    a. **Specific to T4 and T5:** A minimum of 75% of all parking shall be located behind the primary building or a Liner Building.

b. **All other districts:** The majority of the parking spaces shall be located to the side or rear of the building, or behind a Liner Building.

4.5.11 STRUCTURED PARKING



A. **Description:** This is a multi-level parking deck that may take up all or a significant portion of a block.

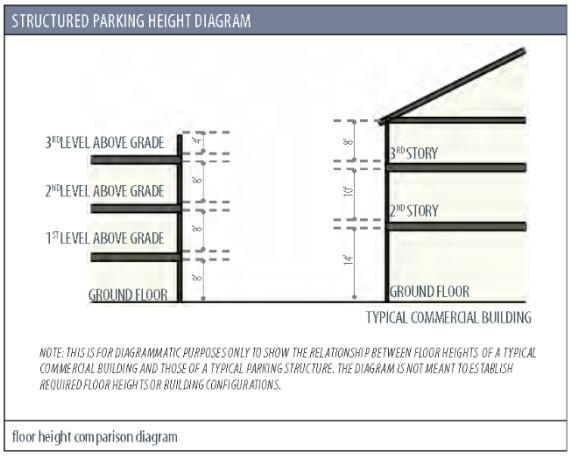
B. **Applicability:** These standards apply to all above-ground parking structures that front a public street or right-of-way.

C. **General Requirements:**

1. **Screening Required:** Where an above-ground parking structure fronts a public street, the ground level shall be screened in such a way that cars are not visible from the street.
2. **Materials:** Parking structure facades along pedestrian-oriented streets or primary pedestrian paths of travel shall be treated with high-quality materials, such as louvers, landscaped trellises, and/or crafted ornamental metal screens, to visually screen cars. The proportion should be broken down into bays that reflect the surrounding context.
3. **Entries:** Pedestrian entries into the parking structure shall be clearly visible from the primary pedestrian paths of travel.
4. **Bicycle Parking:** Parking structures shall provide bicycle parking within the structure. It shall be located on the level closest to the street and/or a primary building entrance.
5. **Liner Buildings:** If liners exist, they should be designed according to the standards set out in Subsection E. below.

D. **Height:** Each above-ground level counts as 75% of a story regardless of its relationship to habitable stories.

1. **Specific to T5-DC:** The maximum height at the property line shall not exceed 35 feet to the top of the parapet.



floor height comparison diagram

E. **Special Requirements Specific to Transect Zones:**

1. **Disposition:** Parking structures shall meet the required building setbacks except where Liner Buildings are required. In that case, parking structures should be set back from the property lines of the adjacent Primary Street(s) a minimum of 25 feet to reserve room for Liner Buildings between parking structures and the lot frontage— see Street Hierarchy Diagram in Appendix C for Primary and Secondary streets.

2. **Frontage Types:** Shopfront/Awning, Gallery/Colonnade, Arcade — Balconies may be used if there is true habitable space on the upper floor(s).

3. **Liner Buildings:**

   a. Liner Buildings (Section 4.5.9) are required in the T4 and T5 districts along Primary street frontage(s). Where parking structures face more than 1 street, requirements for Liner Buildings at secondary frontages are at the discretion of the Design Review Body. They may be used in other districts to fulfill the requirements of this Code, such as height and parking location.

   b. Exceptions to this requirement may be granted when lot width or depth is less than 140 feet. Where no Liner Buildings exist, along pedestrian-oriented streets, standards in Section 4.5.11 C.1. shall apply.

   c. Liner Buildings may be constructed concurrently with the parking garage, or space may be reserved for their construction in the future.

4.5.12 GAS/FUEL STATIONS AND CAR WASHES

GAS/FUEL STATION DIAGRAMS

sketch view

plan view - detached liners

example - store located on street (top); pitched canopy(bottom)

~~A. **Description:** This building type contains a series of fuel pumps in conjunction with a convenience or retail store.~~

~~B. **Building and Fueling Station Requirements:**~~

~~1. **Specific to T5-UC:**~~

~~a. The number of pumps shall be limited to 3 — a maximum of six fueling positions — in the Historic District and 6 pumps elsewhere.~~

~~b. The fueling stations shall be located behind the convenience store or a Liner Building. Outside of the Historic District, the fueling stations may be located to the side of the convenience store or Liner Building with the following provisions:~~

~~i. The building shall be located on a corner.~~

~~ii. The pumps shall be set back a minimum of 10 feet from the front line of the building.~~

~~iii. The short side of the pumps shall be parallel to the Primary Street — see Street Hierarchy Diagram in Appendix C.~~

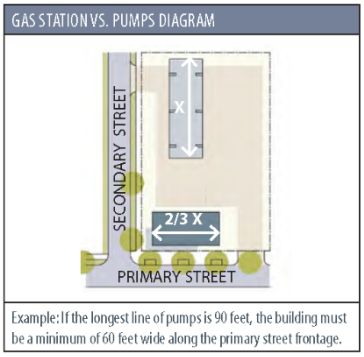
~~iv. The frontage build-out percentage shall be met by the convenience store and/or Liner Building.~~

~~v. Fueling stations shall not be located between the building and the adjacent street.~~

~~c. One or more pedestrian entries shall be located along the Primary Street frontage.~~

~~2. **Specific to RMX and LI:**~~

~~a. The primary building should be at least ⅔ as long (measured parallel to the street) as the distance along the longest line of pumps — see the following diagram.~~



Example: If the longest line of pumps is 90 feet, the building must be a minimum of 60 feet wide along the primary street frontage.

~~b. The pumps should be located to the side or rear of the building where possible. They shall not be located between the building and the adjacent primary street. In cases where the pumps are located to the side of the building, the pumps, including the canopy, shall not project further toward the street than the front line of the building.~~

~~c. **Corners:** On corner sites, significant architectural features, such as buildings or structures, should be provided at the corner.~~

~~3. **Kiosks:** Kiosk-type fuel stations, where a structure sits within the pump canopy, are not permitted unless they are located behind a Liner Building.~~

~~4. **Existing Facilities:** When pumps are proposed at existing facilities that do not meet these design standards for gas stations, a decorative wall not less than 3 feet in height shall be required along any side of the property adjoining a street.~~

City of Beaufort: Lowcountry Vernacular Design Guidelines — Drive-Thru Facilities

A. **Purpose & Intent**

Drive-thru facilities shall be designed to contribute to Beaufort's traditional Lowcountry character, reinforcing pedestrian-oriented corridors and mixed-use neighborhoods. The intent is to:

1. Eliminate corporate or standardized prototypes inconsistent with Beaufort's architectural identity.
2. Maintain street presence and human scale through proportion, transparency, and detailing.
3. Ensure safe and functional circulation for vehicles without compromising pedestrian priority or architectural quality.

B. **Site Planning & Orientation**

1. **Street Relationship*:***

a. Buildings must front the primary street, with a pedestrian entry oriented directly toward the sidewalk or public right-of-way.

b. **Automobiles shall not pass between the building and the street.**

c. Outdoor seating, small plazas, or shaded porches are encouraged to activate the street frontage.

d. The bay door(s) to the garage or car wash bay(s) shall not be visible from the Primary Street frontage.

e. For a stand-alone car wash not associated with a fuel station, the opening of the bay door shall either face away from the Primary Street or be screened from the street with a Liner Building (Section 4.5.9).

2. **Drive-Thru Location:**

a. Drive-thru lanes must be located **to the side or rear** of the building.

b. Circulation around all four sides of the building is **prohibited**.

c. Drive-thru windows and canopies shall be **concealed from direct view of the street** through architectural placement, fencing, or landscaping.

3. **Stacking & Queuing:**

a. Queuing lanes must be designed to **minimize visual impact** from public streets and adjacent properties.

b. Incorporate landscape buffers, low masonry walls, or trellises consistent with the building architecture.

c. Provide adequate stacking length per use to avoid spillover into drive aisles or streets. Stacking should be based on the ITE design manual.

C. **Building Design & Character**

1. **Architectural Style:**

a. Express the Lowcountry vernacular — simple massing, gabled or hipped roofs, deep overhangs, and porches.

b. Incorporate **wood, brick, or stucco finishes** consistent with local traditions. Avoid metal panels, synthetic stucco, or corporate color bands.

c. Rooflines should use **standing seam metal**, **broad eaves**, and **bracketed canopies** to reflect regional character.

2. **Scale & Proportion:**

a. Break down long façades with **bays, porches, pilasters, or window groupings** to create rhythm and human scale.

b. Buildings should appear as **a collection of smaller volumes**, not a single large box.

c. Use **vertical proportions** for windows and doors typical of Beaufort's traditional buildings.

3. **Corporate Identity:**

a. Standardized architecture, prototype buildings, or trademark color schemes are prohibited.

b. Logos and branding shall be expressed **only through signage**, not through building form, materials, or colors.

c. Materials must read as **authentic and regionally appropriate**, with craftsmanship evident at the pedestrian level.

4. **Fenestration & Transparency**

***Transparency Requirement*:**

a. A minimum of **40% transparent fenestration** is required on all pedestrian-facing façades.

b. Transparency shall be measured as **vision glass** that allows direct interior visibility — not tinted, mirrored, or spandrel glass. See definition of transparency below.

***Definition of Transparency*:**

a. Transparent glass must provide **unobstructed visibility** at a depth of at least **4 feet** into the building interior.

b. **Faux walls, display boxes, or spandrel panels behind glass** do not count toward transparency requirements.

c. **Operable shutters or wood louvers** may be used for shading but must preserve visibility and rhythm.

5. **Façade Activation:**

a. Ground floors should have entries, large windows, and architectural detailing to **engage pedestrians**.

b. Blank walls are prohibited along public streets.

c. Use of transoms, divided-light windows, and deep window trim is encouraged.

6. **Materials & Details**

***Primary Materials*:**

a. Painted wood, fiber cement siding (with smooth finish), stucco, traditional brick, and standing-seam metal roofing.

***Prohibited Materials*:**

a. EIFS, vinyl siding, backlit panels, mirrored glass, and spandrel glazing.

***Detailing*:**

a. Use of **porches, awnings, and shutters** to articulate façades and provide shade.

b. Corner boards, exposed rafters, and simple trim profiles are encouraged for authenticity.

7. **Landscape & Screening**

Drive-Thru Screening:

a. Drive-thru lanes, menu boards, and queuing areas must be screened with **low masonry walls, tabby finish**, or **evergreen plantings** consistent with the building architecture.

b. Screening shall be **a minimum of 3 feet high** but no more than 4 feet to preserve visibility and safety.

8. **Mechanical Equipment:**

a. HVAC units, refuse areas, and service functions must be located at the rear or side, screened from public view, and integrated with the overall design. Placement of mechanical units on roofs is preferred, especially in high-visibility, pedestrian-heavy areas.

9. **Lighting & Signage**

Lighting:

a. Fixtures shall be **shielded, warm-toned**, and consistent with traditional gas lantern or gooseneck styles.

b. Corporate neon or LED border lighting is prohibited.

Signage:

a. Signage shall be subordinate to architecture — wall-mounted, projecting, or freestanding monument types preferred.

b. No internally illuminated box signs.

10. **Sustainability & Resilience**

a. Encourage the use of **porches and overhangs** for passive shading.

b. Use **native landscaping** to reduce irrigation.

c. Encourage pervious paving materials where feasible.

d. Integrate rain gardens or bioswales to manage stormwater naturally.

11. **Summary Design Objectives**

a. Reinforce **street presence** and **pedestrian scale**.

b. Conceal automobile circulation and drive-thru infrastructure from the street.

c. Achieve transparency that expresses **authentic, active interiors**.

d. Celebrate Beaufort's Lowcountry identity through materials, detailing, and form.

e. Reject formulaic prototypes; require **site-specific architectural response**.

C. ~~**Signage:** No signs shall be located on any canopy over the pumps.~~

~~D. **Car Wash:**~~

~~1. The bay door(s) to the garage or car wash bay(s) shall not be visible from the Primary Street frontage.~~

~~2. For a stand-alone car wash not associated with a fuel station, the opening of the bay door shall either face away from the Primary Street or be screened from the street with a Liner Building (Section 4.5.9).~~

~~E. **Colors:** Buildings and canopies shall not be painted in a color or pattern that expresses corporate identify, to the extent that the paint color or pattern is not consistent with the design standards of the district. The use of highly reflective or glossy materials is prohibited.~~

~~F. **Consistency:** All sides of a building shall express consistent architectural detailing and character. All site walls, screen walls, pump island and canopies, and other outdoor covered areas shall be architecturally integrated with the building by using similar material, color, and detailing.~~

~~G. **Pump Design Guidelines:**~~

~~1. **Pump Canopy:**~~

~~a. Canopies with a pitched roof are encouraged. Multiple canopies or canopies that express differing architectural masses are encouraged.~~

~~b. Canopy ceiling shall be recessed.~~

~~c. Lighting:~~

~~i. Canopy lighting shall be recessed.~~

ii. The sides (fascias) of the canopy should extend below the lens of the fixture 12 inches to block the direct view of the light sources and lenses from property line.

iii. Any lighting mounted to the top or sides of the canopy, including outlining of canopies with light bands or tubes, is prohibited.

iv. Any freestanding light fixtures shall be a maximum 15 feet in height if the property abuts or is located within a Transect-based District.

2. **Pump Island:** The intent of this section is to encourage pump island designs that are well organized and consolidated to minimize visual clutter. Pump island components consist of fuel dispensers, refuse containers, automated payment points, safety bollards, and other appurtenances.

a. The color of the various components of the pump island, including dispensers, bollards, and all appurtenances, are encouraged to be muted.

b. The use of translucent materials and internally lighted cabinets is discouraged as finishes or as applied treatments at the pump island or on the canopy.

c. Either a pump island curb or bollard is recommended for the protection of dispensing units.

4.5.13 CIVIC BUILDINGS

Civic buildings contain uses of special public importance and may be located in any zoning district. They require special design standards as described below, but should also be compatible with the surrounding context. Civic buildings may include, but are not limited to, municipal buildings, churches, libraries, schools, hospitals, and public recreation facilities. Museums may sometimes be considered civic buildings. Civic buildings do not include day care facilities, retail buildings, residential buildings, and privately-owned office buildings.

A. **Placement:** In order to provide greater flexibility to create a special architectural statement, civic buildings are not subject to minimum or maximum setback requirements. Instead, building placement should be designed with consideration of the following guidelines.

1. Placement of civic buildings, depending upon program and site, can often benefit from being set back from the adjacent build-to lines of private development. This allows the scale of the building to have more visual emphasis and can create a public space in the foreground. The amount of this setback should be carefully determined, based on the urban design objectives of the particular site.

2. Buildings should be oriented toward the public realm (streets, squares and plazas) in a very deliberate way.

3. Civic buildings and their primary architectural elements should be placed at the termination of public vistas to provide an appropriate level of visual importance.

EXAMPLE: CIVIC BUILDING TERMINATING VISTA

4.

Entrances should always be located on the most prominent facade(s). Avoid entrances that are at the rear or are visually concealed.

5. Parking shall be located at the rear and/or side of the building. In general, parking location standards shall match the zoning district.

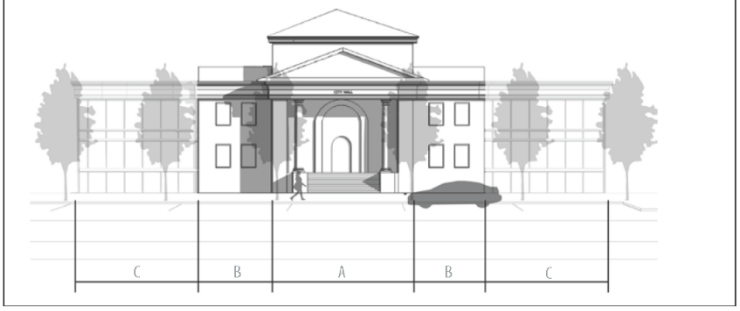
B. **Massing:**

1. The primary massing of civic buildings should be symmetrical in form. The appearance of a balanced design increases the level of formality, which is appropriate to the public use.

EXAMPLE: CIVIC BUILDING SYMMETRY

2. Massing of civic buildings, although often larger as a whole, should be divided into visually distinct sections. Massing divisions should provide visual order to the building and create vertical proportions within individual elements.

EXAMPLE: CIVIC BUILDING MASSING VISUAL ORDER



C. **Scale/Height:**

1. The scale of civic buildings should be larger and more monumental than corresponding buildings in order to be more prominent and visible across greater distances.

2. Floor-to-floor heights and architectural details should be proportionately larger than those of private buildings that exist or are anticipated within adjacent blocks.

EXAMPLE: CIVIC SCALE AND FLOOR-TO-FLOOR HEIGHTS

3. Prominent roof forms and additive elements, such as cupolas, should be used to visually extend the height of the building.

EXAMPLE: ROOF FORMS AND ELEMENTS THAT DISTINGUISH CIVIC BUILDINGS

D. **Materials/Details:**

1. Civic buildings should evoke a civic character and be carefully designed to reflect the architectural character of Beaufort.
2. Civic buildings should be made of durable, high-quality materials that create a sense of permanence and lend civic identity to the city. Preferred materials include brick, stone, and cast concrete. Stucco should only be utilized when applied over structural CMU.
3. Building details should be designed at 2 scales. At the larger scale, details should be robust, so as to be read from a distance. Nearer to the building, the details of the lower levels should include another measure of refinement that can only be seen up-close at a pedestrian scale.
4. Building design elements should be used which allow civic buildings to act as focal points of the community. Depending on the architectural style of the building, the following elements should be considered in the building design:
    a. Pronounced window lintels/sills/mullions, etc.
    b. Columns with a capital and base.
    c. A water table constructed of high-quality masonry units (such as cast-in-place stone) that extends beyond the face of the facade.

d. Vertically oriented windows of at least a 2:1 ratio.

e. Cornice lines with significant depth and multiple levels of relief.

f. A monumental raised entryway.

g. A formal landscaped area or plaza.

h. A tower element with a turret, cupola, or similar treatment.

4.5.14 CHURCH AND INSTITUTIONAL BUILDINGS

~~4.5.13 **Church and Institutional Buildings**~~

A. ~~**A.** **Purpose & Intent**~~

Churches and institutional buildings in Beaufort play an essential role in defining the community's cultural and architectural character. Their design should express permanence, craftsmanship, and civic pride while remaining grounded in the **Lowcountry's vernacular traditions** of simplicity, proportion, and climatic responsiveness.

The goal of these guidelines is to ensure that new and renovated places of worship:

(i) Contribute to the cohesive visual character of Beaufort's neighborhoods and corridors;

(ii) Reinforce the pedestrian-oriented scale of the city's traditional fabric;

(iii) Employ authentic Lowcountry architectural forms and materials;

(iv) Express their civic and spiritual role through proportion and craftsmanship rather than monumentality; and

(v) Integrate harmoniously with surrounding residential, commercial, or institutional uses.

B. ~~B .~~ **Site Planning & Context**

1. **Street Orientation:**

a. Locate the principal façade and main entrance facing the public street or green, reflecting Beaufort's historic civic patterns.

b. Buildings should be sited close to the street, with front setbacks consistent with neighboring structures and landscaped forecourts or gathering lawns.

2. **Pedestrian Connections:**

a. Provide direct pedestrian paths from the public sidewalk to the main entry.

b. Parking areas shall be located to the side or rear and connected by shaded walkways.

3. **Campus Form (for larger sites):**

a. For multi-building church campuses, organize buildings around courtyards or greens, not parking lots.

b. Use tree canopies, garden walls, and covered walkways to unify the site and create shade.

c. Service and vehicular areas should be visually screened and subordinate to pedestrian spaces.

4. **Outbuildings:**

a. Parish halls, classrooms, or offices should reflect subordinate building forms—smaller scale, simpler rooflines, and consistent materials.

C. ~~C.~~ **Architectural Character**

1. ~~1,~~ **Form & Massing:**

a. Draw from Lowcountry precedents: simple rectangular plans, steeply pitched gable or hip roofs, and symmetrical façades.

b. Emphasize vertical proportion and rhythm—tall windows, doors, and ventilating louvers that express grace and lightness.

c. For prominent worship spaces, a central gable, steeple, or cupola may be used as an accent, not as a dominating tower.

d. Avoid over-scaled domes or monumental porticoes inconsistent with the city's intimate scale.

2. **Porches & Entries:**

a. Incorporate deep porches or porticos with slender columns, wood posts, or brick piers—echoing Beaufort's tradition of shaded transitions between indoors and outdoors.

b. Entry steps and landings should be generous and welcoming, connecting seamlessly with sidewalks and gathering lawns.

3. **Roof Forms:**

a. Preferred roofs: gable, hip, or cross-gable with moderate to steep pitch (6:12–12:12).

b. Use standing seam metal or architectural shingles in muted, coastal tones.

c. Broad eaves with exposed rafter tails or simple trim are encouraged.

4. **Proportion & Rhythm:**

a. Articulate façades with bays, pilasters, or window groupings that reflect internal organization.

b. Maintain vertical emphasis; avoid long horizontal bands or large unbroken walls.

c. Larger sanctuaries should step down in height toward adjacent streets or neighborhoods to soften scale.

D. ~~D.~~ **Fenestration & Transparency**

1. **Window Design:**

a. Use vertically proportioned, operable windows with divided lights, wood or wood-look frames, and trim of appropriate depth.

b. Window groupings may express the sacred interior through tall, narrow proportions or paired openings.

c. Clerestory or transom glazing encouraged for natural light and ventilation.

2. **Transparency & Detailing:**

a. Ground-level façades facing public streets should maintain a minimum of 25% transparency to create visual connection and safety.

b. Clear glass preferred; lightly tinted acceptable. Avoid mirrored or opaque glass. Stained glass may be acceptable at the discretion of staff/board members.

3. ~~5.~~ **Materials & Craftsmanship**

Primary Materials:

a. Painted wood siding, smooth fiber cement, traditional brick, or lime stucco.

b. Heavy timber, wood brackets, and hand-crafted detailing encouraged for authenticity.

Secondary Materials:

a. Metal roofs and wood shutters typical of Lowcountry precedent.

b. Stone or precast limited to accent elements (sills, thresholds, steps).

Color Palette:

a. Soft, coastal tones: whites, grays, creams, pale yellows, and greens.

b. Trim and shutters may contrast slightly for depth and expression.

E. ~~6.~~ **Civic Expression**

Steeples & Cupolas:

a. Allowed where scaled to the building mass and used as focal points rather than monuments.

b. Details should be crafted and proportional, not prefabricated or exaggerated.

c. Belfries or cupolas may serve as ventilation towers or daylight monitors.

Bell Towers & Crosses:

a. Integrate into the building form, not as detached sculptural elements.

b. Lighting of crosses or towers shall be subdued, downward, and non-glaring.

Entrances & Gathering Spaces:

a. Forecourts, gardens, or porches shall function as publicly inviting civic thresholds.

b. Integrate shade trees, benches, and low brick or tabby walls for enclosure and comfort.

F. ~~7.~~ **Landscape & Site Features**

Lowcountry Landscape Character:

a. Emphasize native trees (live oak, magnolia, palmetto), shaded walks, and pervious surfaces.

b. Preserve existing canopy trees where possible.

c. Use lawn panels, tabby walls, and native plantings to define outdoor gathering spaces.

Parking & Circulation:

a. Parking areas should be broken into smaller courts framed by trees and low walls.

b. Encourage shared parking agreements with adjacent uses to reduce impervious surfaces.

G. ~~8.~~ **Lighting & Signage**

Lighting:

a. Warm, low-level fixtures that highlight architectural features and pedestrian areas.

b. Concealed uplighting may be used for steeples or façades if shielded and subtle.

Signage:

a. Monument or wall-mounted signs integrated with building materials and scale.

b. Internally illuminated signs, LED panels, and electronic message boards are prohibited.

H. ~~9.~~ **Sustainability & Building Performance**

1. Utilize deep porches, tall operable windows, and shaded courtyards for natural cooling.
2. Employ rainwater collection and bioswales as visible landscape features.
3. Orient main façades to capture prevailing breezes and manage sunlight naturally.

I. ~~10.~~ **Summary Design Principles**

1. Express civic presence through simplicity, proportion, and craft, not size or ornament.
2. Reinforce Beaufort's walkable, human-scaled fabric with street-oriented entries and shaded public space.
3. Employ authentic materials and climate-appropriate detailing.
4. Use roof forms, porches, and windows that reflect traditional Lowcountry building logic.
5. Avoid corporate prototypes or styles inconsistent with Beaufort's architectural lineage.

4.6: BUILDING DESIGN STANDARDS

4.6.1 GENERAL TO ALL APPLICABLE DISTRICTS (SEE 4.2.2)

A. **Size, Mass and Scale:** The scale of buildings and accessory structures (including canopies) shall be appropriate to the scale of structures located in the neighboring context.

B. **Proportions of Bays and Openings:** All building bays, including porches, colonnades and porticos as appropriate, shall be square or vertical in proportion, unless the design merits a horizontally-proportioned opening. Wall openings, with the exception of transoms and storefronts, shall be square or vertical in proportion. The facade of a proposed building should draw upon the proportion and number of bays in surrounding buildings, as defined by windows, doors, and column spacing, to establish a compatible scale.

C. **Building Materials:** Building wall materials shall be combined on each facade only horizontally, unless the building is broken vertically by a change of plane, or a vertical architectural element. Heavier materials, such as masonry and stucco, shall be located below lighter materials, such as cement fiber or wood siding.

D. **Roof Forms:** Where pitched roofs exist, primary roofs shall have a minimum slope of 4:12, while ancillary roof slopes may be no less than 2:12.

E. **Garages and Accessory Structures:** Attached garages, detached garages, and other accessory structures shall be subordinate in height, footprint, and proportion to the primary structure on the site, and shall be compatible with the principal structure in terms of roof form, materials, and color. Where a garage contains an accessory dwelling unit above, it may exceed the height of the primary structure.

F. **Trash, Mechanical, Utility and Service Equipment and Areas:**

1. Loading docks, service areas, and trash disposal facilities (e.g., trash and recycling receptacles, compactors, dumpsters) shall be hidden or screened from view of streets, parks, squares, waterways, or significant pedestrian spaces. Loading areas may be oriented toward adjoining developed properties that are zoned for nonresidential uses, if such loading areas are screened from view. See Section 2.7.1 E. for specific provisions about these areas in the Historic District.

2. Mechanical equipment, such as ventilation systems, commercial exhaust fans, rooftop terminations, commercial cooling equipment, heating and air conditioning units, TV antennas, and satellite dishes, shall be hidden or screened from view. Lattice, open brick enclosures, or vegetation can be used to conceal mechanical equipment. Screening material shall be properly maintained. If vegetation is used for screening, the mature size of the vegetation shall be considered so that equipment air flow will not be compromised.

G. **Colors:** Buildings and additional site elements — e.g., bollards, arbors, drive-thru canopies, sign posts — shall not be painted in a color or pattern that expresses corporate identify, to the extent that the paint color or pattern is not consistent with the design standards of the district. Fluorescent colors, such as ASHTO safety yellow, are also prohibited except where required by a public agency.

H. **Outdoor Display of Merchandise:**

1. **Definition of "Merchandise":** For purposes of this section, merchandise is defined as any item that is for sale on the premises or is representative of an item that is for sale on the premises, regardless of whether or not that particular item is available for purchase.

2. **Arrangement, Location, and Type of Merchandise:**

a. **Arrangement:** Merchandise shall be arranged and spaced so as not to clutter the front of the property, as determined by the Administrator.

b. **Outdoor Merchandise:** Except in T5-DC per Section 4.6.1 H.2.d., automobiles, trucks, boats, trailers, outdoor landscape structures (garden sheds, arbors, gazebos, etc.), plant materials, agricultural products, lawn maintenance equipment, and outdoor furniture may be displayed outdoors per the provisions of this section. Outdoor merchandise may remain outdoors when the business is closed.

c. **Indoor Merchandise:** Merchandise other than that typically used and stored outdoors may be displayed outdoors within a maximum of 5 feet from, and directly in front of building or the tenant space. Indoor merchandise shall only be displayed during business hours.

d. **Specific to T5-DC:**

i. **Display Hours:** All merchandise shall be displayed outdoors during business hours only.

ii. **Location:** All merchandise displayed outdoors shall be within 5 feet of the building and only in front of the building or the tenant space.

3. **Location:**

a. Merchandise shall not be placed on the public sidewalk or within the right-of-way without approval of the Administrator. If merchandise is displayed on any privately owned sidewalk,

a minimum of 4 feet of the sidewalk as measured from the curb must remain open and unobstructed to facilitate safe pedestrian circulation.

b. Areas designated for vehicular parking may not be used as outdoor display areas.

c. Merchandise shall not be displayed on public street furniture or landscaping.

4. **Designation in Plans:** plans for new developments or reuse of an existing space shall clearly designate any areas for outdoor display of outdoor merchandise. Outdoor display of merchandise shall only occur in areas designated for such display on the approved plan.

5. **Vending Machines and Realty Advertising Racks:** Vending machines, except newspaper boxes, shall be screened from view from the street. Realty advertising racks, and other street furniture visible from the public right-of-way shall not display any advertising or other commercial message, except where such advertising or commercial message is counted as a sign under Article 6 (Signs). These racks shall be constructed of wood or metal.

6. **Gifts to the Street:** Items such as benches, planters, or other decorative elements that enhance a shopfront, may be displayed so as not to clutter the street, and as long as they meet the clearance requirements of merchandise listed above. These elements must be properly maintained and may not contain advertising of any kind.

7. **Screening Requirements:** Outdoor merchandise may be displayed on the site behind buffers meeting the requirements the Required Buffer Width and Planting Chart in Section 5.5.1.

~~l. **Fencing:**~~

~~1. Chain link fencing is not permitted to extend past the front of any primary structure or be located along any street right-of-way. Chain link fencing is not permitted in the Historic District.~~

~~2. Barbed wire fencing is prohibited except in the LI district.~~

4.6.2 T1 DISTRICT STANDARDS

There are no specific standards for this district. The Administrator will determine whether the proposed development is compatible with the surrounding context and may choose to permit the appropriate Design Review Body to review the project. In the Historic District, any development in T1 districts shall be reviewed by the Historic Review Board.

4.6.3 SPECIFIC TO TRANSECT-BASED DISTRICTS (SEE 4.2.2)

A. **Building Materials and Details:**

1. Building walls shall be finished in 1 or more (but not more than 3) of the following materials:

a. Wood.

b. Fiber cement board siding, smooth finish.

c. Concrete masonry units with stucco (CBS).

d. Reinforced concrete with stucco.

e. Brick.

~~f. Tabby (or stucco with oyster shell aggregate, typ.).~~

~~g~~f. Corrugated metal, which may be approved by the Administrator based on the surrounding context and location on the site.

h. Other materials as approved by the Administrator, based on visual compatibility with listed approved materials.

2. Visible foundation walls and chimneys shall be finished in one of the following materials:
   a. Brick.
   b. Stucco.
   ~~c. Tabby.~~
3. Columns may be constructed of the following materials:
   a. Wood.
   b. Wood or fiber cement clad.
   c. Cast iron.
   d. Concrete with smooth stucco finish.
   e. Cast stone with smooth finish.
   f. Brick.
   g. *Perma-cast.
   h. *Other synthetic materials as approved by the Administrator, based on visual compatibility with listed approved materials.
4. Railings and balustrades may be constructed of the following materials:
   a. Painted wood.
   b. Wrought iron.
   c. *Aluminum.
   d. *PVC.
   e. *Other synthetic material as approved by the Administrator, based on visual compatibility with listed approved materials.
5. Doors shall be made of wood, metal, glass, or fiberglass*.
6. Roofs with visible pitches shall be constructed of the following materials:
   a. 25-year architectural dimension shingles.
   b. Tile (clay, cement, natural or manufactured stone).
   c. Nonreflective pre-finished metal.
   d. Slate.
   e. Reflective metal such as copper.
   f. Other similar metals as approved by the Administrator.
7. The following materials are prohibited:
   a. Exposed concrete masonry units.
   b. Vinyl Siding.
   c. Plastic shutters.

d. Stone.

e. Metal panels.

f. Day-glo, luminescent, iridescent, neon or similar types of color finishes.

g. Mirrored glass with a reflectivity of 20% or more.

h. Roofing.

i. Plastic or PVC roof tile.

ii. Nontraditional colors such as orange or purple.

~~ii.~~iii. Vinyl Windows on contributing buildings in the Historic District.

8. **Exceptions:** In the Historic District, materials indicated with an asterisk (*) may be permitted, on a context-specific basis, at the discretion of the Design Review Body.

B. **Roof Forms:**

1. **Specific to zones T4 and T5:**

a. Permitted roof types include gabled, hipped, shed, barrel vaulted, flat, mono-pitch, and domed. Applied and partial (less than 3 sides) mansard roofs are not typically permitted but may be permitted at the discretion of the Design Review Body based on compatibility with the surrounding context, size, mass and scale of the structure.

b. Shed, flat, and mono-pitch roofs shall be concealed with parapets along the street frontage, except on porches, balconies, or building extensions.

c. Downspouts and gutters should be galvanized steel, aluminum, or copper and shall match in materials and finish.

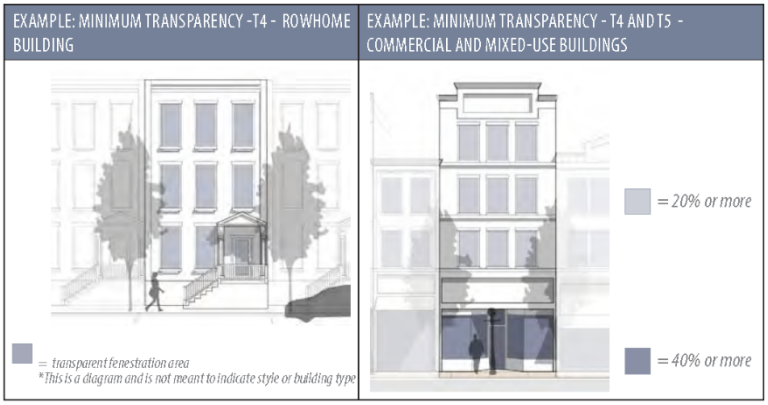
d. Roof penetrations shall be hidden or painted to match the color of the roof.

e. Skylights must be flat to the pitch of the roof. In the Historic District and T5 districts, they shall not be located on any sloped roof facing the primary frontage.

C. **Windows and Doors:**

1. **Fenestration/Transparency~~,~~:** Glass on a window of any type (including storefront) or door of any type that has no coatings (such as frosted, tinted or spandrel glass) or treatments, so that the building's interior is visible from the outside. Transparent fenestration shall mean clear or lightly tinted vision glass with a minimum visible light transmittance (VT) of 0.60 that provides direct, unobstructed views into an active interior space at least three feet deep from the interior face of glass. Opaque spandrel panels, reflective glass, back-painted glass, or any glazing with a solid wall, shelving, or storage directly behind it shall not be considered transparent fenestration.

2. ~~s~~**Specific to zones T4 and T5:** Any commercial or mixed-use building elevation facing a street, waterway, or public space shall include a minimum of 40% of transparent fenestration (windows and doors) on the ground floor and 20% on upper floors. Apartment Houses shall conform to these requirements as much as possible, however the minimum percentage of transparent fenestration on the ground floor may be adjusted at the discretion of the Design Review Body. It shall not be reduced to lower than 30%.



3. ~~23~~. **Proportion and Details:**

a. Windows shall not be flush with exterior wall treatments. Windows shall be provided with an architectural surround at the jambs and header, and a projecting sill.

b. Window openings may be grouped horizontally, but trim between windows shall be at least 3.5 inches wide. This does not apply to storefront windows.

c. ~~-~~There must be visual clearance behind the glass for a minimum of six feet (6'). Three-dimensional display windows at least six feet (6') deep are permitted and may be counted toward the transparent glass requirements.

d. Ground floor windows of commercial uses shall be kept clear at night, free from any window covering, with internal illumination. When ground floor glass conflicts with the internal function of the building, other means shall be used to activate the sidewalk , such as, display windows, public art, architectural ornamentation or detailing or other similar treatment.

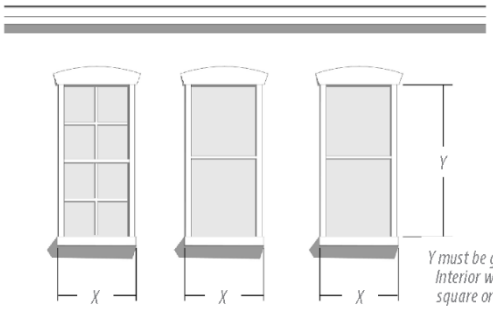
e. ~~c.~~ **Specific to zones RMX, T4, T4 HN, and T5:**

i. Facades should have several window sizes with smaller ones above. This is particularly important when buildings rise more than 2 stories.

ii. Thin mullions or muntins shall be required on windows larger than 2 feet in any direction, except for shopfronts. The depth of the mullion shall not be less than the width.

iii. ~~in~~In the historic district, windows shall have exterior-applied muntins and interior spacer bars (SDL) or be true divided lite (TDL) windows.

EXAMPLE: WINDOW PROPORTIONS



Simple window designs with consistent proportions must be used to create harmony in the building facade.

Y must be greater than or equal to X. Interior window divisions must be square or vertically proportioned.

D. **Architectural Details:**

1. **Shutters:** Shutters shall be sized and placed so as to equal the width that would be required to cover the window opening. Operable shutters are preferred.

   a. **Specific to zones RMX, T4 and T5:** Shutters must be operable and have all appropriate hardware.

2. **Column Bays:** Columns and piers shall be spaced no farther apart than they are tall. Column bays shall be of equal and precise proportions.

3. **Specific to zones RMX, T4 and T5:**

   a. Cornices are required to delineate the tops of facades. Expression lines are required to delineate the divisions between the first floor and upper floors. Cornices and expression lines should either be a molding extending a minimum of 2 inches, or a jog in the surface plane of the building wall greater than 2 inches. Cornice or eave height shall be consistent with the dominant cornice or eave height of buildings on the same block.

   b. The elevation of the first floor and floor-to-floor heights shall be compatible with the expression of floors in the facades buildings on the same block.

EXAMPLE: CORNICES

Cornices and expression lines articulate the building facade and break up the massing of larger buildings.

   c. Buildings shall have a base, wherein the bottom is articulated differently from the rest of the building, either by change of material or a setback. Material and craftsmanship on the

base shall be as or more durable and of equal or higher quality than the rest above. For single-family detached dwellings, the base consists of the porch and/or primary entry.

4.6.4 SPECIFIC TO CONVENTIONAL DISTRICTS (SEE SECTION 4.2.2)

A. **Building Materials and Details:**

1. Building walls shall be finished in 1 or more (but not more than 3) of the following materials:
    a. Wood, painted or natural.
    b. Fiber cement board siding, smooth finish.
    c. Concrete masonry units with stucco (CBS).
    d. Reinforced concrete with stucco.
    e. Brick.
    ~~f. Tabby (or stucco with oyster shell aggregate, typ.).~~
    ~~g~~f. Corrugated metal.
    ~~g~~h. Other compatible and authentic materials as approved by the Administrator.
2. **Specific to LI District:** Building walls not visible from a public right-of-way may be finished in metal or exposed CMU block, in addition to the materials listed above.
3. Visible foundation walls and chimneys shall be finished in 1 of the following materials:
    a. Brick.
    b. Stucco.
    ~~c. Tabby.~~
    ~~d~~c. Specific to LI District: Painted CMU block is permitted.

B. **Roof Forms, Specific to RMX and IC Districts:**

1. In ~~general~~general, a slope of 4:12-12:12 is appropriate for primary roofs, while ancillary roof slopes may be 3:12-5:12.
2. Permitted roof types include gabled, hipped, shed, barrel vaulted, flat, mono-pitch, mansard, and domed. Applied and partial (less than 3 sides) mansard roofs are not typically permitted, but may be at the discretion of the Design Review Body based on compatibility with the surrounding context, size, mass and scale of the structure.
3. Shed, flat, and mono-pitch roofs shall be concealed with parapets along the street frontage.
4. **Specific to IC District:**
    a. Downspouts and gutters are to be galvanized steel, aluminum, or copper. Downspouts and gutters are to match in materials and finish.
    b. Chimneys shall have a masonry exterior finish.
    c. Roof penetrations shall be hidden or painted to match the color of the roof.
    d. Skylights must be flat to the pitch of the roof and shall not be located on any sloped roof facing the primary frontage.

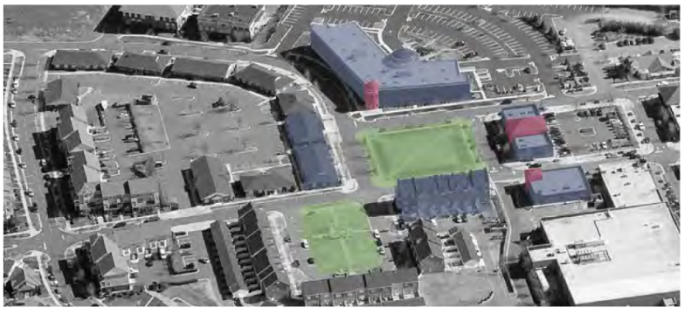
C. **Windows and Doors:**

1. **Transparency, Specific to RMX and IC Districts:** Building elevations that face the street shall have at least 40% of the first-floor wall area consist of windows and/or doors, and 15% of upper floors.

D. **Massing and Articulation:**

1. Building footprints shall not be larger than a single block. Where there is not a defined block structure in the area, see Section 7.2.2 B. for additional standards.
2. Facades that are visible from streets, parks, squares, waterways, significant pedestrian spaces, or primary vehicular access points or parking areas:
   a. Shall not include expanses of blank walls (without any transparent windows or doors) of 20 linear feet or greater.
   b. Shall be divided into architecturally distinct sections (or bays) with similar proportions. The bays should average no greater than 35 linear feet wide through the use of different architectural divisions or elements such as pilasters, columns, and/or changes in wall depths or floor and roof levels.
   c. Shall be in harmony with each other in terms of scale, proportion, detailing, material, color, and design.
3. On corner lots, distinct roof or building elements shall be utilized, such as porches, canopies, Arcades, or towers. Buildings may be aligned to create public gathering spaces, while conforming to the building placement and orientation requirements set out in Section 2.5.1 C.

EXAMPLE: CORNER BUILDINGS ELEMENTS AND GATHERING SPACES



E. **Architectural Proportions and Details:**

1. All buildings shall have a clearly discernible base, body, and cap, with masonry soldier courses or other horizontal expression lines separating each element.

EXAMPLE: BASE, BODY, CAP (GOOD & BAD)

2. Cornices are recommended to delineate the tops of facades. Expression lines are recommended to delineate the divisions between the first floor and upper floors.

3. **Colors:** Recommended colors are traditional historic colors, earth tones (greens, tans, light browns, terra cotta, grays, pale primary and secondary colors, and white and cream tones. Trademark colors are considered signage and will be counted as such unless they are consistent with the color palette as previously described.

F. **Additional Guidelines Specific to IC District:** All buildings constructed as part of a campus may be subject to the guidelines for civic buildings as outlined in Section 4.5.~~10~~13, or shall be held to standards similar to the requirements in the surrounding context.

4.6.5 MANUFACTURED HOME PARK DISTRICT STANDARDS

The following standards shall apply to all development within the Manufactured Home (MH) Park District:

A. **Site Size:** Parcels shall be a minimum of 5 acres with a minimum width of 150 feet.

B. **Infrastructure:** The site shall be served by public water and sewer facilities.

C. **Maximum Density:** 7 manufactured home units per acre.

D. **Minimum Space Per Unit:** 40 feet in width, and 4,000 square feet of area which shall be clearly defined.

E. **Minimum Unit Spacing:** 20 feet of clearance between only those MHs parked end to end and any building located within the park.

F. **Open Space:** Required dedication of open space shall be in accordance with the provisions of 7.4.

G. **Subdivision:** All ~~lots regardless~~lots, regardless of whether they are proposed for sale or lease~~ shall~~, shall undergo a Subdivision Review process (see Section 9.9).

H. **Posting:** The "~~certificate~~ Certificate of ~~occupancy~~Occupancy" (CO) shall be conspicuously posted in the office or on the premises of the MH District.

I. **Administrative Procedures:**

1. A proposed Manufactured Home Park must be rezoned to the MH Park District through the amendment process in Section 9.16 (Amendments).

2. **Effect of Approval:** If approved by city council, all information pertaining to the proposal shall be adopted as an amendment to this Code as the standards of development for the particular MH Park District.

J. **Permanent Installation:**

1. MHs shall be attached to a permanent foundation of brick, concrete, framing, or block that is unpierced, except for required ventilation and access or for flood hazard construction.

2. Any tongue, axles, running lights, and removable towing apparatus must be removed prior to the issuance of a certificate of occupancy.

K. **Entrances:**

1. At the main entrance, there shall be an entryway transition, such as a porch or stoop, that is a minimum of 6 feet by 6 feet.

2. Stairs, porches, entrance platforms, ramps, or other means of access shall be attached to the structure and anchored securely to the ground.

L. **Roof Form and Materials:**

1. Roofs shall have a minimum eave projection and roof overhang of 6 inches, not including the gutter.

2. Roofs must be covered with a material that is customarily used on site-built dwellings. Aluminum or metal roofing is not permitted unless standing seam metal roofing or metal shingles are used.

M. **Wall Materials:** Exterior siding shall be wood, vinyl, metal horizontal siding, brick, fiber cement board, stucco, or similar materials. Smooth, ribbed, or corrugated metal or plastic panels, exposed plywood, and materials with a high-gloss finish are not permitted.

4.7: HISTORIC DISTRICT INFILL DESIGN GUIDELINES

4.7.1 APPLICABILITY AND INTENT

The following principles shall be considered by the HRB for new construction within the Historic District overlay. The intent of these principles is to protect the integrity and coherence of the Historic District, and to provide clarity and consistency for developers, designers, and regulators.

4.7.2 PRINCIPLES FOR COMPATIBLE INFILL

A. **The District is the Resource, Not Only Its Individual Parts:** Beaufort is comprised of a number of individually significant buildings. Additionally, Beaufort's historic areas are significant as a collective whole, and shall be considered as such and protected in their entirety. This is the primary, overarching principle.

1. New construction shall respond to and protect the integrity of the overall Historic District in much the same way as an addition does to a historic building.

2. The integrity of the district — why, where and when a property is important — shall be upheld in all new construction and rehabilitation projects. Guidelines for determining integrity are as follows:

a. **Location:** This is the relationship between the property and its historical context.

b. **Design:** This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details.

c. **Setting:** This is the physical environment of a property, and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.

d. **Materials:** These are the physical elements that make up a property or district.

e. **Workmanship:** This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected. Retaining the details of the original craft and craftsman (i.e., wood, masonry, tabby etc.) of the original building ensures the historic fabric is retained and serves as an important component of the integrity and the patina of age of individual structures and the district as a whole.

f. **Feeling:** This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.

g. **Association:** This is the direct link between an important historic event or person and a property. This particularly applies to rehabilitation projects, but for new infill projects, association of particular sites and neighborhoods should be considered.

B. **New Construction Shall Reinforce the Historic Significance of the District:** Infill buildings should relate to and strengthen the core characteristics of the district, as identified in the National Register nomination's "Statement of Significance."

1. New construction should build upon the history and established pattern of the district through its design, landscape, use, and cultural expression. An understanding of the character and significance of the district should predicate any design or development activities.

2. If applicable, cultural expressions and/or historic uses within the district may be considered in design or development activities.

C. **New Construction Shall Complement and Support the District:** The Historic District has a distinct rhythm of massing, scale, and siting. Infill buildings should not deviate in a detracting manner from these elements, but appear as complementary members of the district.

1. Lot size, massing, siting, floor area ratio, and height must correspond to the adjacent buildings that contribute to or complement the rhythm of the district.

2. The use of buildings will be secondary to their design and integration into the district. However, newly introduced uses should not be detrimental to the historic fabric.

D. **Infill Shall Be Compatible Yet Distinct:** New buildings should be identifiable as being of their period of construction; however, they should not be so differentiated that they detract from - or visually compete with - their historic neighbors. Within historic districts, compatibility is more important than differentiation.

1. Because the district is the resource, the reconstruction of buildings that existed within the district during the period of significance is allowed. Reconstructions shall be done in accordance with the Secretary of the Interior's "Standards for Reconstruction."

2. Style is discouraged from being the primary indicator of differentiation.

3. Means of differentiation may include materials, mechanical systems, and construction methods.

E. **The Exterior Envelope and Patterning of New Buildings Shall Reflect District Characteristics:** Infill design elements, patterning, texture, and materials should reflect the aesthetic and historic themes of the district.

1. Patterns of fenestration, building divisions, setbacks, and landscapes that are characteristic of the district should inform the design of new buildings.

2. Mechanical and automobile infrastructure should be appropriately concealed when not consistent with the district's character.

F. **Contributing Buildings Should Not Be Demolished to Create Infill Opportunities:** Properties deemed contributing in the "1997 Beaufort County Above Ground Historic Sites Survey," or in the most recent historic resources survey, should not be removed or rendered non-contributing to make way for new construction.

G. **Archeological Resources Shall Be Preserved in Place or Mitigated:** When new construction disturbs or affects archaeological resources, mitigation measures should be taken such that the history of a the site can be traced. See Section 8.3 for archeological assessment requirements.

1. Archaeological mitigation must conform to local, state, and federal laws and accepted professional standards.

2. When appropriate, archaeological mitigation should be accessible to the general public in an educational capacity.

3. Information yielded from archaeological mitigation should be interpreted in the new building and throughout the district.