



MEETING AGENDA

The City of Beaufort

PLANNING COMMISSION

1911 Boundary Street, Beaufort, SC 29902

Phone: 843-525-7011 ~ Fax: 843-986-5606

Monday, October 20, 2025, 5:00 P.M.

City Hall, Council Chambers, 2nd Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85228455890?pwd=oThcl3biktSaJmbBve3EARaZ6azGo1.1>

Password: 763302 Meeting ID: 852 2845 5890 Call in Phone #: 1+929 205 6099

STATEMENT OF MEDIA NOTIFICATION: "In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place and agenda of this meeting."

I. Call to Order

II. Pledge of Allegiance

III. Review of Commission Meeting Minutes:

A. September 8, 2025 Worksession Minutes

B. September 15, 2025 Regular Meeting Minutes

IV. Questions Relating to Military Operations

V. New Business:

A. Whitehall Café – 119 Whitehall Drive. The Applicant, Court Atkins Architects are requesting to build a two-story 4,500 square foot mixed-use building in the Whitehall Development.

VI Discussion of Chapter 2, 3, 4 of the Development Code.

VII. Adjournment

Note: If you have special needs due to a physical challenge, please call Julie Bachety at (843) 525-7011.



Planning Commission

Work Session Minutes – September 8, 2025

CALL TO ORDER

2:20

A work session of the Planning Commission was called to order by Chairman Mike Tomy and was held in-person in the Planning Conference Room on September 8, 2025 at 1:20 PM. The meeting was recorded and streamed on Facebook in accordance with City Policy.

ATTENDEES

Members were in attendance: Mike Tomy, Chairman, Bill Bardenwerper, Vice-Chairman, Libby Anderson, Clinton Hallman and Benjie Morillo.

Members absent: Bill Suter and Kim McFann.

Staff in attendance: Curt Freese, Community Development Department Director, Christopher Klement, Planner III and Nicolas Navia, Planner I.

Chairman Tomy went over a few things before the agenda items. Mr. Tomy stated that the Planning Commission Worksessions are still not being listed online. Mr. Tomy will call the City Manager to see what can be done. **It was agreed that the Worksessions are scheduled on a regular basis for the 1st Monday of each month.** Mr. Tomy also reminded the members if there is anything other than public comments that needs to receive a response by members of city council or city government from the PC, that should go through him or Mr. Bardenwerper. Mr. Tomy referred to Robert Rules of Order.

DISCUSSION

6:30

A. Short-Term Rental Ordinance Changes, Section 3.6.2.

Mr. Tomy asked Mr. Freese for clarification based on the letter of companies of the Short-Term Rentals (STRs). Mr. Tomy verified with Mr. Freese on Planning Commission's (PC) role on voting on changes to City ordinances; Mr. Freese stated the PC only gives recommendations. However, since this issue is a little more complicated and since some of the changes the PC has scheduled to be discussed and decided upon at their next regular meeting on September 15, 2025, , have repercussion on regulations within the Development Code, it would require PC to vote on these. Mr. Tomy stated all of it was taking out but one sentence. Mr. Freese stated it is a proposal and started at city council, similar to our code amendment process.

Mr. Hallman referred to Section 3.6.2 and the listing of districts in which Short Term Rentals (STRs) are permitted. Why do these districts have STRs and what was the thinking behind the ones that don't have STRs? Mr. Freese said if you read further it doesn't specify a specific district, but it does refer to specific standards. Mr. Hallman referred to the T2 zoning district designation. Mr. Freese stated the city does

not have any properties in T2. **PC agreed to address this in the future when it may become more prevalent.**

Mr. Freese stated the PC needs to adopt the revisions within the Development Code; furthermore, if PC thinks that City Council should go further with any proposed ordinance changes, that they would first discuss and present Council with their recommendations, if they don't think it should stay in the Development Code. Mr. Freese spoke about the differences of owner-occupied STRs vs Investor-owned Short-Term Rentals (ISTRs). Owners, who live on their properties, would be the only ones allowed to utilize Accessory Dwelling Units (ADUs) as STRs as the Investor-owned ADUs would no longer qualify for the owner exemption.. Mr. Bardenwerper felt the ordinance was more for the investor STRs. Mr. Tomy referred to Section titled Short-Term Permits #6 where it says *a designated agenda may apply for rental registration permits*, that's where its not all owner-occupied. It's allowing multiple rentals under a single person who does not live here and, as he stated, that this does not feel right.

Public Comment

Lise Sundrla stated the scare, and the concern has been in the last 5 to 10 years of violence not only in the downtown area but in all of Northern Beaufort County. Vacation Rental by Owners (VRBOs) started in 2008, and the first online platforms were created in 1995. In 2017-2018, City Council pulled together and strengthened the ordinance we have now, and the city was using a company to track the STRs. People are also fearing they are losing their sense of neighborhoods. "Do we really want more owner-occupied or investors STRs?" She referred to the vacant and dilapidated buildings and said the Code encourages them to become STRs.

Paul Trask stated that the person Mr. Tomy was referring to was Evey Flemming. She gave a passionate talk in front of City Council regarding the fact that she needed that income. It was very compelling and she's probably not the only one.

Public comment closed.

The PC agreed to remove the IC zoning designation to the permitted districts and thus to change the sentence, *STRs where the owner does not live on the premises are prohibited* and to remove the IC reference under numeral #2.

Mr. Tomy said it is very important that the PC gets the same kind of ordinances about apartments, Bed & Breakfast, and STRs. We already have a huge problem with apartments (i.e.: Garden Oaks).

PC went over the *draft* of the new standalone STRs ordinance. Mr. Tomy made the following comments:

- Under Good Standing, item #2, it says licensed has not expired. A license shall be deemed expired ten (10) business days after the final day of the previous business license year. Mr. Tomy feels 10 days is too short of time and maybe *it should be a minimum of two weeks*.
- Under Investment STR Business License (ISTR), item #3, proof of inheritance shall be shown through a Deed of Distribution, court order, Will and similar documents like a Trust. Mr. Tomy feels *this should be included under Good Standing for dwelling units* because PC is removing "of Investment", it should move that up. If it is owner-occupied, you want to be able to pass it along.

Mr. Freese asked if PC wanted to think about the *distance requirement* issue.

Mr. Hallman referred to Section C, item #1, that there is a reference to Section 3.6.2.C.2 of the Beaufort Development Code which said *"C.2" and that this should be included in the section reference*. Mr. Freese will double check the section.

Mr. Hallman referred to Requirements and Eligibility, item #5, the acronym of owner occupied STRs should be (all first letters) capitalized, just like ISTRs is.

Mr. Tomy referred to page #2, item #8 and stated that there is one parking space provided for each bedroom being rented, *should be changed to two or maybe three*. Mr. Freese said we can change it here to one per unit, but the PC might have to revisit Section 5.6 of the code.

Mr. Tomy referred to section D (g), which talks about no later than ten (10) days to renew an existing license and *it should be a minimum of two weeks*.

Mr. Tomy referred to page 4, Short Term Rental Permit, item 8 (d). **PC agreed to live it as it is.**

Mr. Tomy referred to page 6, item (p), it should be certification by the owner and a safety approval verified because a safety inspection is required. Mr. Freese said this was for the renewal to verify that a safety inspection was done. Mr. Tomy said it is required by State Law that to have an inspection of your fire extinguishers and smoke detectors every year. Mr. Tomy suggested *adding verification by owner and validated annual inspection fire extinguishers, etc.* Mr. Freese will look into this.

Ms. Anderson referred to page 6, item (r), Wait List and wondered what happens if the 6% cap was eliminated. She also referred to F, Violations, #9, and said it seems a party of up to 25 people is still allowed.

B. Accessory Dwelling Unit Changes, Section 3.11.2 and Section 4.5.3

Mr. Freese went over the changes that were proposed.

- Section 3.11.2.F under Pool House, adding 2.A. that states, *A Pool House may be utilized as an Accessory Dwelling Unit, provided the total number of Accessory Dwelling Units on a lot do not exceed 1.*
- 4.5.2 under Carriage House, b.2., i
- The numbering is off in the document and that will be fixed.

Public Comment

Paul Trask said the apartments are not really affordable housing and the accessory dwelling is the best possible way to have a quality, lower cost dwelling. It also provides some extra density in the community that supports things like a neighborhood baker. Maybe under a special exception rule you can allow an investor type with certain rules. He recommend the PC promote AUDs and limit STRs.

Public comment closed.

Ms. Anderson suggested if two ADUs by right would be too much, maybe another option could be implemented, where either one detached and one attached ADU, e.g. a carriage house over a garage could still be permissible. This would reduce additional impact.

The Worksession ended at 4:19 pm.

[illegible]



Planning Commission

Meeting Minutes – September 15, 2025

CALL TO ORDER

3:08

A meeting of the Planning Commission was called to order by Chairman, Mike Tomy, and was held in-person on September 15, 2025, at 5:03 PM.

ATTENDEES

Members in attendance: Mike Tomy, Chairman, Bill Bardenwerper, Vice-Chairman, Libby Anderson, Clinton Hallman and Kim McFann.

Member absent: Benjie Morillo and Bill Suter.

Staff in attendance: Curt Freese, Community Development Director, Christopher Klement, Community Development Planner III and Nick Navia, Community Development Planner I.

MINUTES

3:51

A. August 11, 2025 Worksession Minutes

Motion: Mr. Hallman made a motion to approve the August 11, 2025 Worksession Minutes. Ms. Anderson seconded the motion. The motion passed unanimously.

B. August 18, 2025 Regular Meeting Minutes

Mr. Bardenwerper said he was not physically present but did log in and listened to the entire meeting. Ms. Anderson abstained from voting since she was not present.

Motion: Mr. Hallman made a motion to approve the August 18, 2025 regular meeting minutes. Ms. McFann seconded the motion. The motion passed unanimously.

All Planning Commission meeting minutes are recorded and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>.

QUESTIONS RELATING TO MILITARY OPERATIONS

5:45

None.

A. Short-Term Rental Ordinance Changes, Section 3.6.2

The Planning Commission discussed draft changes to Section 3.6.2 Short Term Rentals, Accessory Uses Section 3.11.2, and Carriage Houses/Accessory Dwelling Units (ADUs) Section 4.5.3 at their September 8, 2025, work-session. The draft changes were proposed after the August regular Planning Commission meeting, in which public discussion on Accessory Dwelling Units and Short Term Rentals was held. In addition, on August 19, 2025, The City Council held a work-session to discuss a standalone Short Term Rental (STR) ordinance to be approved as part of the Municipal Code, not the Development Code. This City Council work-session was part of a series of meetings on Short Term Rentals this year.

The draft changes attached reflect the PC discussion and direction at their September 8, 2025 worksession meeting, and will be forwarded to City Council as a recommendation. Staff will coordinate the proposed changes to ADUs and STRs with the proposed standalone municipal code to regulate Short Term Rentals.

Staff is recommending the attached red line changes to Section 3.6.2. This includes the recommended revisions to prohibit all non-owner Short Term Rentals. As evidenced in the redline draft, the majority of the Development Code requirements related to Short Term Rentals will be removed and such powers will be placed in the Municipal Code with expanded requirements for licensure and operation. The remaining section of the Development Code on Short Term Rentals will include permitted zoning districts, prohibited zoning districts, prohibited neighborhoods, the non-owner prohibition, and the exemption for the renovation of vacant and dilapidated homes.

Mr. Freese reminded the PC that City Council is considering a separate ordinance to regulate Short Term Rentals in the Municipal Code. Should the recommended changes to Section 3.6.2 be approved by the Planning Commission, they will be forwarded with the draft Municipal Code Short Term Rental Requirements and heard together by the City Council.

Mr. Freese said the PC recommendation will go to City Council. Mr. Freese said the PC will make separate motions even though he will present them together since they are somewhat combined issues that have similar connection with each other.

Public Comment:

Frances Ackerman, 2407 Pigeon Point Road, said Short-Term Rentals (STRs) play a valuable role in our Community. We need to make sure we foster those that follow the rules and give a good face to our community and protect the citizens that live in the neighborhoods where the STRs are. She mentioned back when she worked with Libby Anderson when we drafted those first requirements and the first one said, "there could be no transfer of a license, but there was a waiting list". Also, what was stated in the first requirements was the police were called, it was two strikes. She referred to the STRs incident in Mossy Oaks that had 20+ serious dangerous concerns. When we had the first requirements, the license was for the particular structure, not the lot. She asked the Planning Commission to consider these three things.

Mr. Tomy encouraged the residents go to City Council with their comments as well.

Mr. Bardenwerper asked staff if the City's draft Ordinance was published where the community can look at it. Mr. Freese stated, "No it hasn't yet". The city attorney has it for review. It probably will be heard again at the next City Council worksession.

Gregg Braswell, 2200 Wilson Drive is here on behalf of the Pigeon Point and Higginsville Neighborhood. What needs to be addressed is the grandfathering of the ownership transfer. He referred to *clustering* and Ms. Goode, who lives on Duke Street, who addressed the Planning Commission and City Council on this topic. She sits on her porch and has to look at five STRs and doesn't recognize her neighbors anymore.

Public Comment Closed.

Motion: Ms. McFann made a motion to make a recommendation to City Council that the language in Section 3.6.2.A.ii to read as follows:

Exceptions: Structures on the city's list of vacant and abandoned structures, which structures are not to be demolished, are not required to be owner-occupied lots.

After further discussion, Ms. McFann withdrew her motion.

Motion: Ms. McFann made a motion to make a recommendation to City Council that they adopt 3.6.2 as set forth in our packet that were put together for this meeting including all of the blue line changes with the following additional changes:

1. Section 3.6.2.2.a.ii we recommended should read, *Exceptions: Structures on the City's List of Vacant and Abandoned Structures, which structures are not to be demolished but will be rehabilitated, are not required to be an owner-occupied lots.*
2. Section 3.6.2.2.a in the third line down suggest the PC *omit the word premises and replace it with the word "lots"*.
3. Section 3.6.2.2.b we recommend it reads as follows: Short Term Rentals shall follow the specific ordinance provisions of the City of Beaufort Municipal Code pertaining to Short Term Rentals.

Mr. Bardenwerper seconded the motion. The motion passed unanimously.

B. Accessory Dwelling Unit Changes, Section 3.11.2 and Section 4.5.3

35:04

Staff is recommending changes to Section 3.11.2, and Section 4.5.3 (see red line changes). These changes also reflect the direction of the PC at the September 8, 2025, work session and are consistent with public discussion at the August Planning Commission meeting. The core change is to restrict ADU's to no more than one per lot and also define pool houses and constituting an ADU. To preserve and promote affordability, while protecting the rights of the citizens nearby, the Planning Commission is recommending allowing 2 ADU's in all zones, with a Special Exception. A Special Exception would require a public hearing before the ZOBA with the burden of proof on the Applicant, and all residents within 300' would be notified of the meeting, with signs and legal ad posted.

Public Comment:

Frances Ackerman, 2407 Pigeon Point Road, said the group she represents will be extremely gratified to have been heard on the one ADU per lot. It's very important for the reasons of safety, quality of life, property values and equity and to have all the neighborhoods represented. She talked about owner-occupied for the ADUs so the investment properties cannot build three units at one time and sell them as a house and ADUs. She referred to the ADU situation on Lafayette Street.

Motion: Ms. McFann made a motion to make a recommendation to City Council that they adopt changes to 3.11.2 and 4.5.3 as reflected in the blues lined with the following additional changes:

1. Section 3.11.2 we recommend *that a footnote #5 be added to read as follows:*
 - a. *Square footage (SF) and footprint are to be calculated as under roof.*
2. Section 4.5.3 subsection B, subsection 2, *add additional language after the words Special Exception to read following procedures set forth in Section 9.1.3 of this code.*

Mr. Hallman seconded the motion. The motion passed unanimously.

Ms. Anderson asked about the calendar for 2026 next year. She said the Regular Meetings for January and February are on federal holidays. Mr. Hallman said in the past we moved the meetings that fall on holidays prior to advertising the schedule. Mr. Tomy asked staff to come up with the dates and we will discuss this at our next regular meeting.

Mr. Tomy asked for confirmation of the future worksession dates. Mr. Freese said Monday, October 6, and November 3, which is also the first Monday. PC agreed to the two remaining dates as they are.

ADJOURNMENT

1:14:29

Motion: Mr. Hallman made a motion to adjourn the meeting seconded by Ms. McFann. The motion passed unanimously. The meeting adjourned at 6:14 pm.

119 Whitehall Drive

“Whitehall Cafe”

Site Plan Approval



STAFF REPORT: Planning Commission (PC)

119 Whitehall Drive

DATE: October 20, 2025

GENERAL INFORMATION

Applicant:	Court Atkins Architects (Architect)
Site Address / Tax PIN:	119 Whitehall Drive ; R123 014 000 0168 0000
Applicant's Request:	Applicant is requesting approval for the construction of Whitehall Café; a two-story, 4,500 square-foot mixed-use building in the new Whitehall Park Neighborhood.
Current Zoning:	T4-Neighborhood District (T4-N)
Flood Zone Information:	Flood Zone: SX, Elevations: 11'-12'
Lot Size:	6,620.02 square feet (0.15 acres)

ZONING DISTRICT INFORMATION

Lot Width at Front Setback:	N/A
Minimum Lot Size:	N/A
Max Lot Coverage:	70% of lot area (This percentage indicates maximum lot coverage by roofs; total impervious coverage may be an additional 10%. Parcels may also be subject to Section 8.3 - Stormwater)
Frontage Build Out:	60% min; 85% max
Front Setback:	0 ft -15 ft
Side Setback:	Corner/Alley: 0 ft - 10 ft; Interior: 5 ft min., 0 ft if attached
Rear Setback:	10 ft min; from alley: 0 ft.
Building Height:	Primary Structures: 4 stories max; 3.5 stories max in & fronting Historic District & interior lots along Allison Rd Accessory Structures: 2 stories / 30 ft max

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS

<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T4-N	101/102 Whitehall Dr (Whitehall Development)	N/A
South: T4-N	122 Whitehall Dr (Whitehall Development)	N/A
East: T4-N	101 Whitehall Dr (Whitehall Development)	N/A
West: T4-N	120 Whitehall Dr (Whitehall Park)	N/A

Background: The applicant is requesting review and approval of their site plan and mixed-use project at 119 Whitehall Drive. The project name is Whitehall Café, and it is a proposed two-story, 4,500 square foot mixed-use building within Whitehall Development. The plans call for commercial space on the first floor, with a 2-unit apartment proposed for the second floor. The building is being proposed at Lot 17 of the Whitehall Development. The applicant has been to one (1) TRC Meeting on September 24th, 2024.

TRC Meeting on September 24th, 2024 – Summary of discussion points:

1. ***Planning and Zoning:***
 - Must go to the Planning Commission
 - Can submit building plans at the same time
2. ***Building Codes:***
 - Shaded X flood zone – requires minimum 13' FFE (Finished Floor Elevation)
 - Windborne Debris Zone
3. ***Staff Architects (Meadors Architecture):***
 - T4-N
 - Arcade frontage type (section 4.4.H)
 - Overall, staff is supportive of the proposed design
 - Staff recommends removing shutters from the project since they are only in select areas. If applicant wishes to keep them, they must be operable
 - Staff recommends enlarging the window on the second floor behind the sinks so that they match the sill heights of the adjacent triple-ganged windows (can put paneling behind the cabinetry)
4. ***Stormwater:***
 - If under 5,000 sqft disturbance, no stormwater requirements
 - Proper erosion control will be necessary
5. ***BJWSA:***
 - Submit plans to BJWSA for review
 - Additional capacity fees will be required

Overall Development Plan: This is lot 17 of the overall Whitehall Development Plan. All streets, parking facilities, stormwater improvements and sewer stubs have already been constructed and installed.

Access: 119 Whitehall Drive utilizes the existing access built as part of the Whitehall Park development, which includes access points from Sea Island Pkwy (Hwy 21), Meridian Rd, and Harborview Drive. As the original submittal and density was part of the overall Whitehall Development submittal, a TIA is not required for this request.

Compatibility with Adjacent Zoning: The site is located near the main entrance road to Whitehall Park and the new surrounding neighborhood identified in the overall Whitehall Development Plan. The entire neighborhood is zoned T4-N, with the surrounding properties within being a mix of single-family homes, townhouses, mixed-use buildings and the main public open space, Whitehall Park. The T4-N zoning district, in alignment with the conceptual Whitehall Development Plan calls for traditional neighborhood design with public open space, townhouses, and mixed-use buildings.

Compliance with City Plans – 2021 Beaufort Comprehensive Plan: The Future Land Use Map (Map 5 – Future Land Use) of the Comprehensive Plan identifies the Whitehall Development Area as “General Urban” and intends this geographic locale “as a mixed-use zone of urban residential units and commercial development”. The proposed mixed-use building, and the overall Whitehall Development, accomplishes this goal.

2014 Civic Master Plan Compliance: The Whitehall development area is mentioned extensively in the Civic Master Plan. Per Section 6.6, pg. 131 of the Civic Master Plan, “The conceptual plan for Whitehall envisions a traditional neighborhood, with the northwestern tip of the property preserved as public open space for the regional parks and greenway system. The plan illustrates one major entrance to the property, marked by a civic or religious structure, and a public green defined by townhouses and **mixed-use buildings**.” While the plans and specific details have ultimately changed over time from what was envisioned in 2014, mixed-use buildings were and always have been a feature envisioned for Whitehall.

ZONING DISTRICT USES/DEVELOPMENT STANDARDS:

<u>Lot Configuration & Building Standards</u>	
	<u>T4-Neighborhood District (T4-N)</u>
Lot Width at Front Setback	N/A
Lot Size	N/A
Max. Lot Coverage	70% of lot area (This percentage indicates maximum lot coverage by roofs; total impervious coverage may be an additional 10%.)
Primary Building Height	4 stories max.
Front Setback	0 ft. min.; 15 ft. max.
Land Uses:	The T4-Neighborhood district is a mixed-use zone of urban residential units and limited commercial development. A wide range of building types exist in the T4-Neighborhood district, including, but not limited to, apartment buildings, mixed-use buildings, rowhomes, duplexes, corner stores, and both attached and detached single-family housing.

DEVELOPMENT DESIGN REVIEW (MAJOR) CRITERIA

Required Findings: The Planning Commission shall hold a public hearing on the proposal. At the conclusion of the public hearing, the Planning Commission may approve, deny, or approve with conditions the application for a Major Development. No Major Development shall be approved unless the following findings of fact are made. Staff analysis on the project based on these findings is accompanied below.

<u>7.5.7.D.3 - Finding of Fact</u>	<u>Rationale Present (yes/no)</u>	<u>Staff Analysis of Rationale</u>
a. The plan is consistent with the City of Beaufort Comprehensive Plan and Civic Master Plan.	Yes	✓ See page 3 of the Staff Report.
b. The plan complies with all applicable requirements of this Code.	Yes	✓ The proposal is consistent with the T4-N development standards as well as the Whitehall Development Plan.
c. There exists adequate infrastructure (transportation and utilities) to support the plan as proposed.	Yes	✓ The proposal is part of the overall Whitehall Development Plan which ties into a multitude of automotive, pedestrian and bicycle infrastructure, connecting Whitehall to downtown Beaufort. Also, the development is located adjacent to Whitehall Park and close to Beaufort High School, Beaufort Pool, Crystal Lake as well as other commercial, educational and recreational amenities.
d. The plan conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site	Yes	✓ The location of the proposal is ideal as it sits right next to the main entrance road and close to the entrance of Whitehall Park.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation: Staff recommends approval of the site plan and mixed-use building for 119 Whitehall Drive, “Whitehall Cafe”, with the following recommendations:

1. Staff recommends that applicant notes that all cementitious siding/trim/screening is to be a smooth finish.
2. Cutsheets: Applicant has only provided a lighting cutsheet at this time. Staff recommends to provide cutsheets for the rest of the materials.
3. Windows: Original recommendation was to make the small windows on the east and west elevations (above the kitchen sink) taller so that their sill heights and head heights match the adjacent windows. Applicant, upon revision, added paneling below to make up for not lowering the sill height. Staff recommends to omit the paneling and keep the windows as is.

Location of subject property on City of Beaufort, SC – Zoning Map





COURT ATKINS
GROUP

August 18, 2025

City of Beaufort
Community Development Department
1911 Boundary Street
Beaufort, South Carolina 29910
843-525-7011
development@cityofbeaufort.org

Re: Planning Commission Submittal for Whitehall Café

Community Development,

We are requesting to be placed on the September 15, 2025 Planning Commission meeting agenda for Final Review for the new Whitehall Café building located at 119 Whitehall Drive. The following submittal documents are enclosed:

1. Application Form
2. Landscape Drawings
3. Architectural Drawings
4. Color Board
5. Exterior Light Fixture Cut Sheet
6. Site Survey

Additionally, below are the following response to the building architecture comments during the 9/24/2024 TRC meeting:

7. The window shutters have been removed from all the exterior windows.
8. Cementitious panel was added to the bottom of the exterior window at the kitchen sink to enlarge the perceived opening and align the sill material with the adjacent windows.

If you have any questions or need any additional information, please let me know.

Court Atkins Architects, Inc.

Jason Broene, Studio Manager



**DEVELOPMENT DESIGN REVIEW
SITE PLANS (COMMERCIAL AND MULTI-FAMILY)
MAJOR CHANGE OF USE, MAJOR RENOVATION**

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606

Email: development@cityofbeaufort.org / Website: www.cityofbeaufort.org

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: _____

Application #: _____

Zoning District: _____

- HAS PROJECT ATTENDED TRC MEETING? (REQUIRED) ☒ YES ☐ NO

TYPE OF APPLICATION (Check all that apply):

- ☒ Site Plan ☒ Commercial ☐ Multi-family
☐ Major Change of Use
☐ Vehicle Related Use
☐ Improvements to existing non-residential or multi-family structures that do not exceed 50% of the assessed value of the existing improvement

SUBMITTAL REQUIREMENTS: Please provide Site Plan which includes: survey, utility plans, tree survey, landscape plan, building elevations and materials, lighting plan and details, parking plan, and stormwater plan.

All forms and information shall be submitted one digitally + 3 hardcopies for Staff Review and 5 hardcopies for Board Review of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? ☐ Yes ☒ No

APPLICANT, PROPERTY, AND PROJECT INFORMATION:

APPLICANT NAME: Court Atkins Architects

APPLICANT ADDRESS: PO Box 3978, Bluffton, SC 29910

APPLICANT E-MAIL: jason.broene@courtatkins.com APPLICANT PHONE NUMBER: 843-815-2557

APPLICANT TITLE: ☐ Homeowner ☐ Tenant ☒ Architect ☐ Engineer ☐ Developer

OWNER (IF OTHER THAN THE APPLICANT): P & M Whitehall 1, LLC

OWNER ADDRESS: 140 Trotters Loop, Beaufort, SC 29907

PROPERTY ADDRESS: 119 Whitehall Drive, Beaufort, SC 29910 (Lot 17, Whitehall Plantation)

PROPERTY IDENTIFICATION NUMBER (TAX MAP & PARCEL NUMBER): R123 014 000 0168 0000



**DEVELOPMENT DESIGN REVIEW
SITE PLANS (COMMERCIAL AND MULTI-FAMILY)
MAJOR CHANGE OF USE, MAJOR RENOVATION**

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / Website: www.cityofbeaufort.org

Application Fee:
see attached schedule

REQUIRED PROJECT INFORMATION:

PROJECT NAME: Whitehall Cafe

PROPERTY SIZE IN ACRES: 0.152

PROPOSED BUILDING USE: Mixed Use

BUILDING SQUARE FOOTAGE (if multiple buildings, please list each one and their square footage by floor): 4,533

OF PARKING SPACES REQUIRED: _____

OF PARKING SPACES PROVIDED: _____

IS THIS PROJECT A REDEVELOPMENT PROJECT: ☐ YES ☒ NO **PROPERTY VALUATION:** _____

ARE THERE EXISTING BUILDINGS ON THE SITE? ☐ YES ☒ NO **IF YES, WILL THEY REMAIN?** ☐ YES ☐ NO

DEVELOPED UNDER: T4-N

DISTRICT/ZONE (FOR COMMERCIAL ONLY) _____

PROVIDE A BRIEF PROJECT NARRATIVE: (Attach any necessary documentation, spec sheets, pictures, paint swatches, etc.):
Two-story, 4,500 square foot mixed use building in the Whitehall development.

CERTIFICATION OF CORRECTNESS: I/we certify that the information in this application is correct.

APPLICANT'S SIGNATURE: _____

DATE: 8/15/2025

OWNER'S SIGNATURE: _____

DATE: 8/15/2025

(The owner's signature is required if the applicant is not the owner.)

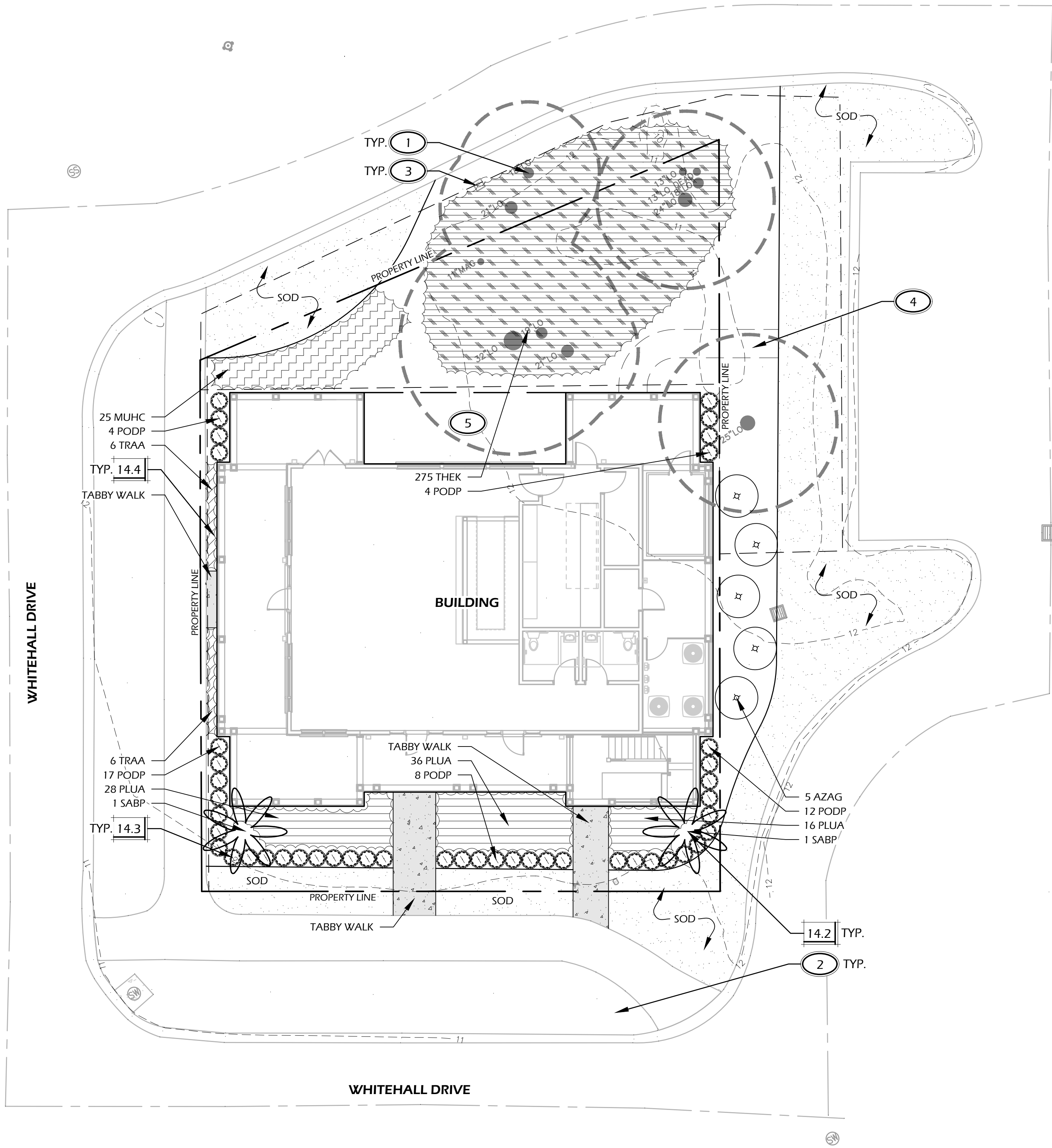
SCHEDULE:

The Planning Commission (PC) typically meets the 3rd Monday of each month at 5:00 pm. Staff will schedule PC meeting after TRC and review of application submittal for completeness and compliance with the City of Beaufort Development Code, Comprehensive Plan and Civic Master Plan.

CONTACT INFORMATION:

City of Beaufort Community Development Department
1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: development@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606



PLANTING DETAILS		
CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L501
14.2	PALM TREE PLANTING	2/L501
14.3	SHRUB PLANTING	3/L501
14.4	GROUND COVER PLANTING	4/L501
14.5	ROOT BARRIER	5/L501

PLANT KEY LEGEND

Abbrev	Botanical Name	Common Name
TREES		
SABP	Sabal palmetto	Cabbage Palm
SHRUBS		
AZAG	Azalea indica 'George Tabor'	George Tabor Azalea
PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus
ORNAMENTAL GRASSES & FERNS		
MUHC	Muhlenbergia capillaris	Pink Muhly Grass
THEK	Thelyptis kunthii	Wood Fern
GROUND COVERS, VINES & PERENNIALS		
PLUA	Plumbago auriculata	Plumbago
TRAA	Trachelospermum asiaticum	Asiatic Jasmine

PLANTING REFERENCE NOTES:

- EXISTING TREES TO REMAIN.
- CONTRACTOR SHALL REPAIR OR REPLACE ANY AND ALL GRASS DAMAGED DURING CONSTRUCTION.
- COORDINATE SHRUB LAYOUT WITH EXISTING UTILITIES. REPORT ANY CONFLICTS TO LANDSCAPE ARCHITECT.
- MULCH ACCESS PATH.
- PATIO EXTENSION. SEE ARCHITECT'S PLANS.

SITE DEVELOPMENT PLANS
FOR
WHITEHALL CAFE
119 WHITEHALL DRIVE
BEAUFORT, SOUTH CAROLINA

DATE: FEB. 04, 2025
PROJECT NO.: XXXXX.XX
DRAWN BY: ED
CHECKED BY: JM

PRELIMINARY
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

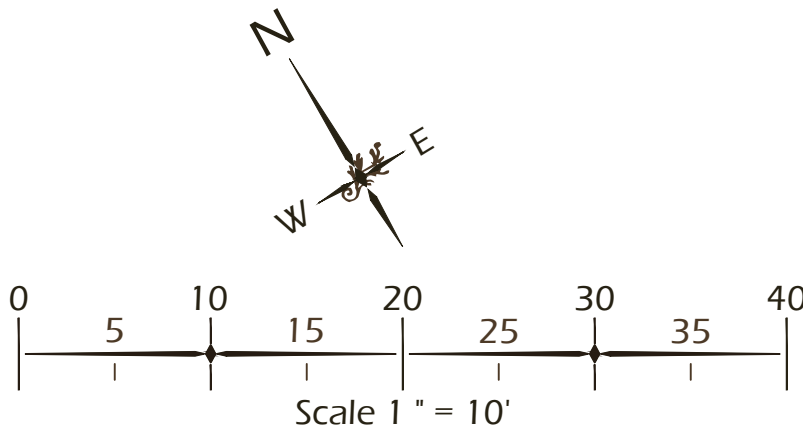
DRAWING TITLE
PLANTING PLAN

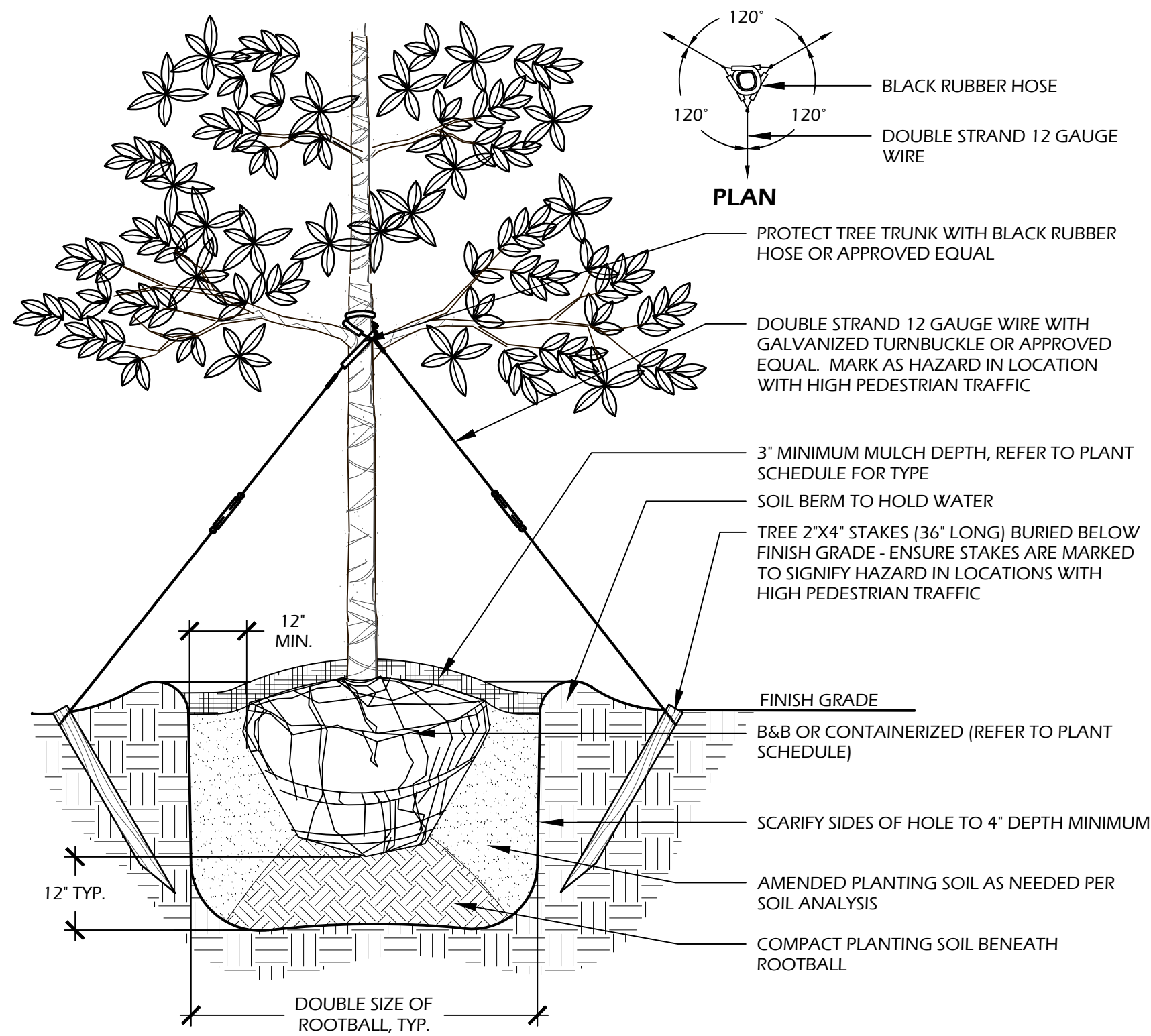
DRAWING NUMBER

L500

© 2023 WJK LTD.
DESIGN CONCEPTS, DRAWING, SHEETS,
LOGOS, SPECIFICATIONS, DETAILS,
WRITTEN MATERIAL SHALL NOT BE USED
OR REPRODUCED IN WHOLE OR IN PART
IN ANY FORM WITHOUT PRIOR WRITTEN
CONSENT OF WJK LTD.
THIS SHEET TO SCALE AT: 24"X36"

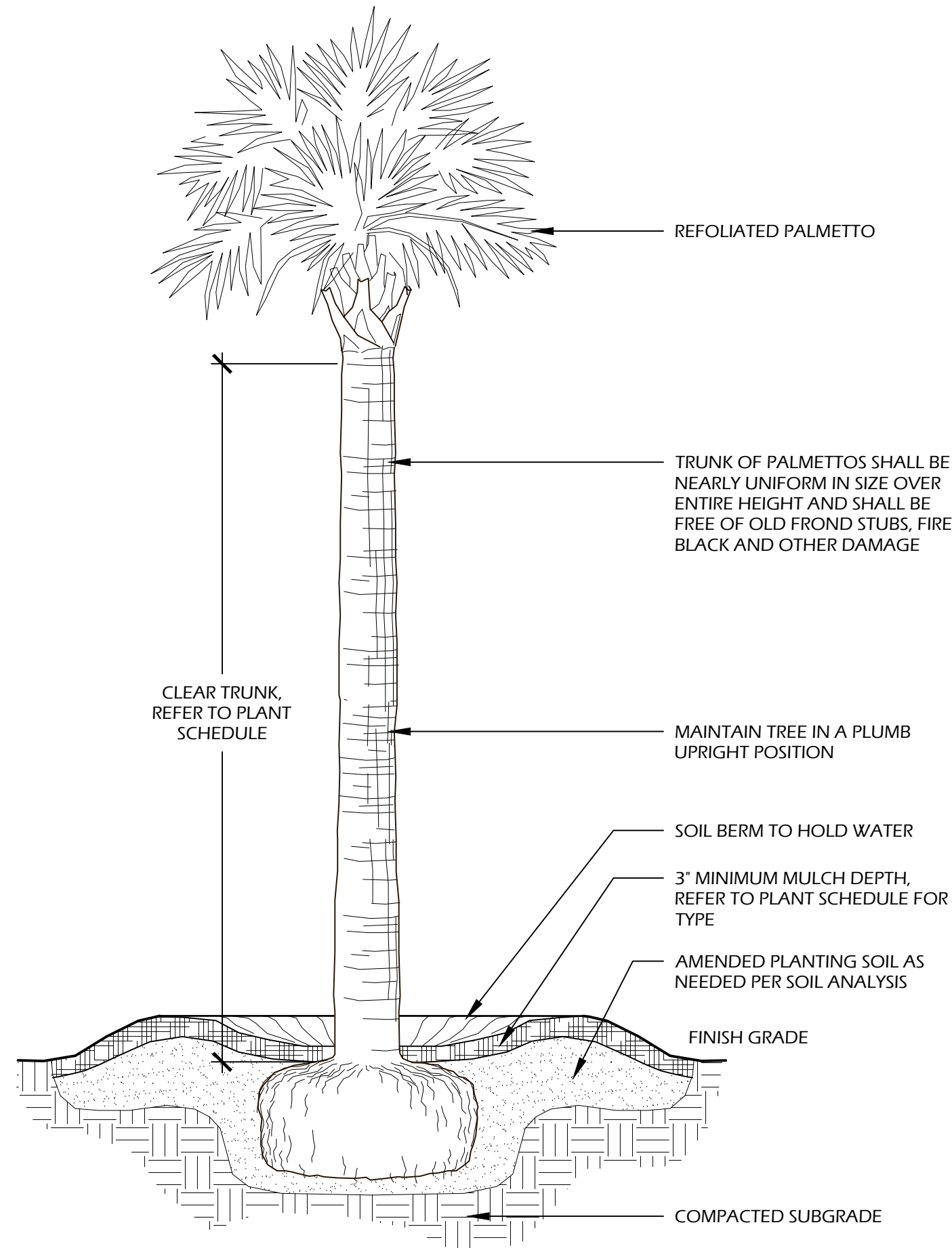
Winter Jones-Heefer
Ltd.
landscape architecture
land planning
www.wjkltd.com
28 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.787.7411





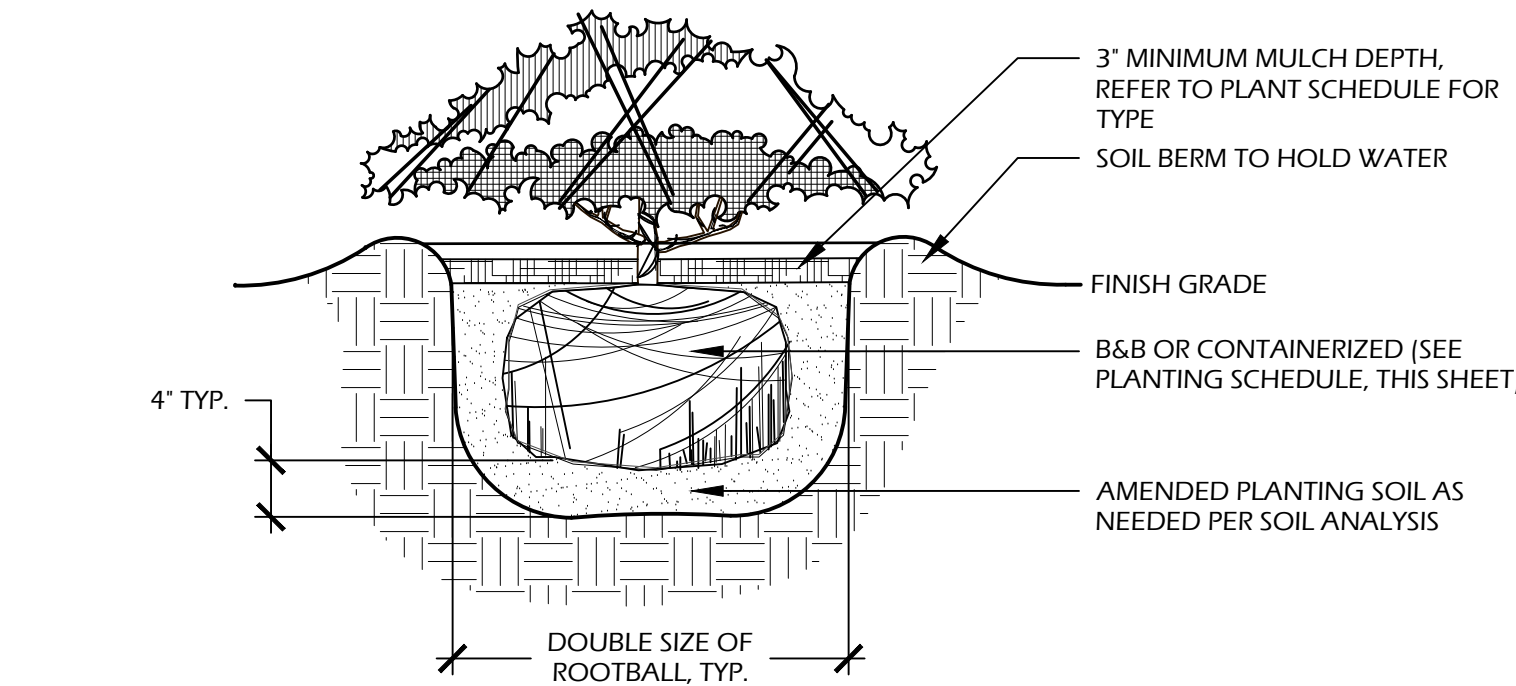
- NOTES:**
1. TREE STAKING OPTIONAL, HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.
 2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNERS REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

1 // L501 TREE PLANTING
SCALE: N.T.S.



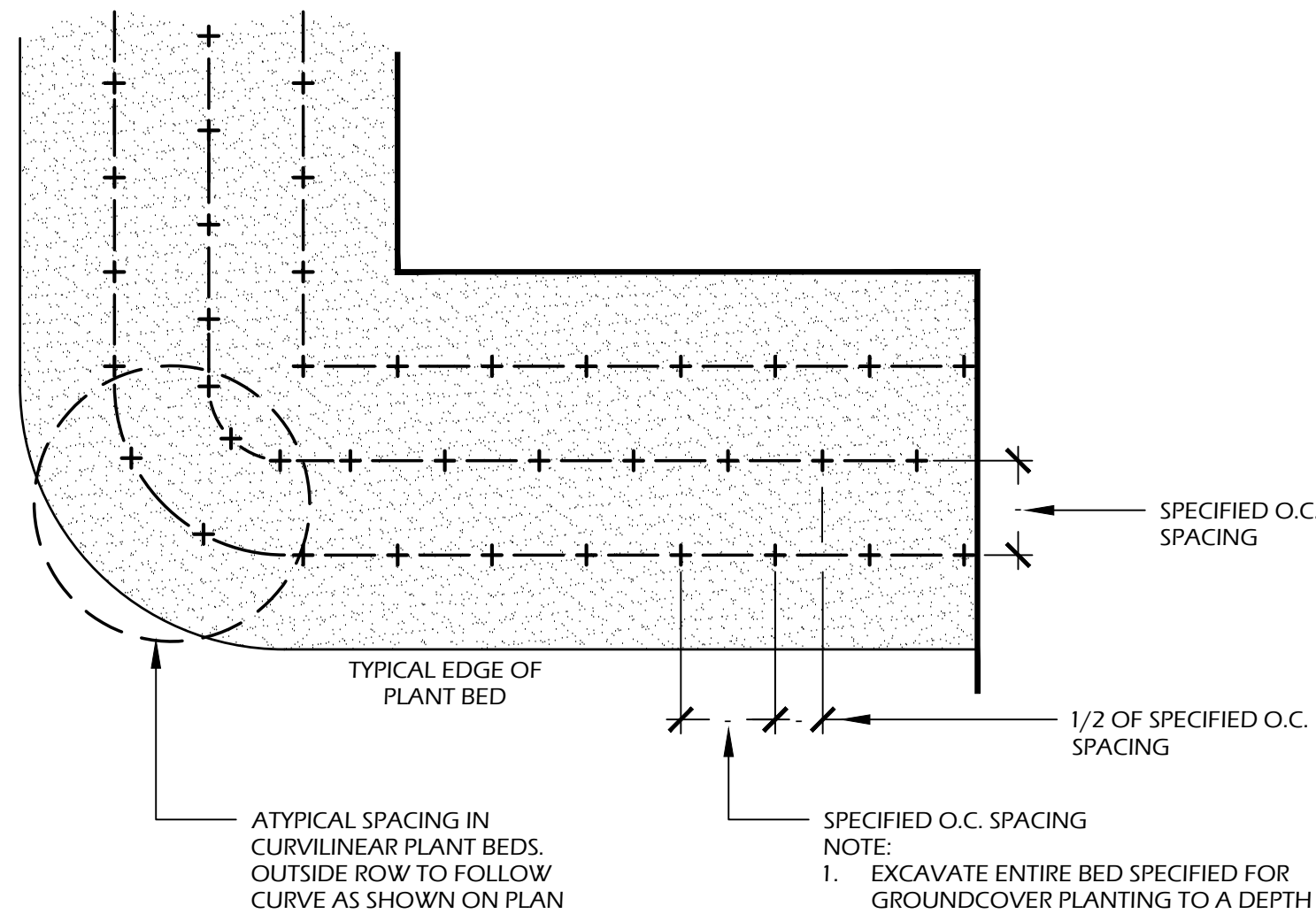
- NOTES:**
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
 2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 3. SABAL PALMETTOS SHALL BE REFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

2 // L501 PALM TREE PLANTING
SCALE: N.T.S.



- NOTES:**
1. WHEN GROUNDCOVERS AND SHRUBS ARE USED IS MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
 2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE ±2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

3 // L501 SHRUB PLANTING
SCALE: N.T.S.

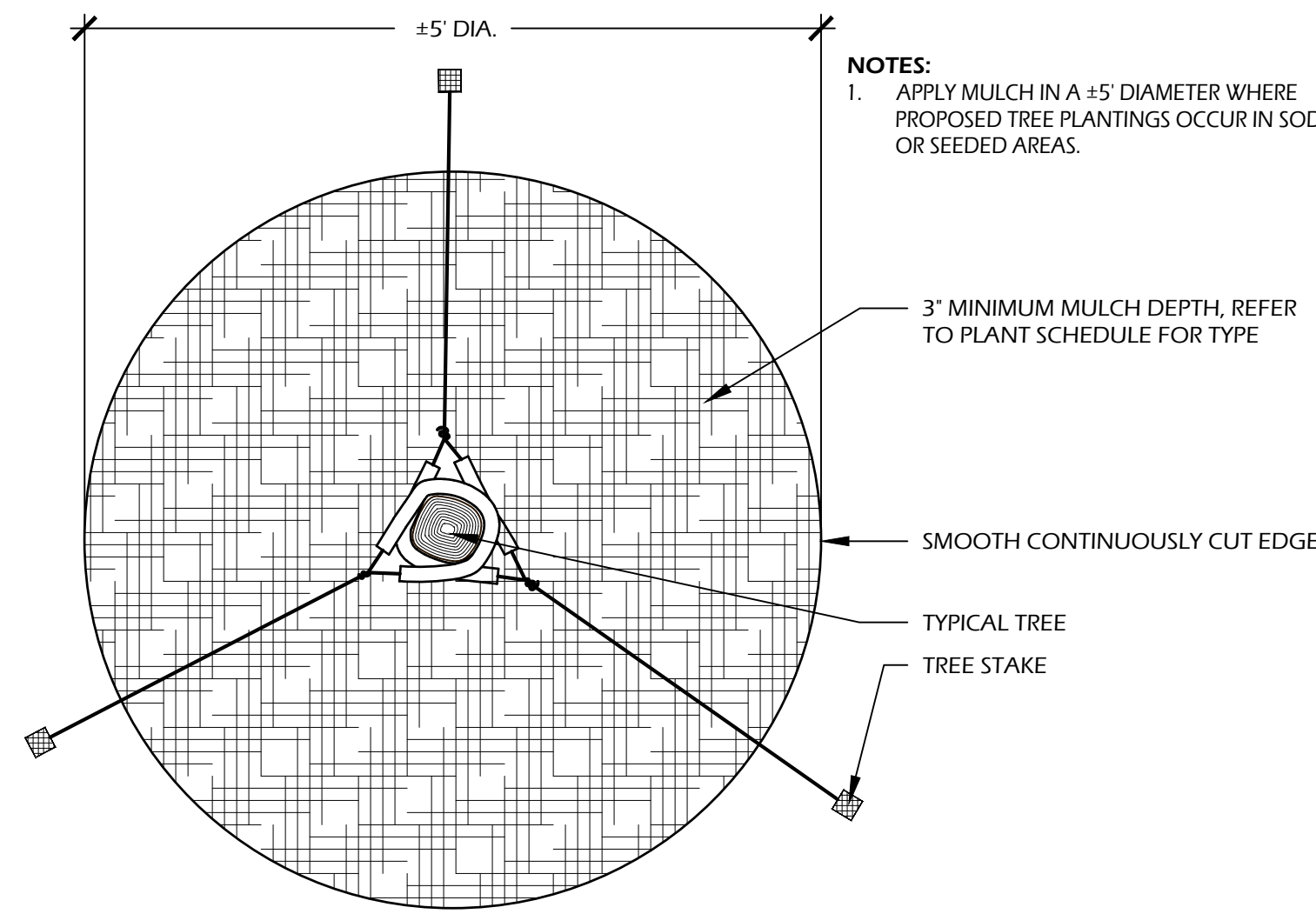


- SPECIFIED O.C. SPACING NOTE:**
1. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER PLANTING TO A DEPTH OF 12"

4 // L501 GROUND COVER PLANTING
SCALE: N.T.S.

PLANT SCHEDULE:

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
2	SABP	Sabal palmetto	Cabbage Palm	12'-16'	-	Cont.	-	Refoliated, full clear trunk, refer to plan for heights
SHRUBS								
5	AZAG	Azalea indica 'George Tabor'	George Tabor Azalea	30'-36"	24'-30"	7 gal.	-	Full
45	PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus	18'-24"	16'-20"	7 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
25	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	14'-16"	10'-16"	1 gal.	30" O.C.	Full
275	THEK	Thelyptis kunthii	Wood Fern	2'-3'	8'-12'	1 gal.	24" O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
80	FLUA	Plumbago auriculata	Plumbago	12'-18"	12'-18"	1 gal.	24" O.C.	Blue Flowers, Full
12	TRAA	Trachelospermum asiaticum	Asiatic Jasmine	4'-6"	12" runners	1 gal.	18" O.C.	Full
SOD & MULCH								
2,310	SOD-SF	-	Empire Zoysia Sod	-	-	-	-	-
3,425	MULCH-SF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-



- NOTES:**
1. APPLY MULCH IN A ±5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDED AREAS.

3" MINIMUM MULCH DEPTH, REFER TO PLANT SCHEDULE FOR TYPE

SMOOTH CONTINUOUSLY CUT EDGE

TYPICAL TREE

TREE STAKE

5 // L501 TREE STAKING
SCALE: N.T.S.

SITE DEVELOPMENT PLANS
FOR
WHITEHALL CAFE
119 WHITEHALL DRIVE
BEAUFORT, SOUTH CAROLINA

PRELIMINARY
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
PLANT SCHEDULE AND
DETAILS

DRAWING NUMBER
L501

PLANNING COMMISSION FINAL SUBMITTAL

PATTERSON WHITEHALL CAFE

119 WHITEHALL DRIVE
BEAUFORT, SC., 29907

SHEET INDEX:

SHT. #	SHEET NAME	SCHEMATIC SET DESIGN DEVELOPMENT SET PRICING SET PLANNING COMMISSION FINAL SUBMITTAL									
A0.0	COVER		X	X	X						
A0.1	GENERAL NOTES AND CODE SUMMARY		X	X							
A0.2	ABBREVIATIONS, SYMBOLS & ACCESS. DIAGS. (ANSI)		X	X							
S1.0	STRUCTURAL NOTES			X							
S1.1	STRUCTURAL NOTES			X							
S2.0	FOUNDATION PLAN			X							
S2.1	FIRST LEVEL FRAMING PLAN			X							
S2.2	SECOND LEVEL CEILING FRAMING PLAN			X							
S2.3	ROOFING FRAMING PLAN			X							
S2.10	FIRST FLOOR SHEARWALL PLAN			X							
S2.11	SECOND FLOOR SHEARWAL PLAN			X							
S3.0	FOUNDATION DETAILS			X							
S4.0	STRUCTURAL DETAILS			X							
S4.1	STRUCTURAL DETAILS			X							
S4.2	STRUCTURAL DETAILS			X							
S5.0	STRUCTURAL STEEL DETAILS			X							
A0.3	LIFE SAFETY PLAN		X	X							
A0.4	LIFE SAFETY PLAN		X	X							
A0.5	WALL TYPES		X	X							
A1.1	ENLARGED SITE PLAN		X	X							
A1.0	ARCHITECTURAL SITE PLAN		X	X	X						
A2.1	FIRST FLOOR PLAN		X	X	X						
A2.2	SECOND FLOOR PLAN		X	X	X						
A2.3	ROOF PLAN		X	X	X						
A3.0	EXTERIOR ELEVATIONS		X	X	X						
A3.1	EXTERIOR ELEVATIONS		X	X	X						
A4.0	BUILDING SECTIONS		X	X	X						
A4.1	BUILDING SECTIONS		X	X	X						
A5.0	WALL SECTIONS		X	X	X						
A5.1	WALL SECTIONS		X	X	X						
A5.2	DETAILS		X	X	X						
A6.0	DOOR TYPES / SCHEDULE		X	X							
A6.1	WINDOW / DOOR DETAILS		X	X							
A7.0	VERTICAL CIRCULATION		X	X							
A7.2	INTERIOR ELEVATIONS		X								
A8.0	FIRST FLOOR RCP		X	X							
A8.1	SECOND FLOOR RCP		X	X							
A9.4	PERSPECTIVES		X	X	X						
P0.1	PLUMBING NOTES & SCHEDULES			X							
P0.2	PLUMBING DETAILS			X							
P1.1	SANITARY 1ST FLOOR PLAN			X							
P1.2	SANITARY 2ND FLOOR PLAN			X							
P1.3	DOMESTIC WATER 1ST FLOOR PLAN			X							
P1.4	DOMESTIC WATER 2ND FLOOR PLAN			X							
M0.1	MECHANICAL SCHEDULES AND NOTES			X							
M1.1	MECHANICAL 1ST FLOOR PLAN			X							
M1.2	MECHANICAL 2ND FLOOR PLAN			X							
E0.1	ELECTRICAL LEGEND			X							
E1.0	FIRST FLOOR LIGHTING PLAN			X							
E1.1	SECOND FLOOR LIGHTING PLAN			X							
E2.0	FIRST FLOOR POWER PLAN			X							
E2.1	SECOND FLOOR POWER PLAN			X							
E3.0	ELECTRICAL DETAILS			X							
E3.41	ELECTRICAL PANEL SCHEDULES			X							

PROJECT INFORMATION:

NAME OF PROJECT:	23-103 PATTERSON WHITEHALL CAFE
ADDRESS:	119 WHITEHALL DRIVE BEAUFORT, SC. 29907
PROPOSED USE:	MIX-USE (BUSINESS/MULTIFAMILY)
OWNER CONTACT:	P & M. WHITEHALL 1, LLC
CODE ENFORCEMENT JURISDICTION:	BEAUFORT COUNTY
INTERNATIONAL BUILDING CODE (IBC):	2021
INTERNATIONAL MECHANICAL CODE:	2021
INTERNATIONAL PLUMBING CODE:	2021
THE NATIONAL ELECTRICAL CODE:	2020
INTERNATIONAL FUEL GAS CODE:	2021
INTERNATIONAL FIRE CODE:	2021
INTERNATIONAL ENERGY CONSERVATION CODE:	2009
ICC/ANSI A117.1:	2017

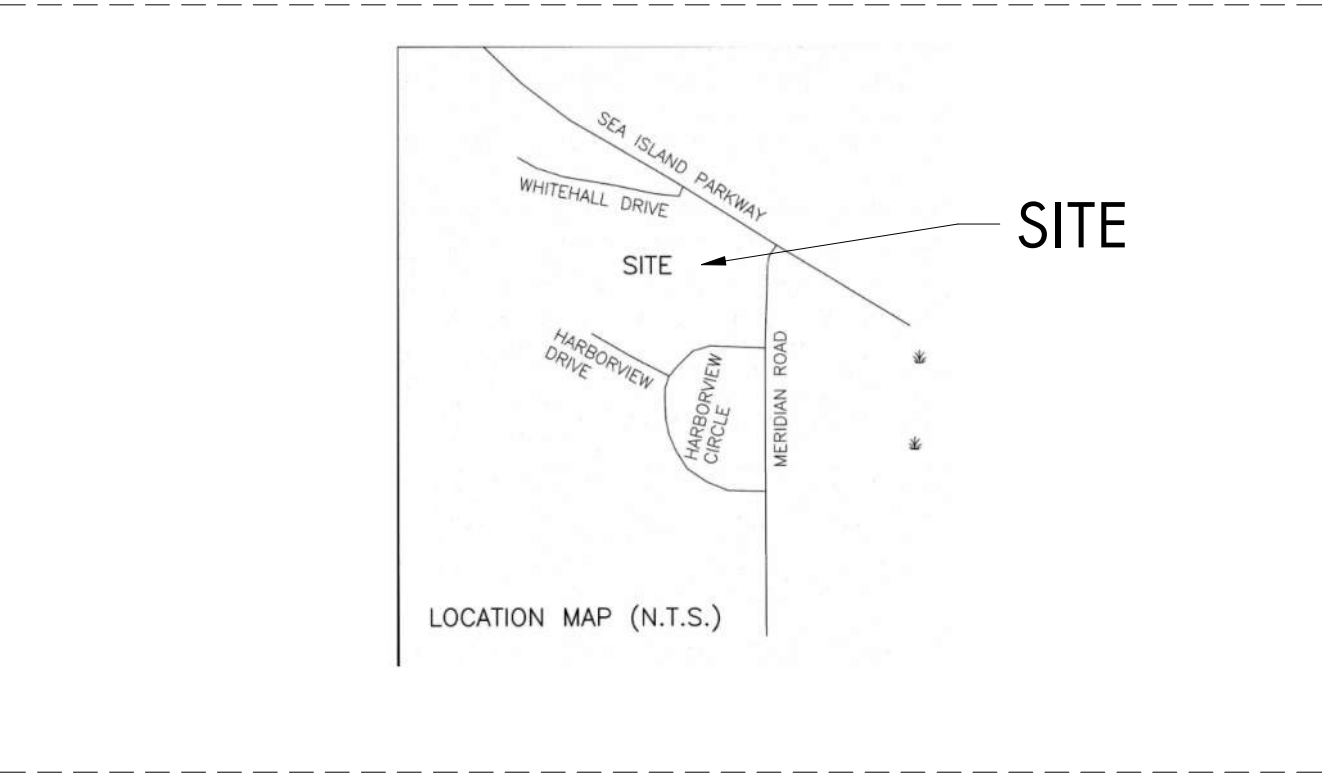
DESIGNER OF RECORD:

DESIGNER	NAME	LICENSE NO.	TELEPHONE NO.
ARCHITECTURAL	JAMES C. ATKINS	SC #6743	(843) 815-2557
ELECTRICAL	SDC	XX #XXXX	(912) 677-7716
PLUMBING/FIRE PROTECTION	SDC	XX #XXXX	(912) 677-7716
MECHANICAL	SDC	XX #XXXX	(912) 677-7716
STRUCTURAL	SHEARLOCK ENGINEERS	XX #XXXX	(843) 473-8767
CIVIL	GASQUE & ASS.	SC #C00192	(843) 522-1798
LAND PLANNING/ LANDSCAPE	W.J.K.	XX #XXXX	(843) 757-7411

PROJECT TEAM:

OWNER CONTACT	ARCHITECT
P&M. WHITEHALL 1 LLC	COURT ATKINS ARCHITECTS, INC.
140 TROTTERS LOOP	32 BRUIN ROAD
BEAUFORT, SC., 29907	P.O. BOX 3978
(843) 812-6023 PH	BLUFFTON, SC 29910
	(843) 815-2557 PH
	(843) 815-2547 FAX
STRUCTURAL ENGINEER	GENERAL CONTRACTOR
SHEARLOCK ENGINEERING	TBD
110 TRADERS CROSS	ADDRESS LINE
OKATIE, SC. 29909	ADDRESS LINE 2
(843) 473-8767 PH	(###) ###-#### PH
MECHANICAL PLUMBING & FIRE PROTECTION	LANDSCAPE ARCHITECT
SUSTAINABLE DESIGN CONSULTANTS	WITMER JONES KEEPER
1 DIAMOND CAUSEWAY, SUITE 7	23 PROMENADE ST. STE. 201
SAVANNAH, GA., 31406	BLUFFTON, SC., 29910
(912) 677-7716 PH	(843) 757-7411 PH
ELECTRICAL ENGINEER	CIVIL ENGINEER
SUSTAINABLE DESIGN CONSULTANTS	GASQUE & ASSOCIATES INC.
1 DIAMOND CAUSEWAY, SUITE 7	28 PROFFESIONAL VILLAGE CIRCLE
SAVANNAH, GA., 31406	BEAUFORT, SC.,
(912) 677-7716 PH	P.O. BOX 1363
INTERIOR DESIGNER	(843) 522-1798 PH
N/A	
ADDRESS LINE	
ADDRESS LINE 2	
(###) ###-#### PH	

VICINITY MAP - N.T.S.



GENERAL NOTES:

- A. NOTE TO GENERAL CONTRACTORS: THESE DRAWINGS HAVE BEEN PRODUCED UNDER A LIMITED SERVICES AGREEMENT BETWEEN THE OWNER/OWNER'S REPRESENTATION AND COURT ATKINS ARCHITECTS, INC. THEY ARE TO BE USED FOR DESIGN INTENT AND IN COORDINATION WITH SUPPLEMENT ENGINEERING DOCUMENTS.
- B. THE ARCHITECT'S DRAWINGS CANNOT STAND ALONE AS CONSTRUCTION DOCUMENTS.
- C. SEE STRUCTURAL ENGINEERING DOCUMENTS FOR STRUCTURAL CONNECTION TECHNIQUES, CALCULATIONS REQUIRED BY CODE, CODE COMPLIANCE INSTRUCTIONS FOR WALL AND ROOF CONSTRUCTION, AND TIE DOWN REQUIREMENTS.
- D. SEPARATE MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE REQUIRED SERVICE AND RISER DIAGRAMS, CALCULATIONS AND INSTALLATION SPECIFICATIONS BEYOND THE ARCHITECT'S BASIC LAYOUT AND SELECTIONS SUGGESTIONS.
- E. SEPARATE CIVIL ENGINEERING DOCUMENTS MAY BE PROVIDED, WHICH INDICATE ADDITIONAL SITE PLANNING, DRAINAGE, AND OTHER RELATED SITE WORK REQUIREMENTS.
- F. SELECTIONS NOT INCLUDED IN THESE DOCUMENTS WILL BE COORDINATED BY THE OWNER / OWNER'S REPRESENTATIVES.
- G. BY APPLYING FOR A BUILDING PERMIT AND/OR CONSTRUCTING THE PROJECT REPRESENTED HEREIN, THE OWNER AGREES TO LIMIT THE LIABILITY OF THE ARCHITECT TO THE OWNER OF THE PROJECT FOR ALL AND ANY CLAIMS, LOSSES, DAMAGES OR ANY NATURE WHATSOEVER, OR CLAIMS OF EXPENSES FOR ANY SUCH ITEMS TO THE ARCHITECT'S TOTAL COMPENSATION FOR SERVICES RENDERED HEREIN.
- H. THESE DOCUMENTS ARE THE WORK INSTRUMENTS OF THE ARCHITECT AND HAVE BEEN PREPARED SPECIFICALLY AND SOLELY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE PARTICIPATION OF THE ARCHITECT. REPRODUCTION IS STRICTLY PROHIBITED. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND OWNER OF THESE DOCUMENTS AND SHALL RETAIN COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.
- I. THE ARCHITECT HAS NOT BEEN CONTRACTED TO PERFORM CONSTRUCTION ADMINISTRATION/ ON-SITE OBSERVATION FOR THIS PROJECT.
- J. FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR WILL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- K. CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS IN THE FIELD-ANY DISCREPANCIES WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- L. THE CONTRACTOR SHALL MAINTAIN AT THE SITE OF THE WORK, A SET OF RECORD DRAWINGS. THE CONTRACTOR SHALL RECORD ALL CHANGES AND DEVIATIONS FROM THE DRAWINGS ON THIS "AS-BUILT" SET, WHICH SHALL BE UPDATED AT LEAST EVERY OTHER WEEK. AT THE CLOSE OF THE JOB, THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF ALL AS-BUILT INFORMATION TO THE ARCHITECT IN CLEAR AND LEGIBLE FORMAT.
- M. SIGNS SHALL BE LIMITED TO THE PROJECT IDENTIFICATION SIGN. THE IDENTIFICATION SIGN SHALL IDENTIFY THE PROJECT, THE ARCHITECT AND THE CONTRACTOR.
- N. INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH CONDITIONS.
- O. WHEN ARCHITECTURAL DRAWINGS ARE IN CONFLICT WITH ENGINEERING DRAWINGS THE GENERAL CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.

CONSTRUCTION ADMIN.:

THIS WRITTEN NOTICE REQUIRED BY SOUTH CAROLINA REGULATIONS TO THE PERMITTING AUTHORITY AND BUILDING OWNER THAT THE ARCHITECTS WILLIAM COURT AND JAMES ATKINS HAVE NOT BEEN HIRED TO PROVIDE MINIMUM CONSTRUCTION ADMINISTRATION SERVICES ON THE FOLLOWING PROJECT.

OCC. TYPE (X), OCC. TYPE (X), & OCC. TYPE (X) OCCUPANCIES

REGULATION 11-12.B.4 AND 5 STATE:

(4) ON A PROJECT WHERE A BUILDING PERMIT HAS BEEN ISSUED AND THE SEALING ARCHITECT AND THE FIRM OF RECORD HAVE NOT BEEN ENGAGED TO PERFORM AT LEAST MINIMUM CONSTRUCTION ADMINISTRATION SERVICES, AS DEFINED IN SUBSECTION (5) BELOW, THE SEALING ARCHITECT AND FIRM MUST REPORT TO THE PERMITTING AUTHORITY AND THE BUILDING OWNER THAT HE AND THE FIRM HAVE NOT BEEN SO ENGAGED.

(5) THE MINIMUM CONSTRUCTION ADMINISTRATION SERVICES EXPECTED OF THE SEALING ARCHITECT AND FIRM DEEMED NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE PUBLIC SHALL BE PERIODIC SITE OBSERVATIONS OF THE CONSTRUCTION PROGRESS AND QUALITY; REVIEW OF CONTRACTOR SUBMITTAL DATA AND DRAWINGS, AND REPORTING TO THE BUILDING OFFICIAL AND OWNER ANY VIOLATIONS OF CODES OR SUBSTANTIAL DEVIATIONS FROM THE CONTRACT DOCUMENTS WHICH THE ARCHITECT OBSERVED.

PROJECT INFO

Date
08.18.2025

Project No.
23-103

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE



COURT
ATKINS
GROUP

POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547

WWW.COURTATKINS.COM

PATTERSON WHITEHALL CAFE

119 WHITEHALL DRIVE
BEAUFORT, SC., 29907

NOT FOR CONSTRUCTION

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PROJECT INFO

Date

08.18.2025

Project No.

23-103

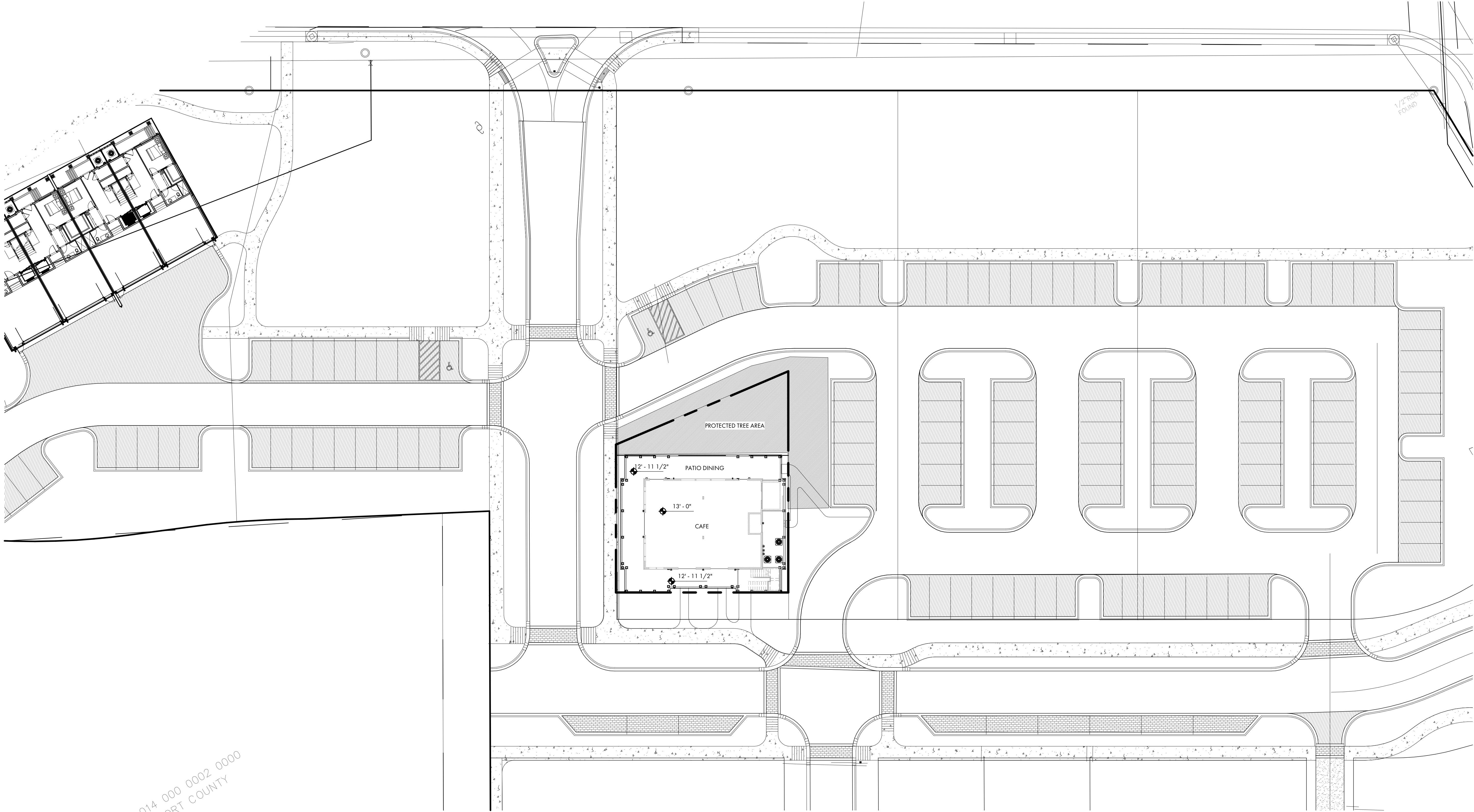
ISSUE

NO.	REV.	DATE	DESCRIPTION
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SHEET TITLE

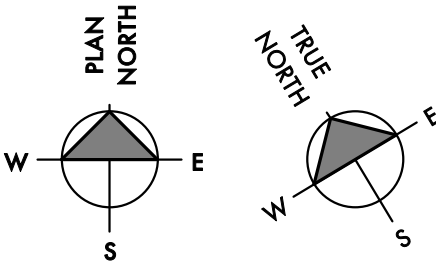
ARCHITECTURAL SITE
PLAN

A1.0



1 SITE PLAN
A1.0 1" = 20'-0"

R123 014 000 0002 0000
BEAUFORT COUNTY





COURT
ATKINS
GROUP

POST OFFICE BOX 3978
BLUFFTON, SC 29910
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FX: 843.815.2547

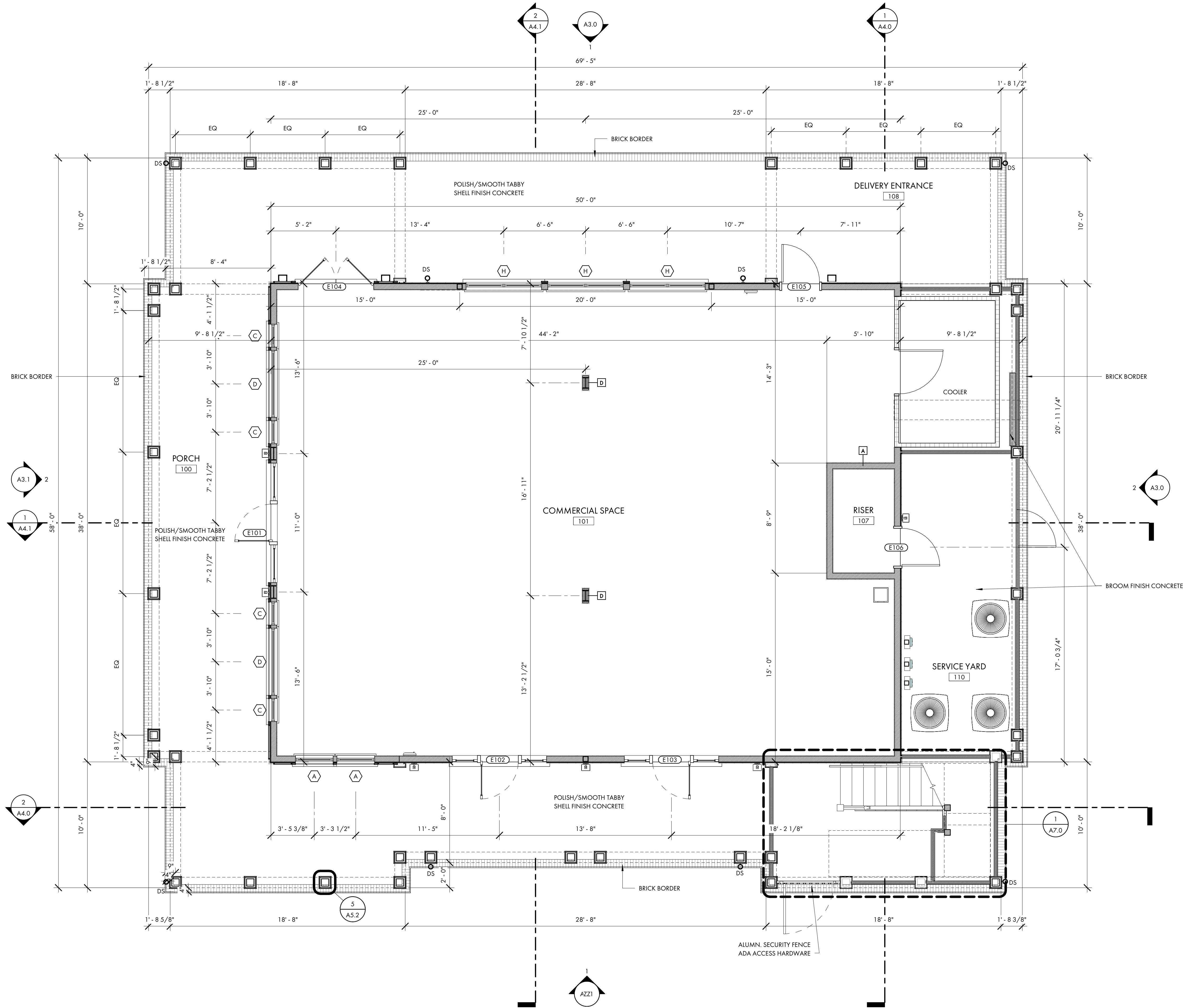
WWW.COURTATKINS.COM

GENERAL FLOOR PLAN NOTES:

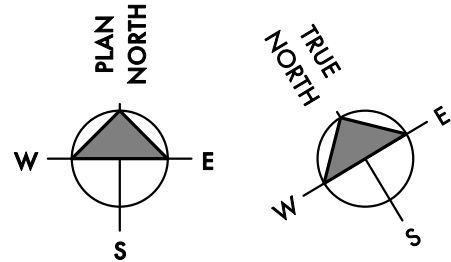
- A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK.
- B. SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.
- C. SEE A0.2 FOR ANSI/ADA REQUIREMENTS.
- D. GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.
- E. ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.
- F. STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.
- G. DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.N.O. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- H. U.N.O. WALL TYPE SHALL BE TYPE 'ZZZZ'
- I. WALL TAG DESIGNATIONS ARE INTENDED FOR THE LENGTH OF THE WALL ON THE SIDE OF THE ROOM ON WHICH THE LETTER DESIGNATION IS LOCATED.
- J. DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.

FLOOR PLAN - SYMBOL KEY

- 3 5/8" MTL. STUD WALL WITH 5/8" GYPSUM WALLBOARD
- 6" MTL. STUD WALL WITH 5/8" GYPSUM WALLBOARD
- SOUND BATT INSULATION
- 1 HOUR FIRE RATED WALL
- WINDOW TAG
- WALL TAG
- DOOR TAG



1 FIRST FLOOR PLAN
A2.1 1/4" = 1'-0"



PATTERSON WHITEHALL CAFE
119 WHITEHALL DRIVE
BEAUFORT, SC., 29907

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PROJECT INFO

Date
08.18.2025

Project No.
23-103

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

FIRST FLOOR PLAN

A2.1



COURT
ATKINS
GROUP

POST OFFICE BOX 3978
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FX: 843.815.2547

WWW.COURTATKINS.COM

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PROJECT INFO

Date
08.18.2025

Project No.
23-103

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

SECOND FLOOR PLAN

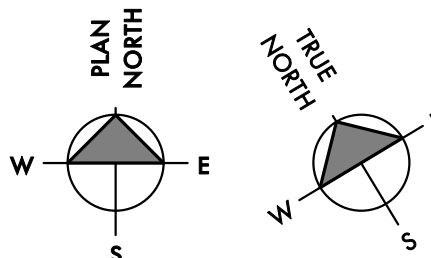
A2.2

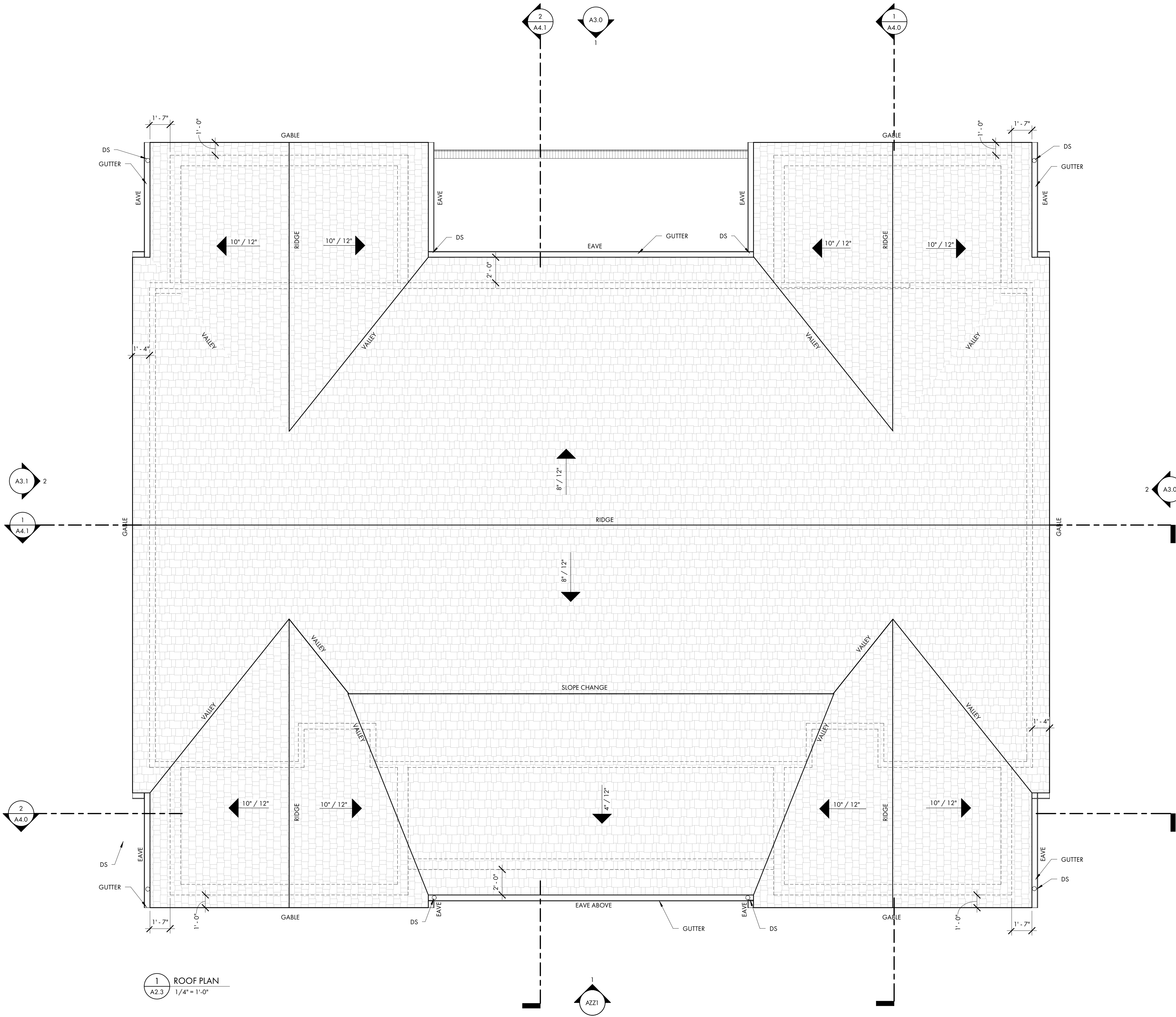
GENERAL FLOOR PLAN NOTES:

- A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK.
- B. SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.
- C. SEE A0.2 FOR ANSI/ADA REQUIREMENTS.
- D. GC/OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.
- E. ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.
- F. STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.
- G. DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.N.O. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- H. U.N.O. WALL TYPE SHALL BE TYPE 'ZZZZZ'
- I. WALL TAG DESIGNATIONS ARE INTENDED FOR THE LENGTH OF THE WALL ON THE SIDE OF THE ROOM ON WHICH THE LETTER DESIGNATION IS LOCATED.
- J. DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.

FLOOR PLAN - SYMBOL KEY

- 3 5/8" MTL STUD WALL WITH 5/8" GYPSUM WALLBOARD
- 6" MTL STUD WALL WITH 5/8" GYPSUM WALLBOARD
- SOUND BATT INSULATION
- 1 HOUR FIRE RATED WALL
- WINDOW TAG
- WALL TAG
- DOOR TAG





1 ROOF PLAN
1/4" = 1'-0"

GENERAL ROOF PLAN NOTES:

- A. AT ALL ROOF RIDGES AND HIPs USE CONTINUOUS SELF ADHERED UNDERLAYMENT CONTINUE OVER RIDGE/HIP 2" BOTH WAYS.
- B. AT ALL ROOF VALLEYS USE 36" SELF-ADHERED MEMBRANE FLASHING CENTERED IN VALLEY
- C. VERIFY ROOF TOP EQUIPMENT CLEARANCES W/ MANUFACTURERS TO VERIFY EQUIPMENT LAYOUTS.
- D. COORDINATE DOWNSPOUTS TO STORMWATER

ASPHALT SHINGLE ROOFING (COORDINATE SELECTION WITH OWNER)

GAF - ROYAL SOVEREIGN SHINGLES ENGLISH
12" X 36" SHINGLES

- ASPHALT CONSTRUCTION
- DIMENSIONS (APPROX.): 12" X 36"
- EXPOSURE: 5"
- BUNDLES/SQUARE: 3
- PIECES/SQUARE: 79
- NAILS/SQUARE: 316 (474 WHERE 6 NAILS PER SHINGLE IS REQUIRED)
- STAINGUARD® PROTECTION: YES
- RIDGE CAP: ROYAL SOVEREIGN® SHINGLE
- STARTER: PRO-START®; WEATHERBLOCKER™

APPLICABLE STANDARDS
UL 790, CLASS A
MIAMI-DADE COUNTY PRODUCT CONTROL
APPROVED 12-1127-03
FLORIDA BUILDING CODE APPROVED 10124-R12
UL 997 MODIFIED TO 110 MPH
ASTM D7158, CLASS H
ASTM D3161, CLASS F
ASTM D3018, TYPE 1
ASTM D3462
ICC ESR-1475, ESR-3267*
TEXAS DEPARTMENT OF INSURANCE
ENERGYSTAR® QUALIFIED (WHITE ONLY)[U.S. ONLY]**

COLORS:
ASH BROWN, AUTUMN BROWN, CHARCOAL, CYPRESS
TAN, GOLDEN CEDAR, NICKEL GRAY, RUSSET RED,
SANDRIFT, SILVER LINING, SLATE, SUMMER SAGE,
WEATHERED GRAY, AND WHITE

INSTALLATION NOTE:

INSTALLATION METHOD TO BE IN ACCORDANCE WITH ASTM
D7158, CLASS H, 150 MPH SPECIFICATIONS

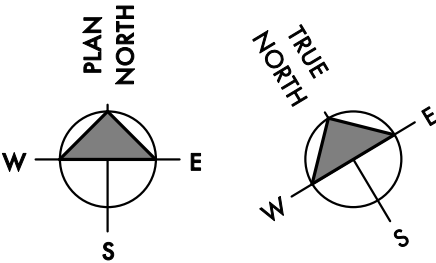
DETAILED INSTALLATION INSTRUCTIONS ARE PROVIDED ON THE
INSIDE OF EACH BUNDLE WRAPPER OF ROYAL
SOVEREIGN® SHINGLES.

ROOF PLAN LEGEND

3/12 RISE / RUN
SLOPE DIRECTION

DS DOWNSPOUT

ASPHALT SHINGLE ROOF



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ROOF PLAN

A2.3



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES:

- A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK
B. SEE WALL SECTIONS FOR ADDITIONAL TRIM DIMENSIONS
C. WINDOW HEAD HEIGHTS AND WALL OPENING HEAD HEIGHTS ARE NOTED RELATIVE TO THE CLOSEST LEVEL BELOW.



POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547

WWW.COURTATKINS.COM

PATTERSON WHITEHALL CAFE
119 WHITEHALL DRIVE
BEAUFORT, SC., 29907

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SHEET TITLE

EXTERIOR ELEVATIONS

A3.0



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NO. REV. DATE DESCRIPTION

SHEET TITLE

EXTERIOR ELEVATIONS

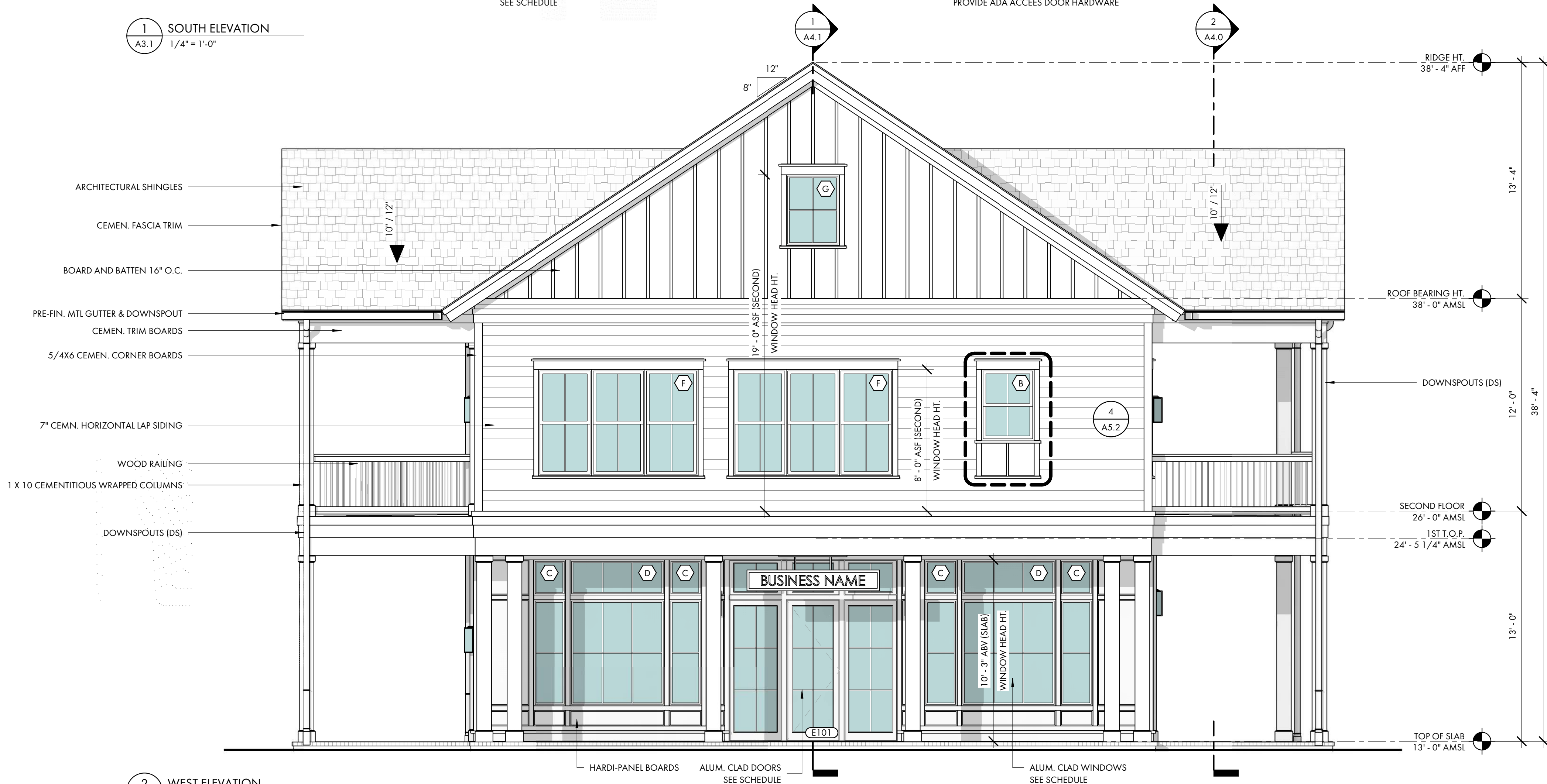
A3.1

GENERAL EXTERIOR ELEVATION NOTES:

- A. G.C. / SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK.
B. SEE WALL SECTIONS FOR ADDITIONAL TRIM DIMENSIONS.
C. WINDOW HEAD HEIGHTS AND WALL OPENING HEAD HEIGHTS ARE NOTED RELATIVE TO THE CLOSEST LEVEL BELOW.



1 SOUTH ELEVATION
A3.1 1/4\" = 1'-0"



2 WEST ELEVATION
A3.1 1/4\" = 1'-0"



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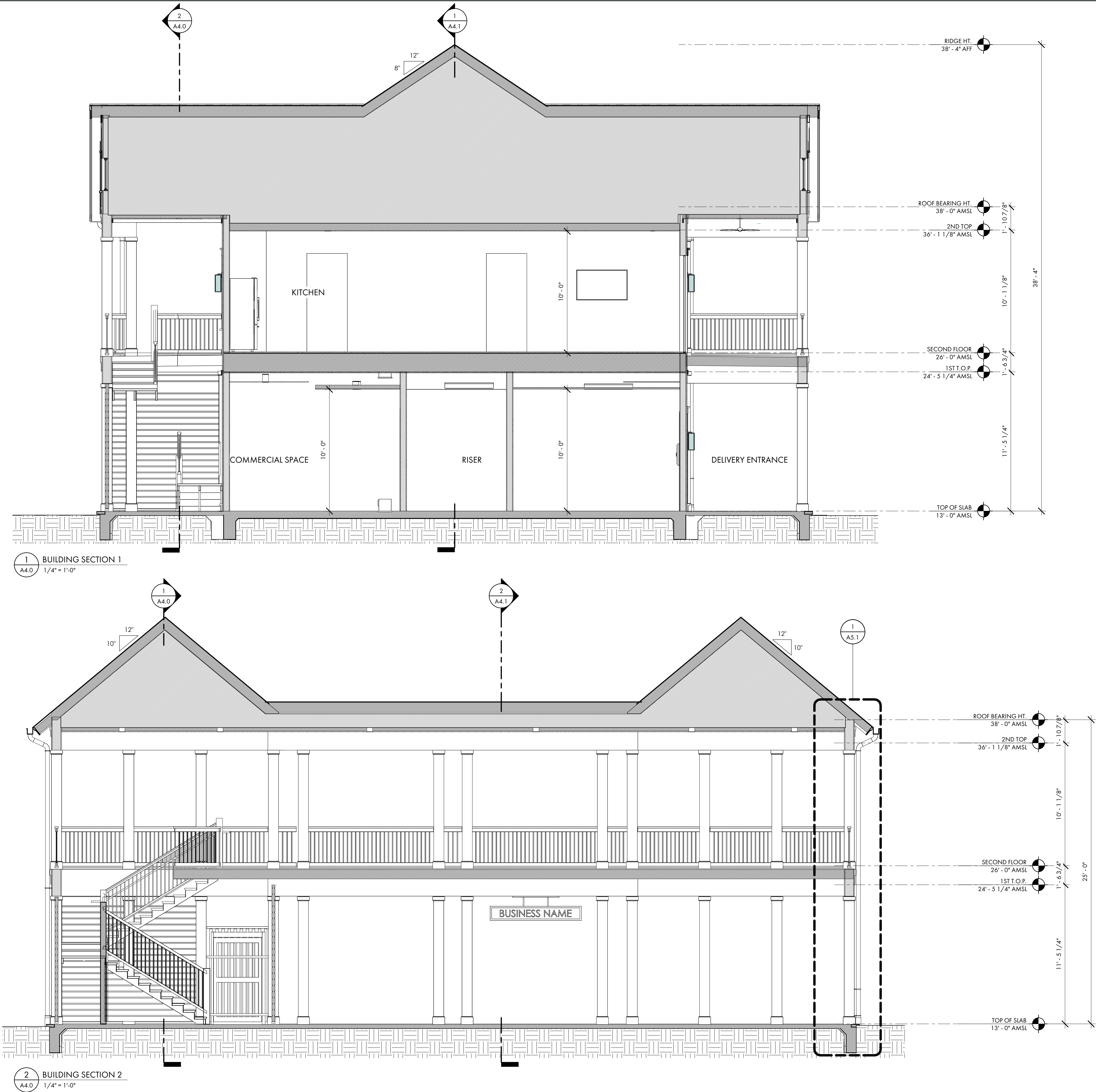
ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

BUILDING SECTIONS

A4.0





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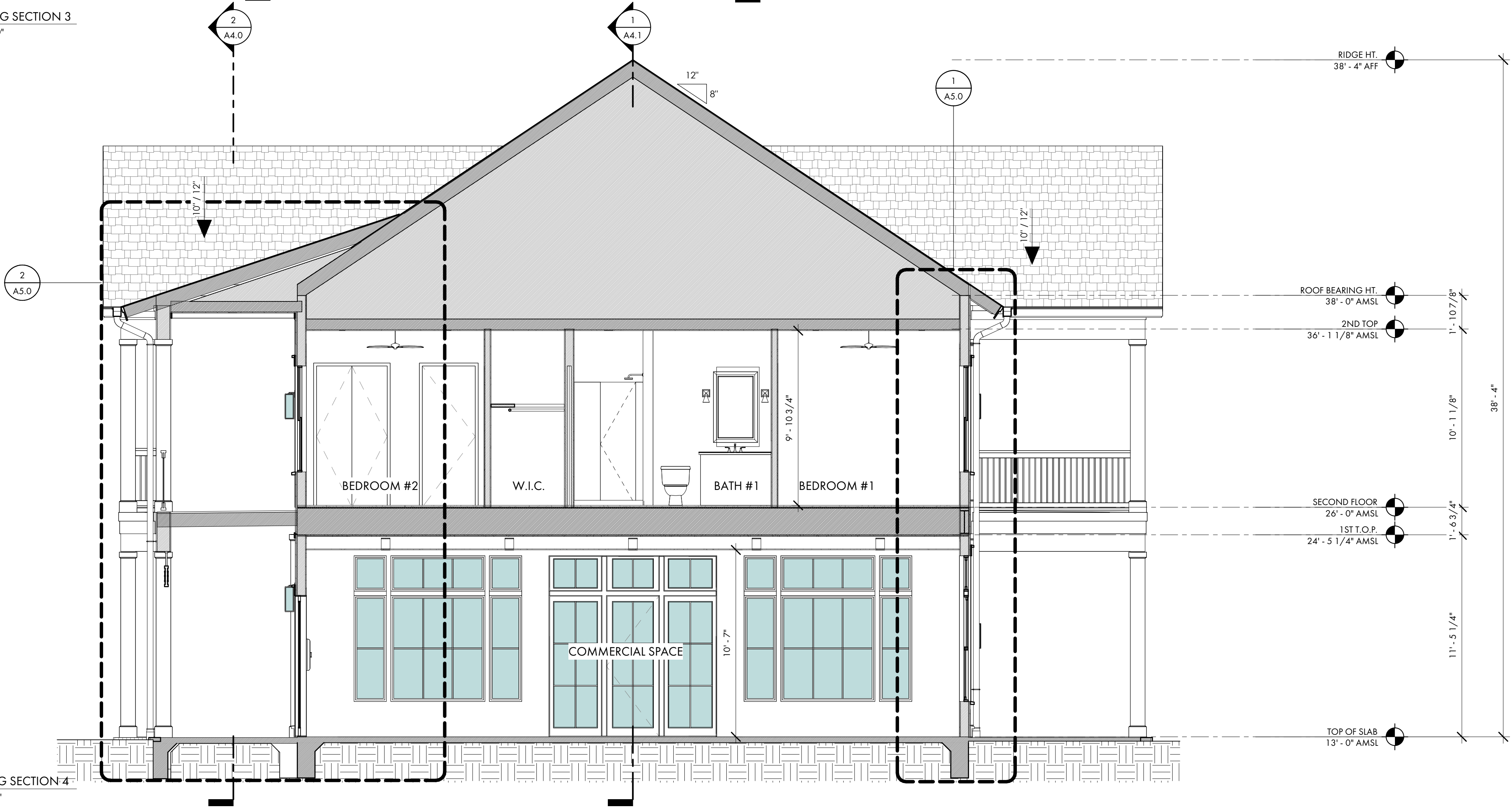
SHEET TITLE

BUILDING SECTIONS

A4.1



1 BUILDING SECTION 3
A4.1 1/4" = 1'-0"



2 BUILDING SECTION 4
A4.1 1/4" = 1'-0"



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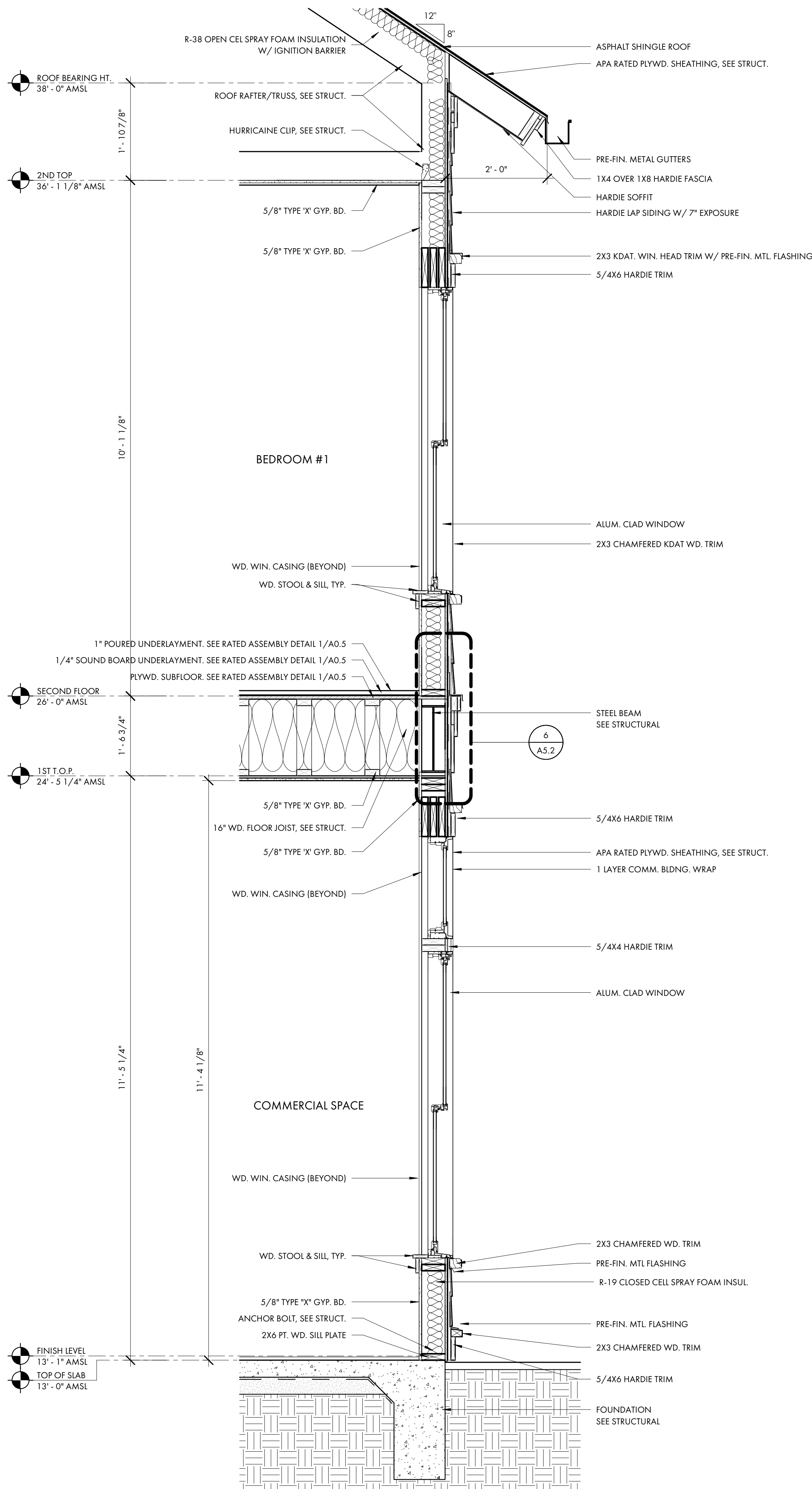
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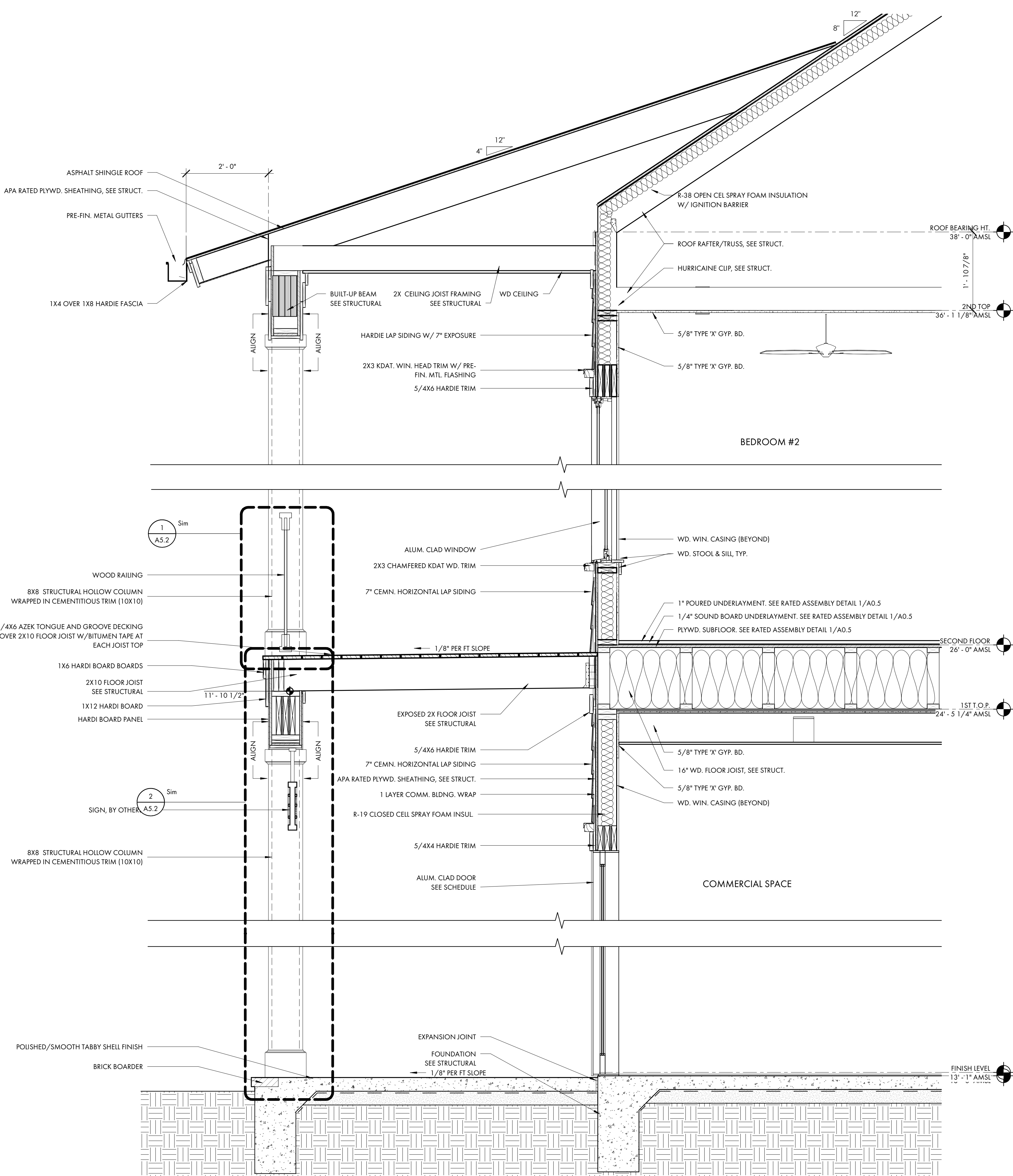
SHEET TITLE

WALL SECTIONS

A5.0



1 Section 4 - Callout 1
3/4" = 1'-0"



2 Section 4 - Callout 2
3/4" = 1'-0"



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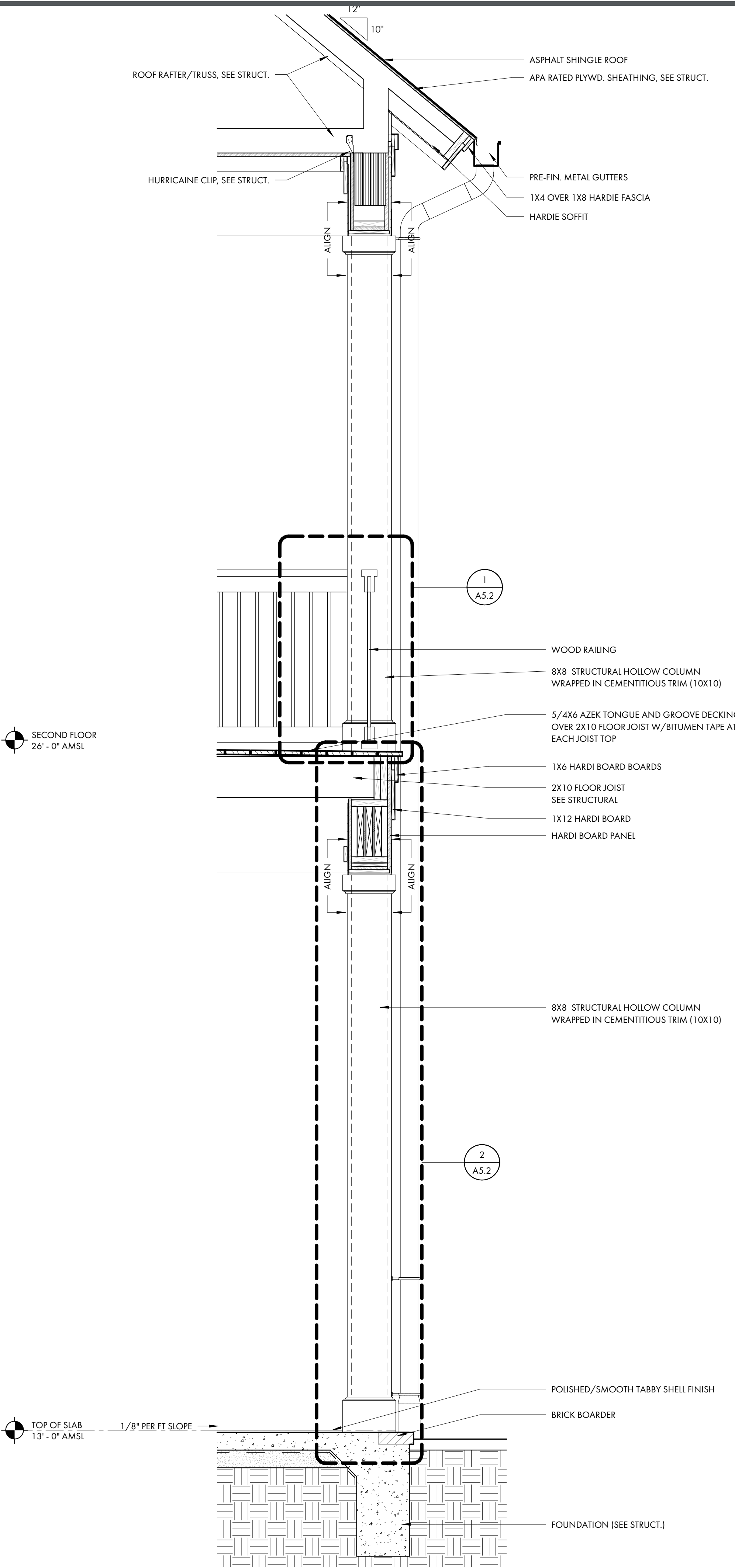
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SHEET TITLE

WALL SECTIONS

A5.1





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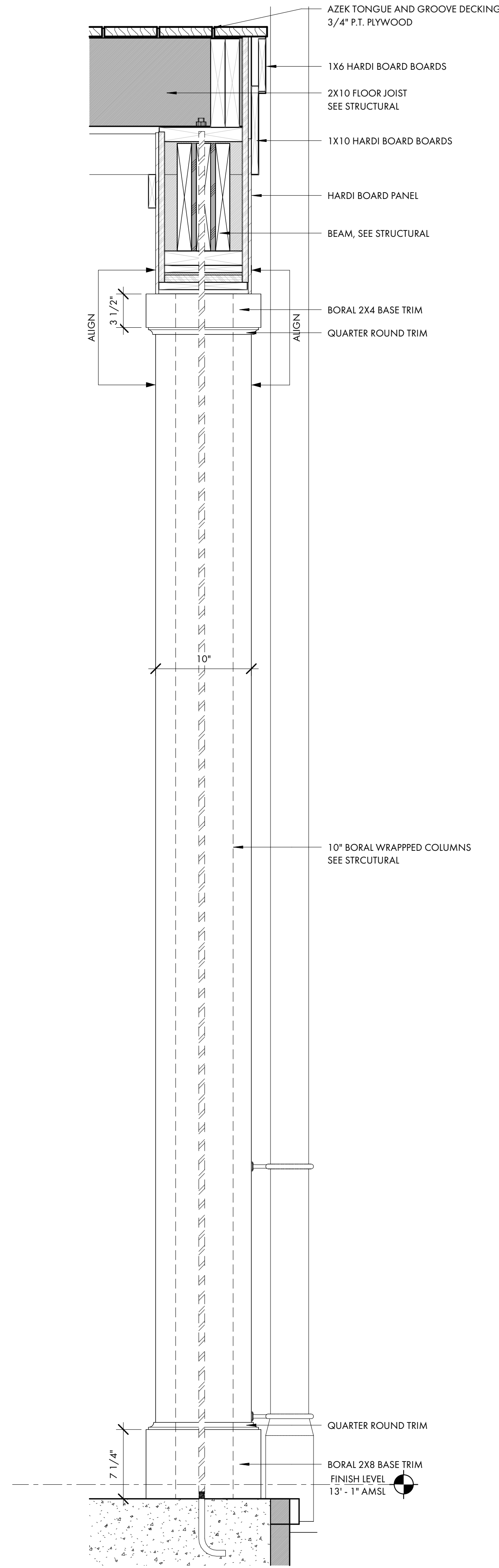
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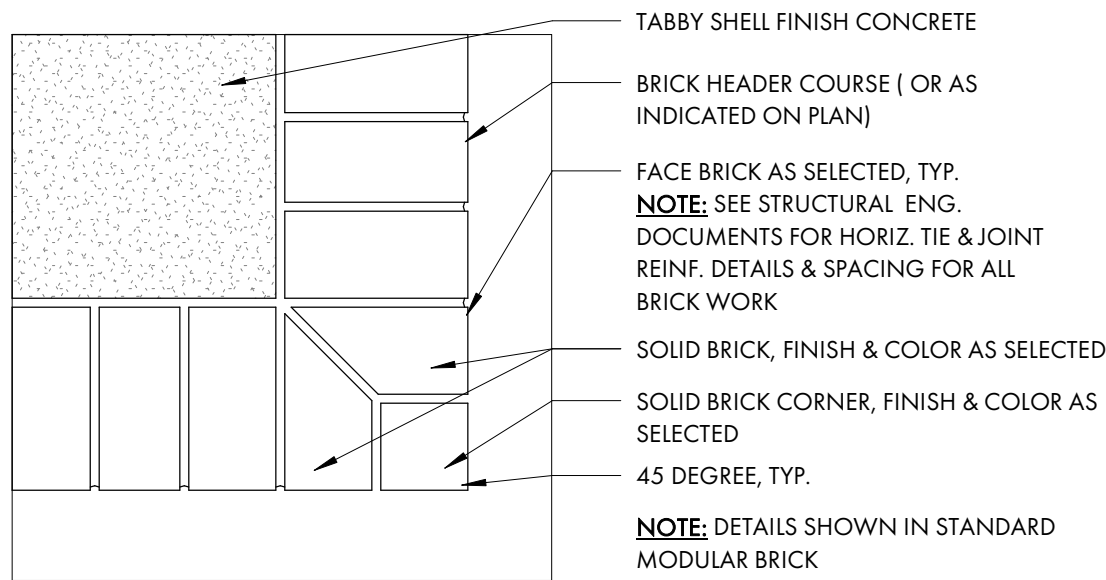
SHEET TITLE

DETAILS

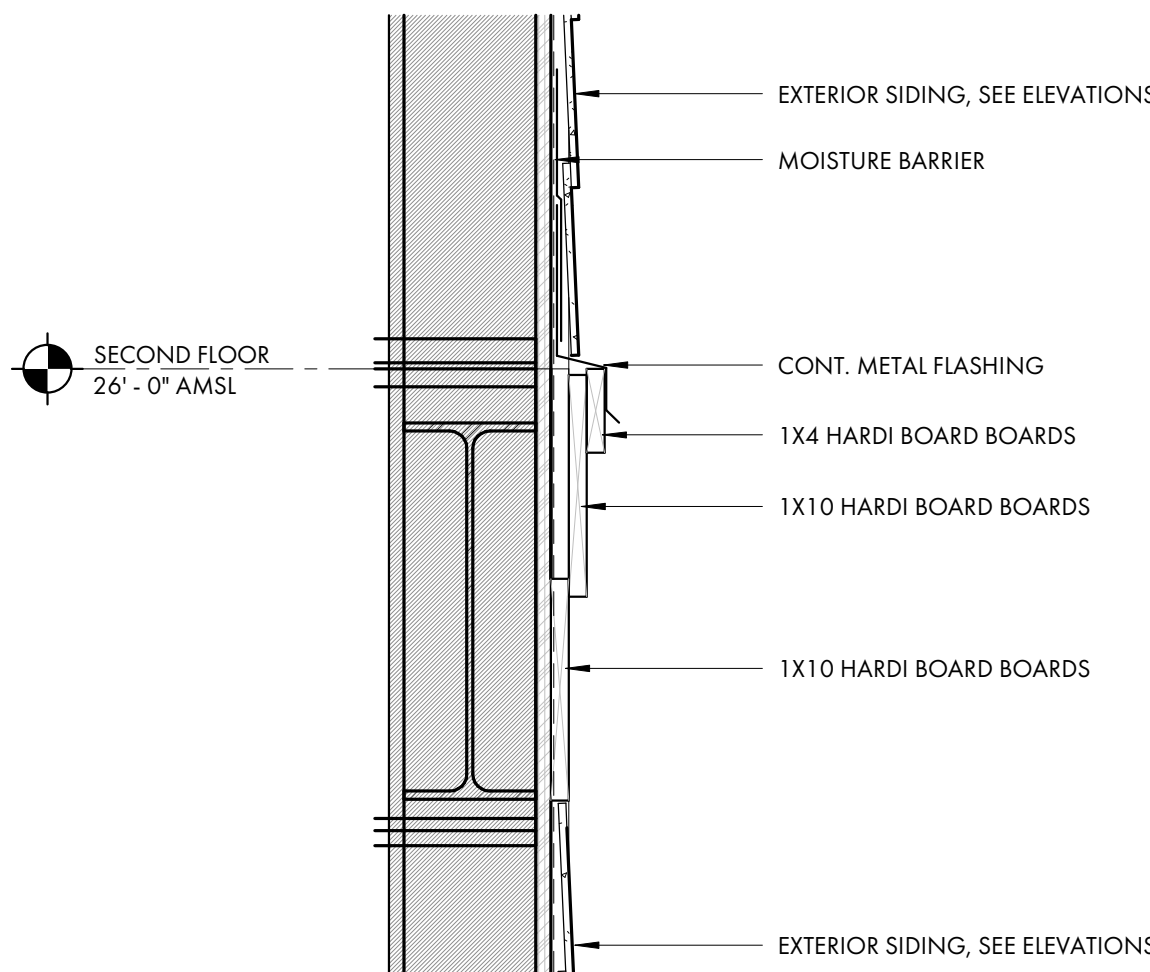
A5.2



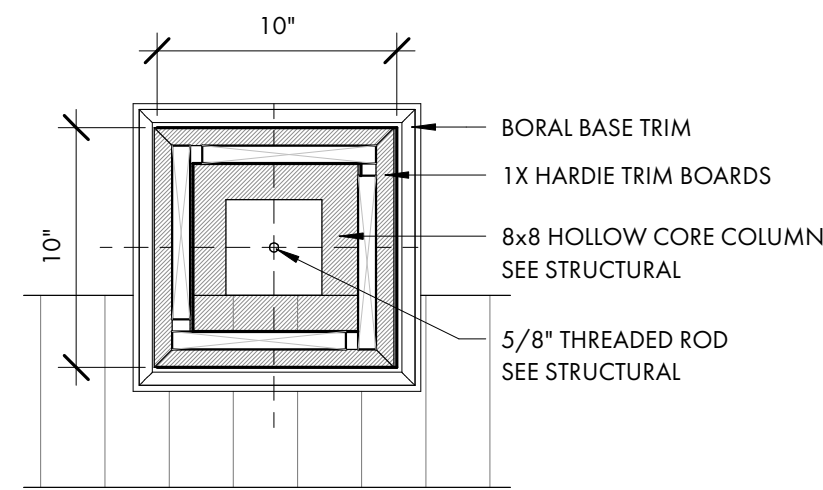
2 COLUMN DETAIL
A5.2 1 1/2" = 1'-0"



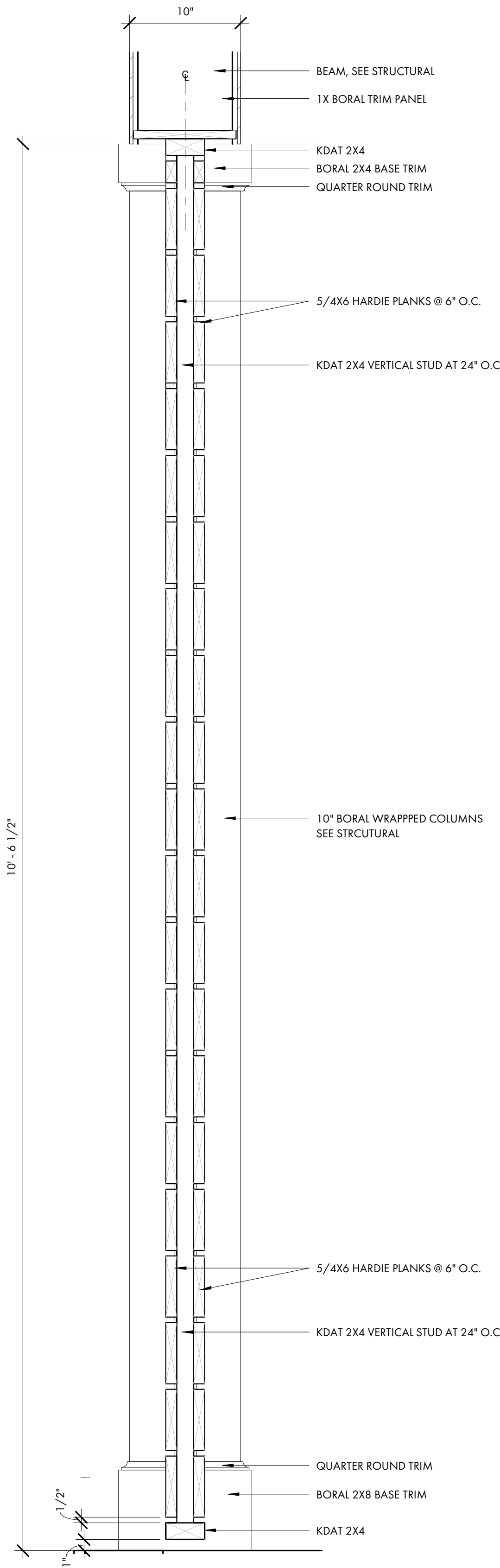
7 BRICK CORNER DETAIL
A5.2 1 1/2" = 1'-0"



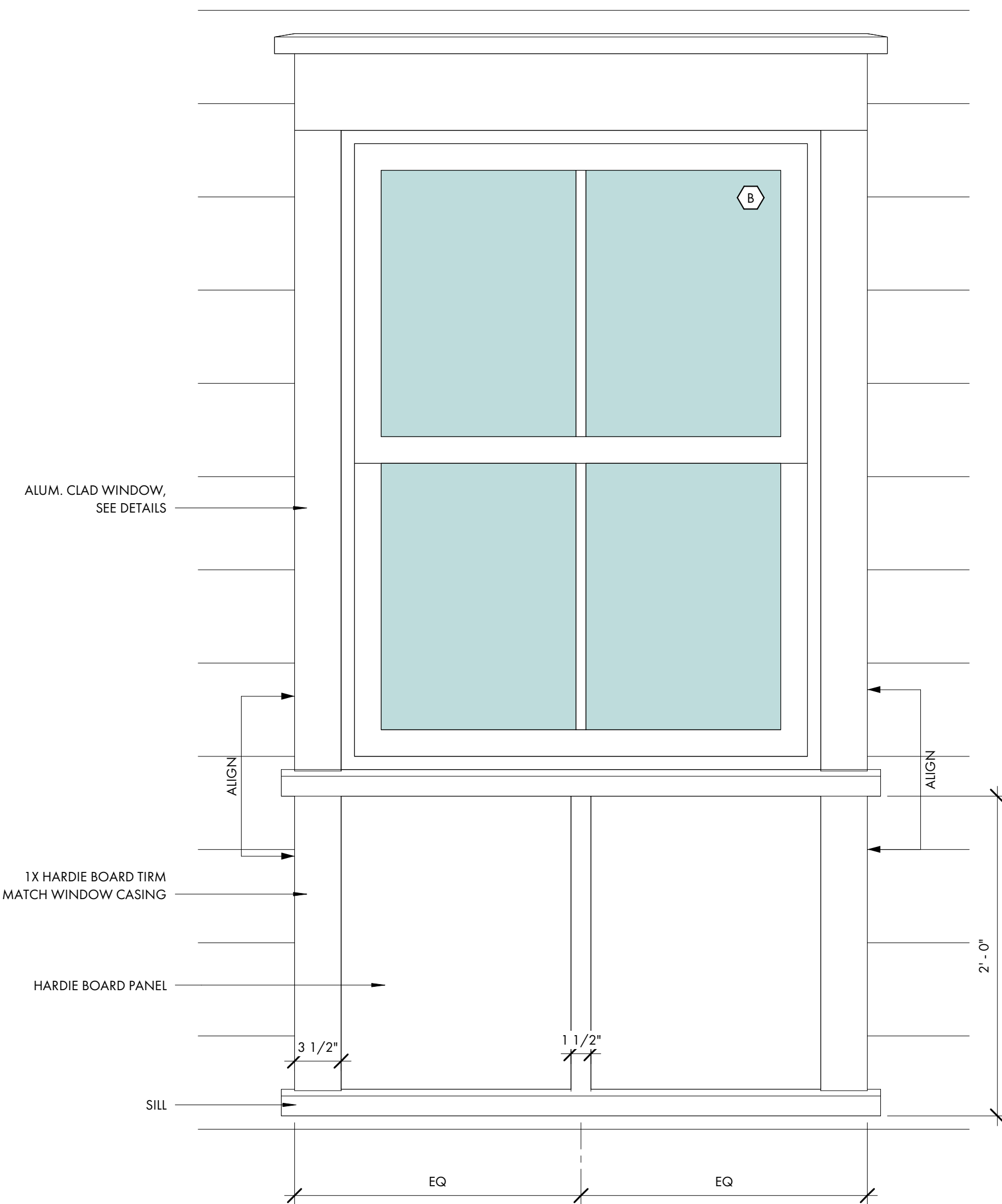
6 WATERTABLE DETAIL
A5.2 1 1/2" = 1'-0"



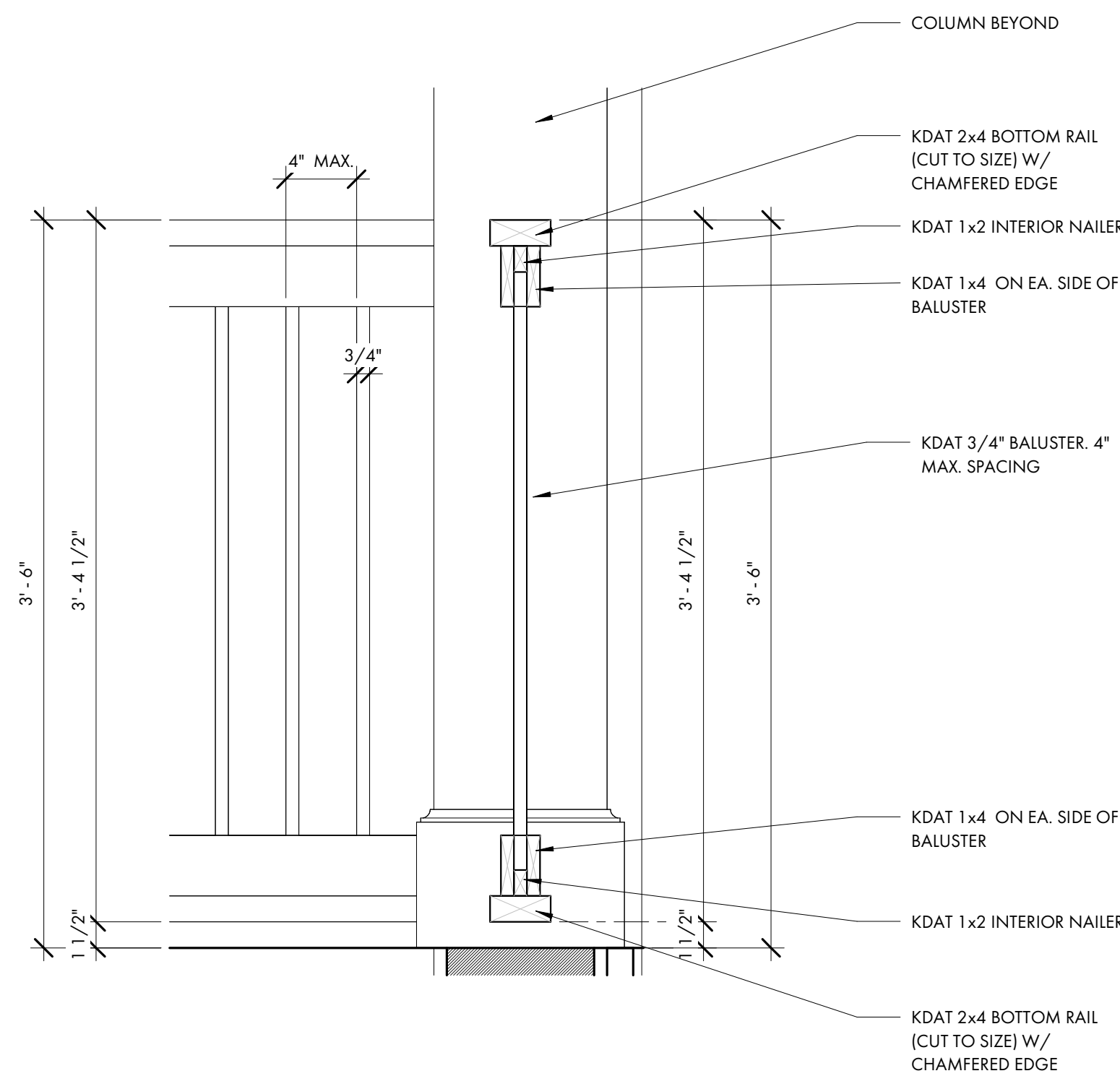
5 COLUMN SECTION DETAIL
A5.2 1 1/2" = 1'-0"



3 PRIVACY FENCE DETAIL
A5.2 1 1/2" = 1'-0"



4 WINDOW PANEL DETAIL
A5.2 1 1/2" = 1'-0"



1 RAILING DETAIL
A5.2 1 1/2" = 1'-0"

DOOR SCHEDULE																		
DOOR NO.	ROOM	SIZE			DOOR		FRAME		DETAILS				HARDWARE					REMARKS
		W	H	T	PANEL	MATERIAL	ELEV.	FRAME WIDTH	MATERIAL	JAMB	HEAD	SILL / THRESH.	RATING	TYPE	CLO.	STOP	PANIC	
204A	BEDROOM #2	3' - 0"	8' - 0"	1 1/2"	X													
204B	BEDROOM #2	4' - 0"	8' - 0"	1 3/4"	X													
205A	BATH #2	2' - 10"	8' - 0"	1 1/2"														
205B	BATH #2	2' - 10"	8' - 0"	1 1/2"														
206	LAUNDRY	6' - 0"	8' - 0"	1 1/2"	X													
207	BEDROOM #1	3' - 0"	8' - 0"	1 1/2"	X													
208	BATH #1	2' - 8"	8' - 0"	1 1/2"	X													
209	W.I.C.	2' - 4"	8' - 0"	1 1/2"														
304A	BEDROOM #2	3' - 0"	8' - 0"	1 1/2"	X													
304B	BEDROOM #2	4' - 0"	8' - 0"	1 3/4"	X													
305A	BATH#2	2' - 10"	8' - 0"	1 1/2"														
305B	BATH#2	2' - 10"	8' - 0"	1 1/2"														
306	LAUNDRY	6' - 0"	8' - 0"	1 1/2"	X													
307	BEDROOM #1	3' - 0"	8' - 0"	1 1/2"	X													
308	BATH #1	2' - 8"	8' - 0"	1 1/2"	X													
309	W.I.C.	2' - 4"	8' - 0"	1 1/2"														
E101	COMMERCIAL SPACE	3' - 0"	10' - 3"															
E102	COMMERCIAL SPACE	3' - 0"	8' - 0"															
E103	COMMERCIAL SPACE	3' - 0"	8' - 0"															
E104	COMMERCIAL SPACE	6' - 0"	10' - 3"															
E105	COMMERCIAL SPACE	3' - 0"	8' - 0"	1 1/2"	X													
E106	RISER	3' - 0"	8' - 0"	1 1/2"	X													
E200	FRONT PORCH	3' - 0"	8' - 0"															
E201	LIVING AREA	6' - 0"	8' - 0"															
E300	FRONT PORCH	3' - 0"	8' - 0"															
E301	LIVING AREA	6' - 0"	8' - 0"															
E305	COMMERCIAL SPACE	3' - 6"	7' - 0"	1"	F													

GENERAL DOOR / DOOR SCHEDULE, STOREFRONT & WINDOW NOTES:

- A. EGRESS DOORS AND HARDWARE SHALL COMPLY WITH 2021 IBC, SECTION 1010.1.9 WHEN BUILDING IS OCCUPIED.
- B. DOOR HARDWARE TO BE ADA COMPLIANT PER 2021 IBC & ANSI 117.1 2017.
- C. DOOR BOTTOM RAILS SHALL COMPLY WITH ANSI 117.1 2017 SECTION 404.2.9 (10" MIN. SMOOTH BOTTOM RAIL)
- D. DOOR SWING PER FLOOR PLANS
- E. PROVIDE IMPACT RESISTANT GLAZING FOR OPENING PROTECTION AT ALL WINDOWS AND DOORS IN ACCORDANCE WITH 2021 IBC, SECTION 1609.2.
- F. G.C. TO SUBMIT SHOP DRAWINGS FOR REVIEW.
- G. DESIGN PRESSURE RATING (DP) SHALL MEET THE REQUIREMENTS AS NOTED ON THE STRUCTURAL DRAWINGS AND MEET ALL APPLICABLE BUILDING CODE REQUIREMENTS.
- H. G.C. TO COORDINATE ROUGH OPENINGS PER MANUFACTURERS SPECIFICATIONS.
- I. G.C. TO PREPARE EXTERIOR OPENINGS PER ASTM E2112-23.
- J. GLAZING TYPES:

1. IG - IMPACT GLAZING

2. S - SAFETY GLAZING PER IBC 2406.4.1 THROUGH 2406.4.3 & TABLE 2406.2 (1) OR TABLE 2406.2 (2)
- K. GLAZING TO MEET THE FOLLOWING CRITERIA:

1. SHGC - 0.29

2. U-FACTOR - 0.55

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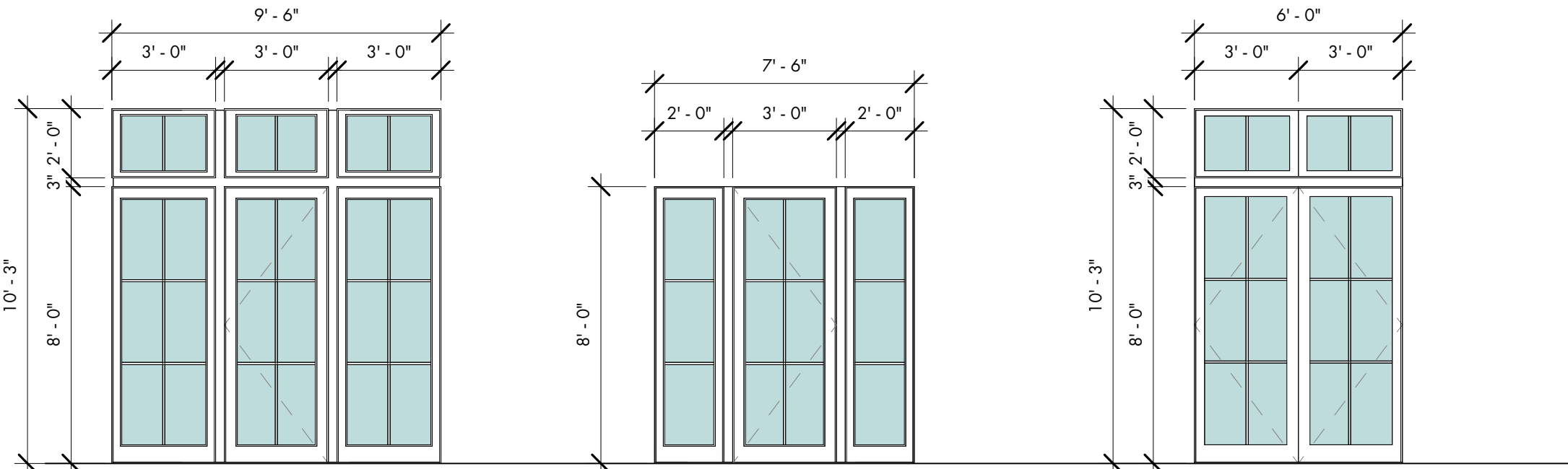
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SHEET TITLE

DOOR TYPES /
SCHEDULE

A6.0



(E101) EXTERIOR DOOR SYSTEM (MATERIAL T.B.D.)
W/ MATCHING 2'-0" TRANSOM
OUTSWING DOOR
(3)3'-0" x 8'-0" (R.O. ±9'-6" x 10'-3")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

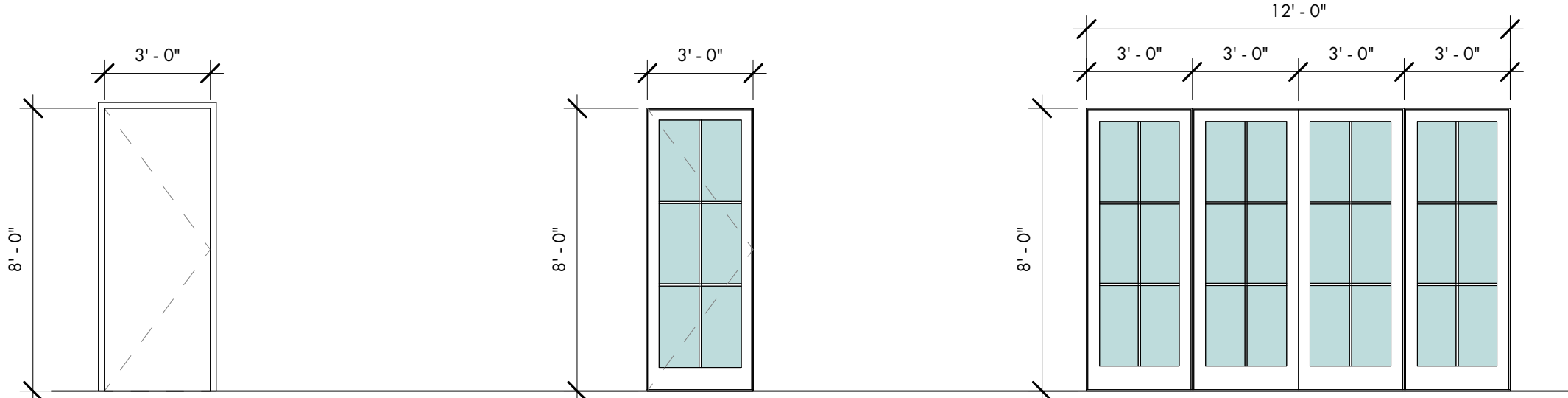
ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" &
10'-3" ROUGH OPENINGS - TOP OF DOOR &
TRANSOMS TO ALIGN W/ TOP OF ADJACENT
WINDOWS

(E102) EXTERIOR DOOR SYSTEM (MATERIAL T.B.D.)
W/ MATCHING 2'-0" SIDELITES
OUTSWING DOOR
3'-0" x 8'-0" (R.O. ±7'-6" x 8'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" &
10'-3" ROUGH OPENINGS - TOP OF DOOR &
TRANSOMS TO ALIGN W/ TOP OF ADJACENT
WINDOWS

(E104) EXTERIOR DOOR SYSTEM (MATERIAL T.B.D.)
OUTSWING DOOR
3'-0" x 8'-0" (R.O. ±3'-0" x 10'-3")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" &
10'-3" ROUGH OPENINGS - TOP OF DOOR &
TRANSOMS TO ALIGN W/ TOP OF ADJACENT
WINDOWS



(E105) EXTERIOR HM. DOOR SYSTEM (MATERIAL T.B.D.)
OUTSWING DOOR
(E106) 3'-0" x 8'-0" (R.O. ±3'-0" x 8'-0")

MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

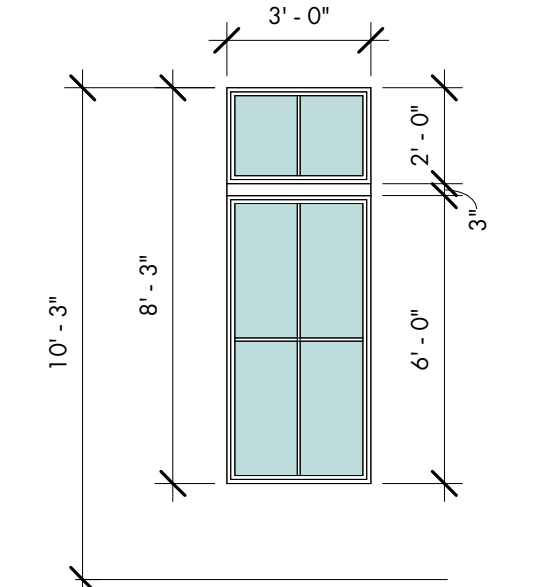
ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" &
10'-3" ROUGH OPENINGS - TOP OF DOOR &
TRANSOMS TO ALIGN W/ TOP OF ADJACENT
WINDOWS

(E200) EXTERIOR DOOR SYSTEM (MATERIAL T.B.D.)
OUTSWING DOOR
(E300) 3'-0" x 8'-0" (R.O. ±3'-0" x 8'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

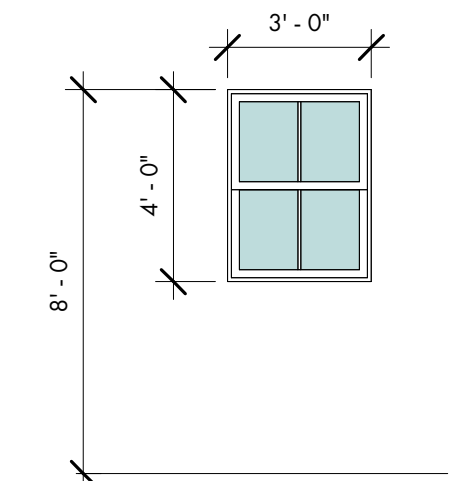
PRIVACY GLASS AND "SMART LOCK" HARDWARE
ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" &
10'-3" ROUGH OPENINGS - TOP OF DOOR &
TRANSOMS TO ALIGN W/ TOP OF ADJACENT
WINDOWS

(E201) EXTERIOR SLIDER DOOR SYSTEM (MATERIAL T.B.D.)
OUTSWING DOOR
(E301) 4)3'-0" x 8'-0" (R.O. ±12'-0" x 8'-0")
SDL MUNTINS W/ SPACE BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT

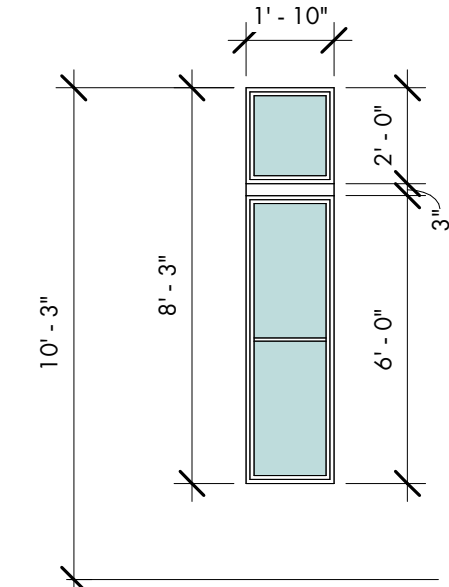
ADJUST DOOR HEIGHT TO ENSURE TRUE 8'-0" &
10'-3" ROUGH OPENINGS - TOP OF DOOR &
TRANSOMS TO ALIGN W/ TOP OF ADJACENT
WINDOWS



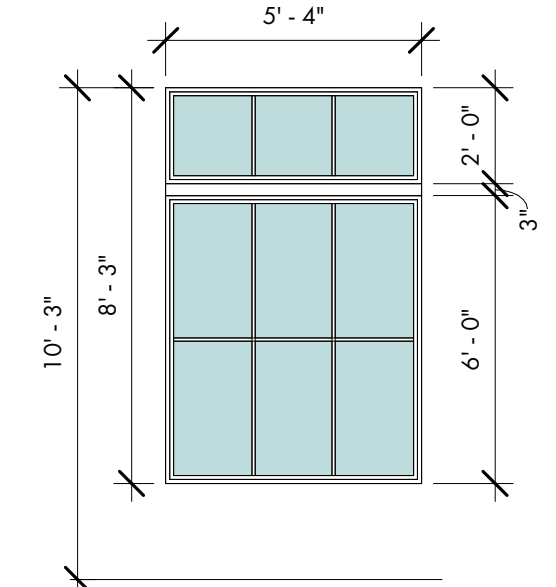
(A) CLAD DIRECT SET UNITS
W/ MATCHING 2'-0" TRANSOM
3'-0" x 6'-0" (R.O. ±3'-0" x 4'-3")
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT



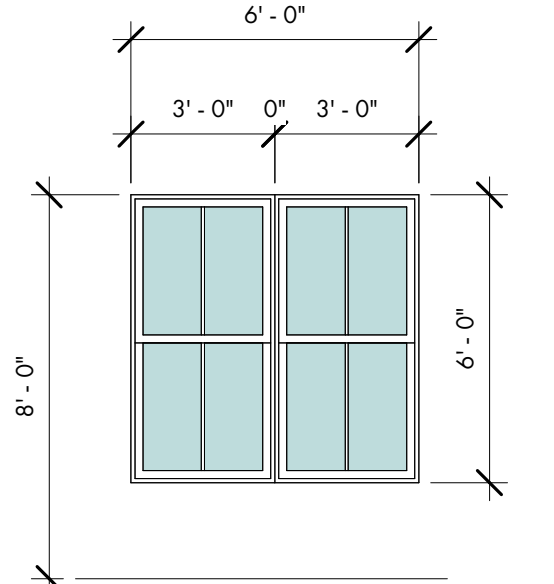
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MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT



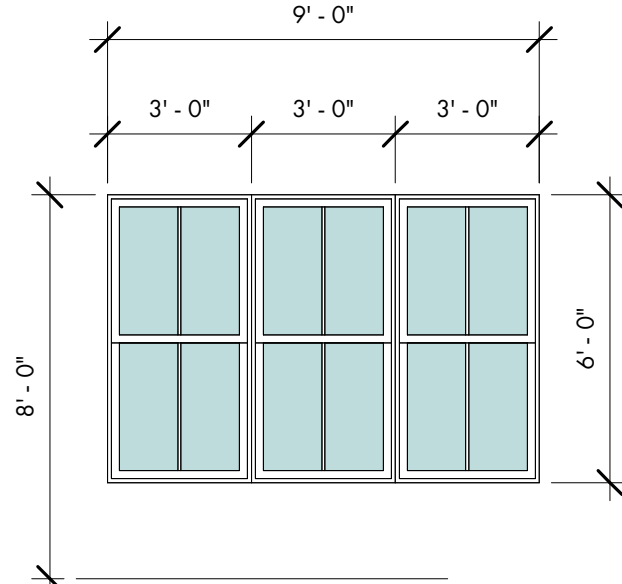
(C) CLAD DIRECT SET UNITS
W/ MATCHING 2'-0" TRANSOM
1'-10" x 6'-0" (R.O. ±1'-10" x 8'-3")
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MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT



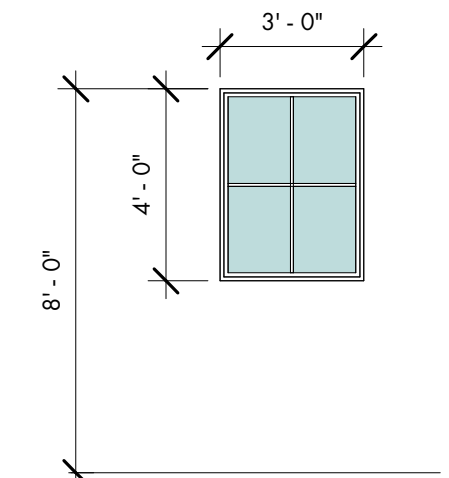
(D) CLAD DIRECT SET UNITS
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5'-4" x 6'-0" (R.O. ±5'-4" x 8'-3")
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DP RATING 50 OR APPROVED EQUIVALENT



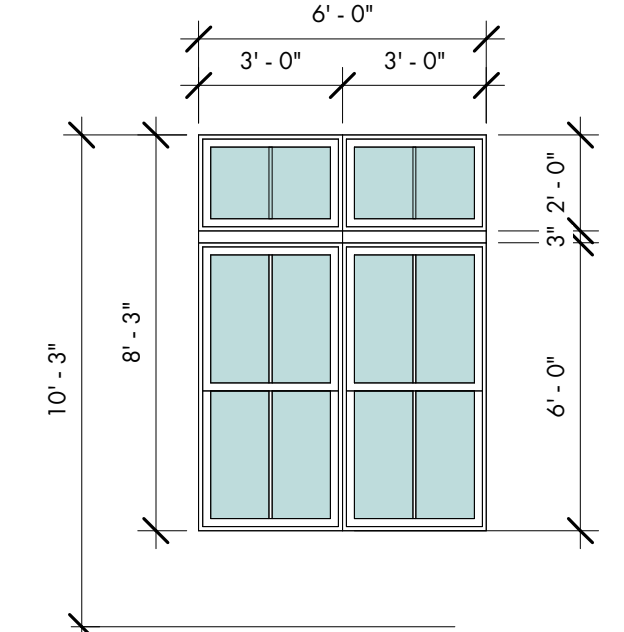
(E) CLAD DUBLE HUNG UNITS
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MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT



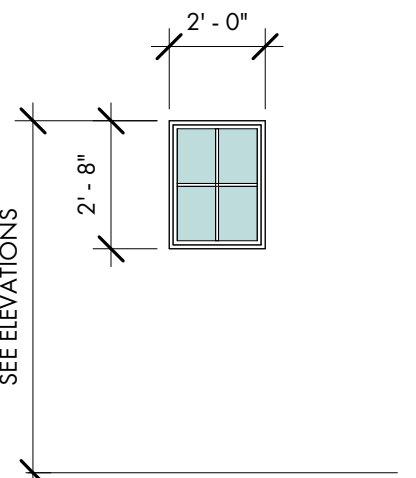
(F) CLAD DUBLE HUNG UNITS
(3)3'-0" x 6'-0" (R.O. ±9'-0" x 6'-0")
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MANUFACTURER T.B.D. BY G.C. / OWNER
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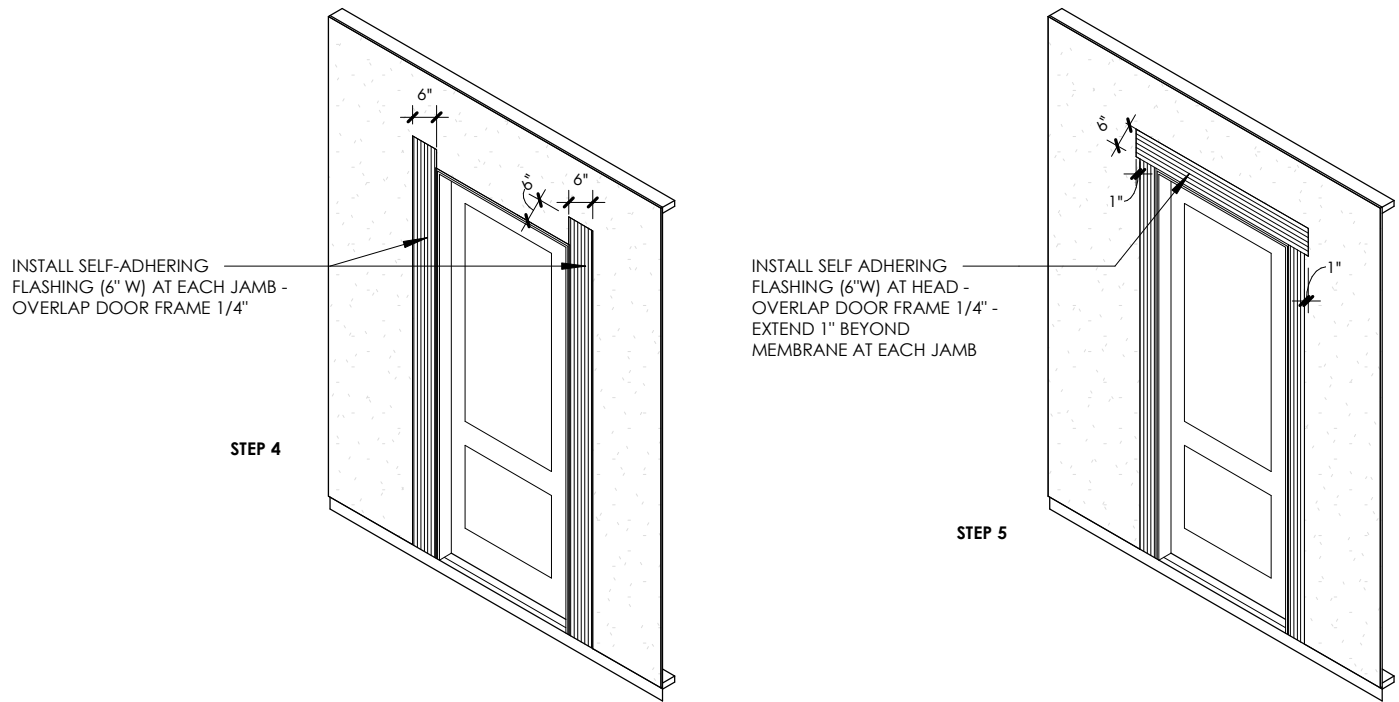
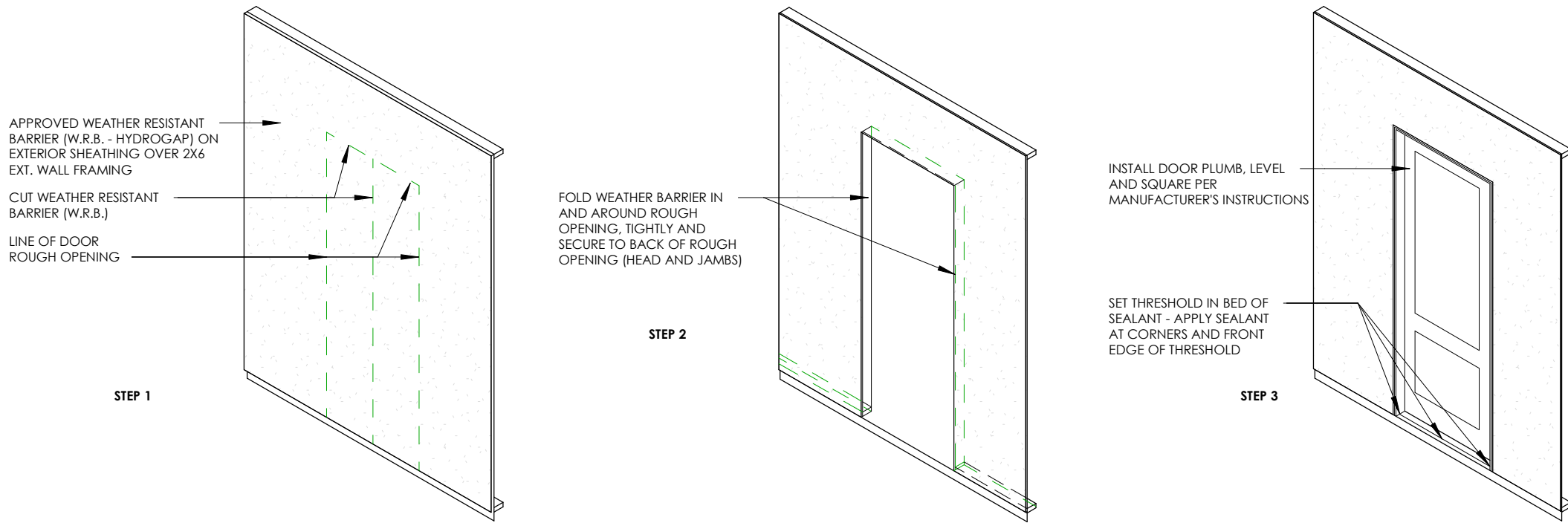
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SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT



(H) CLAD DIRECT SET UNITS
W/ MATCHING 2'-0" TRANSOM
3'-0" x 6'-0" (R.O. ±3'-0" x 8'-3")
SDL MUNTINS W/ SPACER BAR (PATTERN AS SHOWN)
MANUFACTURER T.B.D. BY G.C. / OWNER
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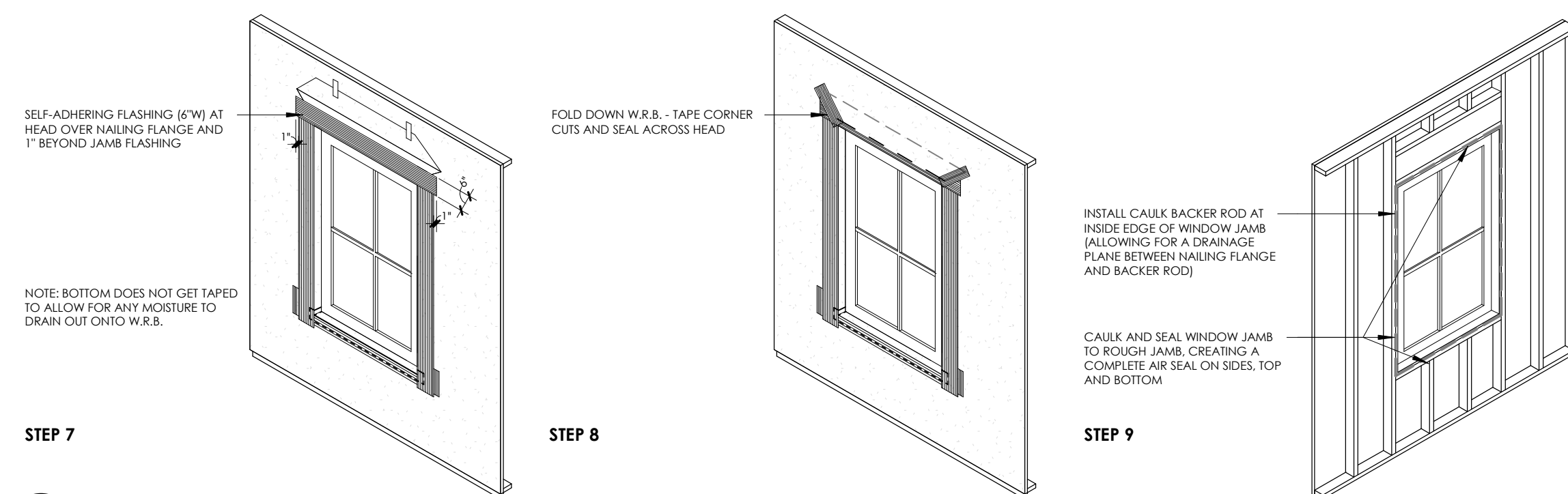
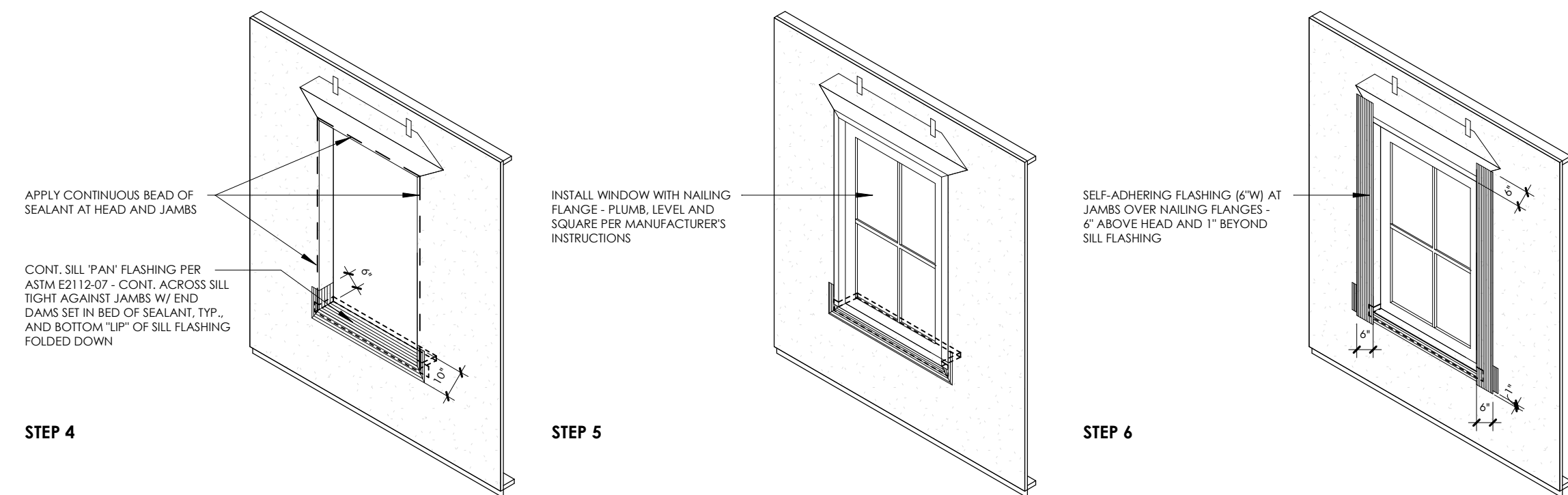
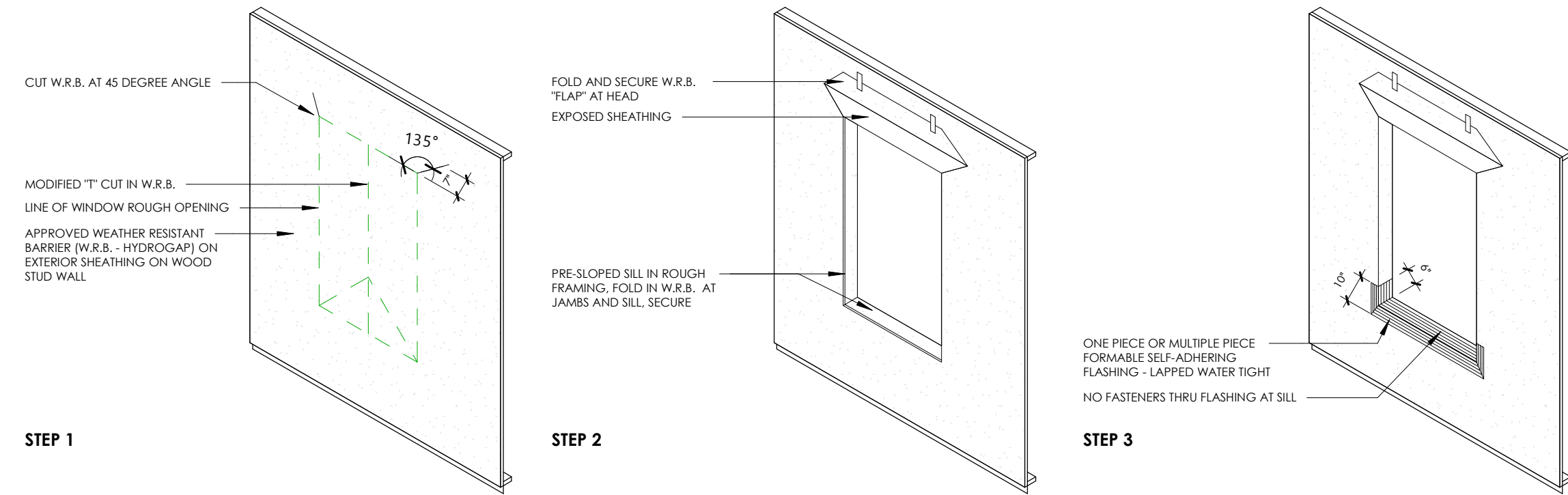
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MANUFACTURER T.B.D. BY G.C. / OWNER
DP RATING 50 OR APPROVED EQUIVALENT



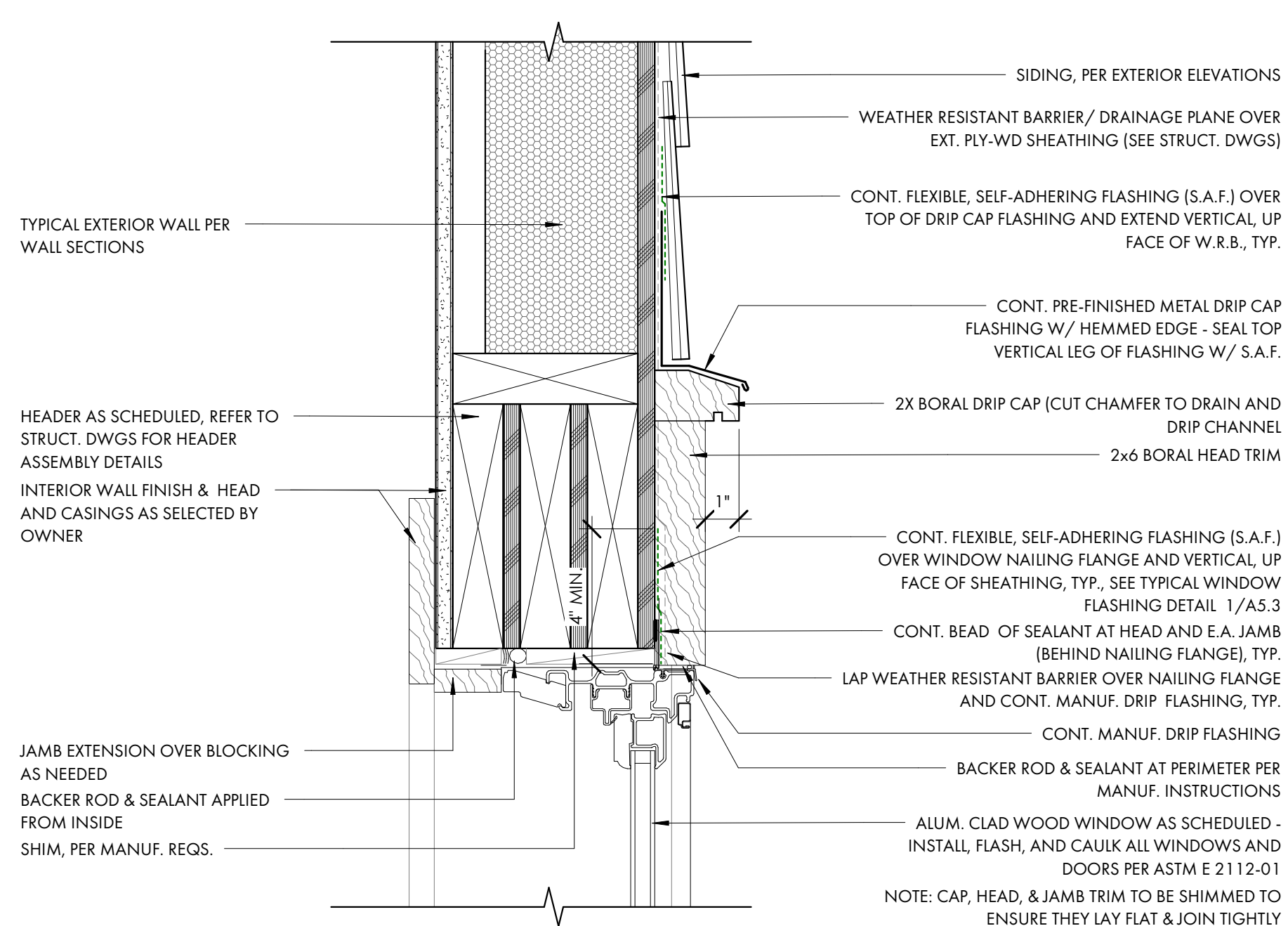
DOOR FLASHING NOTES:

- IF DOOR IS UNPROTECTED, ROUGH JAMBS TO BE PRESSURE TREATED OR COMPOSITE.
- SEE DOOR/ WINDOW DETAILS FOR FLASHING AT TRIM.
- SEE LARGE SCALE SECTION FOR THRESHOLD SET IN SILL PAN FLASHING.

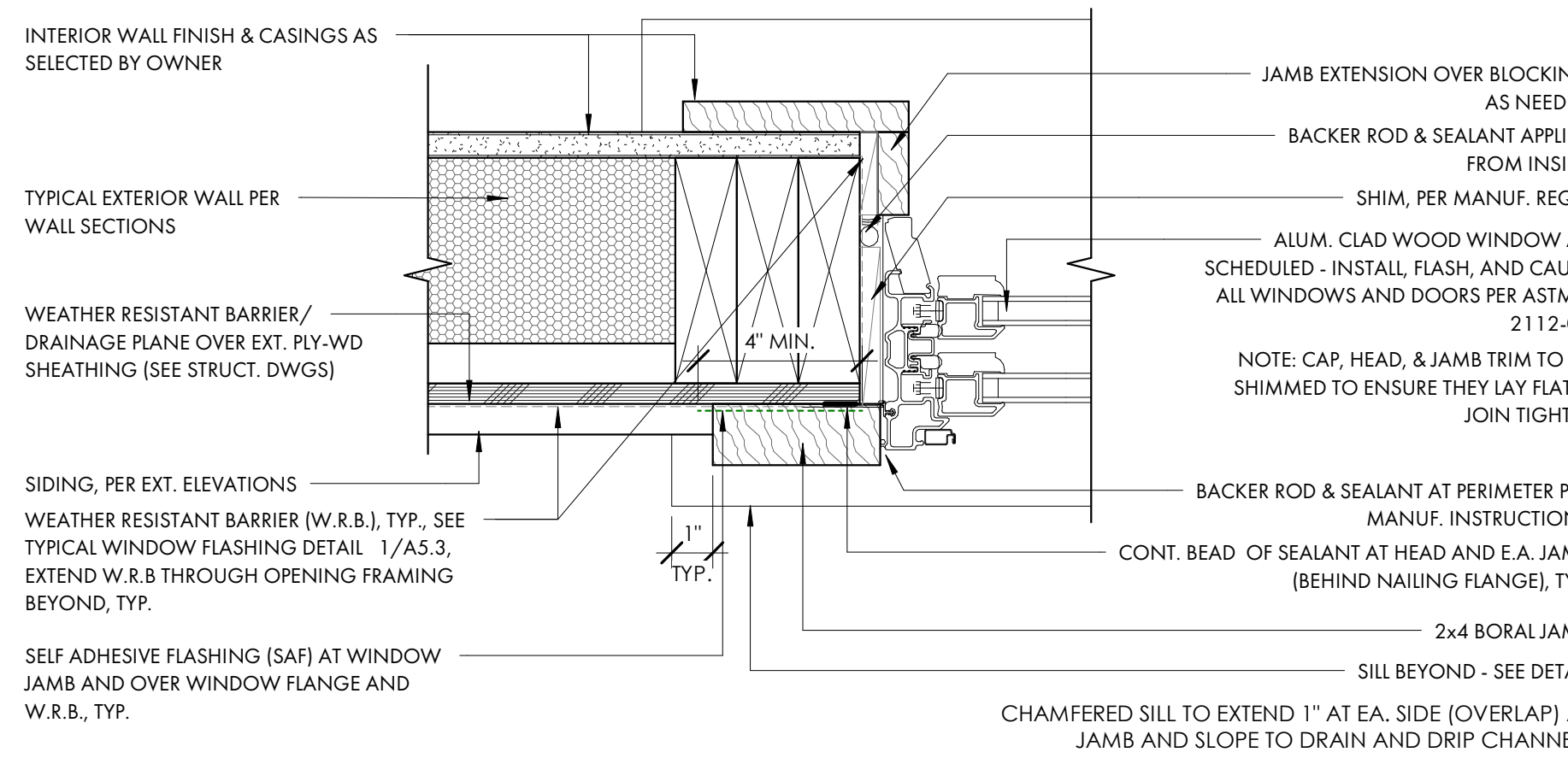
4 TYP. EXT. DOOR FLASHING DETAIL
A6.1 1/4" = 1'-0"



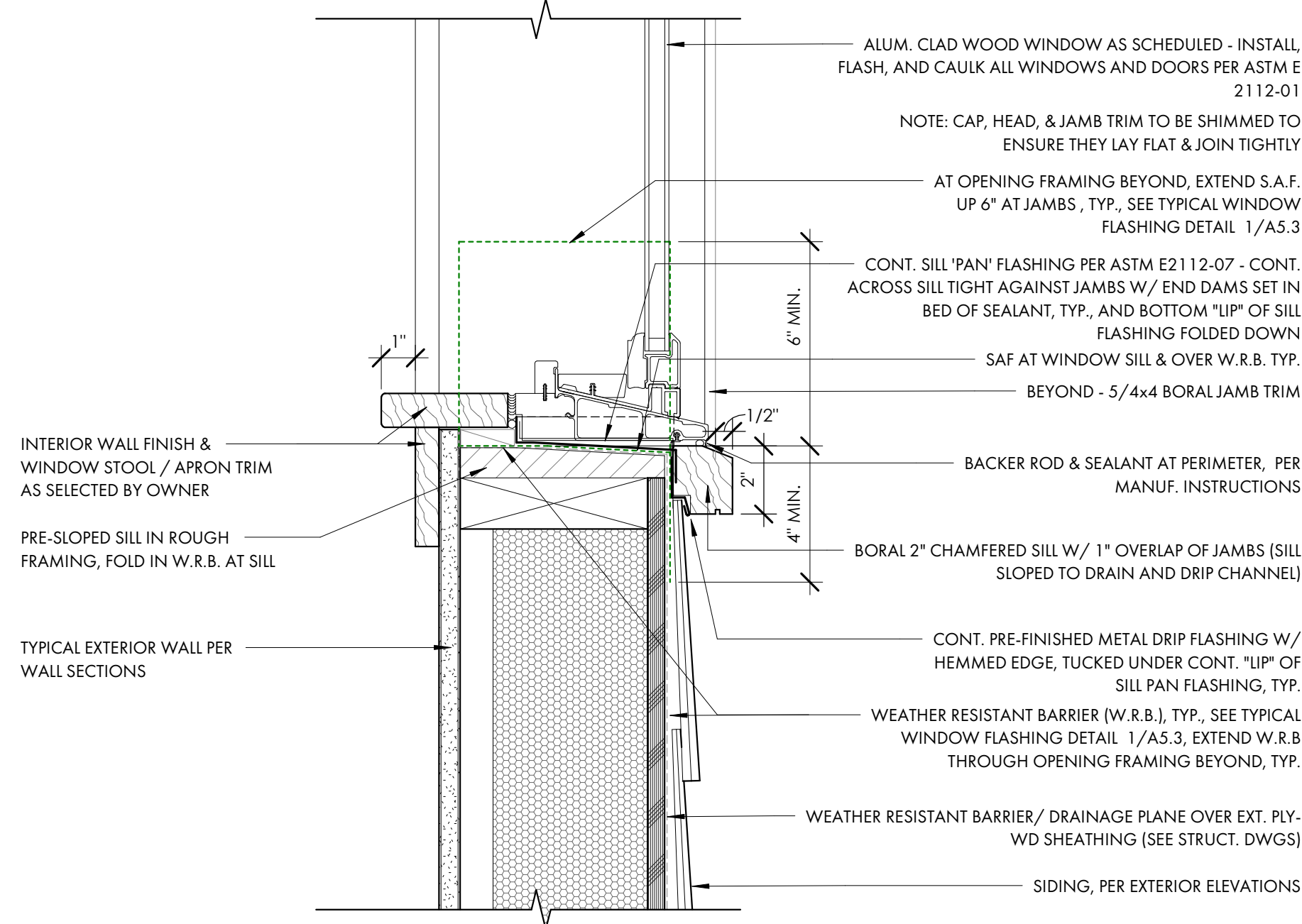
5 TYP. WINDOW FLASHING DETAIL
A6.1 1/4" = 1'-0"



1 WINDOW HEAD DETAIL (SIDING)
A6.1 3" = 1'-0"



2 WINDOW JAMB DETAIL (SIDING)
A6.1 3" = 1'-0"



3 WINDOW SILL DETAIL (SIDING)
A6.1 3" = 1'-0"



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BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547

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PATTERSON WHITEHALL CAFE

119 WHITEHALL DRIVE
BEAUFORT, SC., 29907

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PROJECT INFO

Date
08.18.2025

Project No.
23-103

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

WINDOW / DOOR
DETAILS

A6.1



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PROJECT INFO

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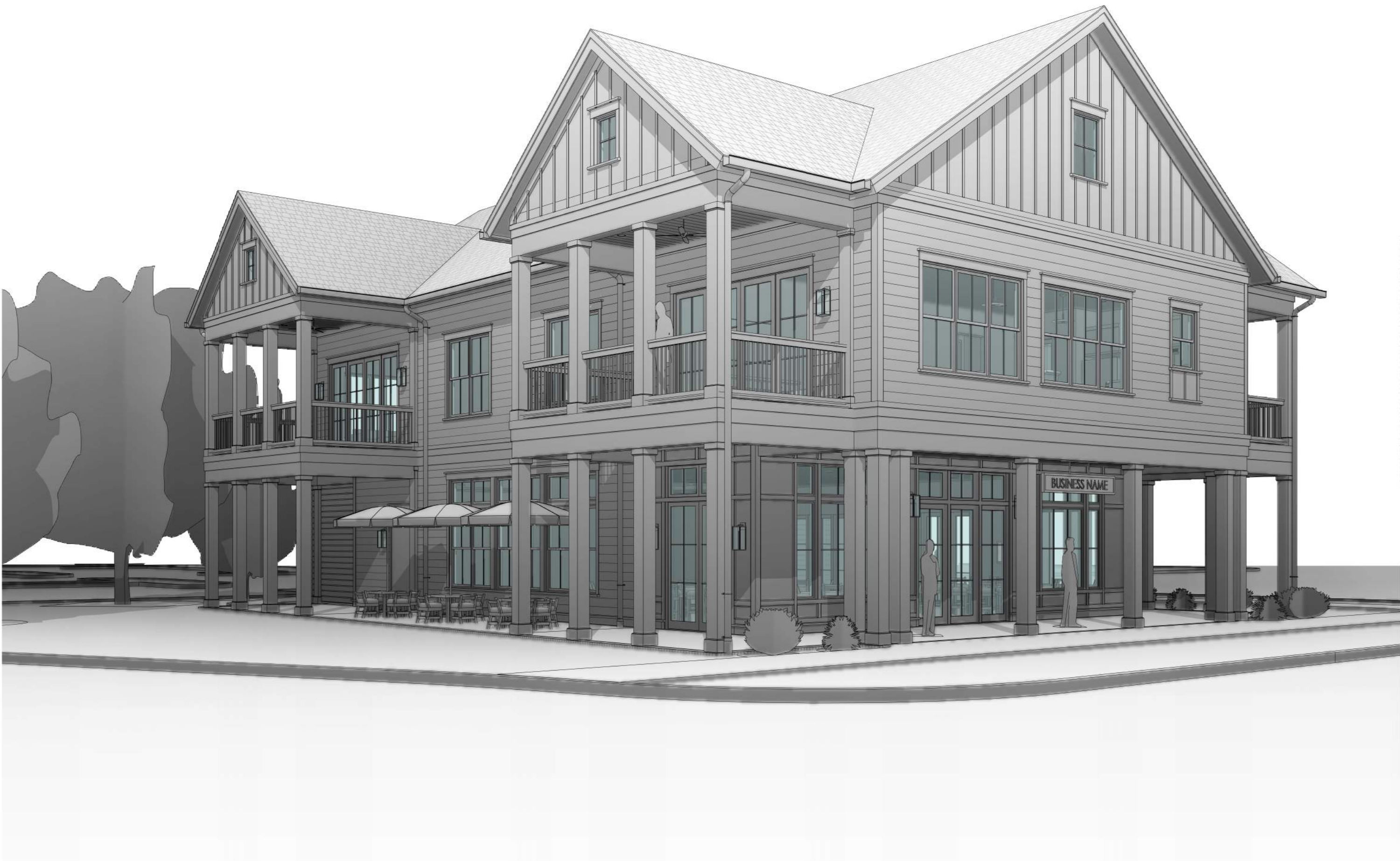
SHEET TITLE

PERSPECTIVES

A9.4



3 SUNROOM (NORTH) VIEW
A9.4



1 MAIN ENTRY (NORTHWEST) VIEW
A9.4



2 SOUTHEAST CORNER VIEW
A9.4

ARCHITECTURAL SHINGLES

GAF TIMBERLINE UHDZ - WEATHERED WOOD



7" SIDING & BOARD & BATTEN

SHERWIN WILLIAMS - AGREEABLE GRAY SW7029



PLANK SCREENING

SHERWIN WILLIAMS - URBANE BRONZE SW7048



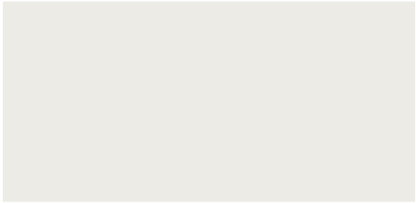
RAILING & STAIRS

SHERWIN WILLIAMS - URBANE BRONZE SW7048



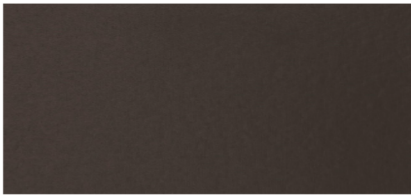
TRIM & COLUMNS

SHERWIN WILLIAMS - PURE WHITE SW7005



WINDOWS & DOORS

BRONZE



PATTERSON WHITEHALL CAFE

08.18.2025

934612OZ

HUNT 1-LIGHT WALL MOUNT

Oiled Bronze

UPC: 841740141314

Available Finishes: BK (Black), OZ (Oiled Bronze)



DIMENSIONS

Fixture Dimensions: 8"W x 20.75"H x 10"E

Fixture Weight: 9 lbs.

Backplate: 5.5"W x 19"H x 1"E

Junction: Ctr/Top: 11.25"; Ctr/Btm: 9.5"

LAMPING INFORMATION

Lamping: 1 - 100 Watt E26 Medium

No. of Sockets: 1

Max. Wattage Per Bulb: 100

Socket Base: Medium

Bulb Included: No

Recommended Bulb: G25

Voltage: 120V

UL Rating: UL listed. Rated for Wet locations.

GLASS DESCRIPTION

Clear Glass

Glass Dimensions: 17.75"H x 6.25"W

Glass Part #: GL934612

SHIPPING INFORMATION

Carton Dimensions:

11.50"W x 25.75"H x 13"L

Carton Weight: 11.5 lbs.

Shipping Method: Standard Ground

Designed in Atlanta. Manufactured in China.

JOB/LOCATION: _____

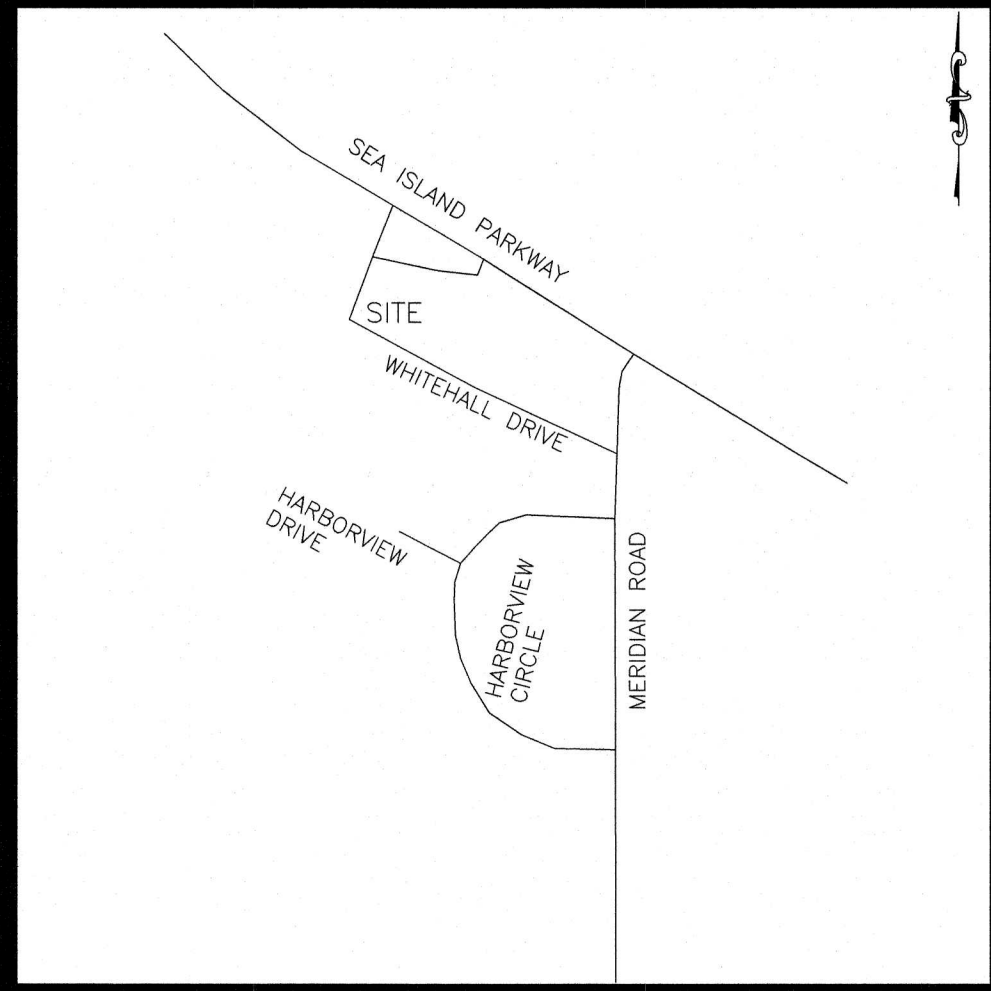
QUANTITY: _____

NOTES: _____



5359 Rafe Banks Drive, Flowery Branch, GA, 30542

TF: 800.323.3257 | P: 770.965.7238 | F: 770.965.7254 | W: capitallightingfixture.com



SITE MAP (N.T.S.)

LINE	BEARING	DISTANCE
L1	N 31°17'20" E	6.46'
L2	S 84°03'54" E	63.68'
L3	S 72°10'51" E	16.85'
L4	S 57°40'12" E	16.07'
L5	S 30°45'20" W	63.98'
L6	N 60°18'18" W	17.33'
L7	N 30°59'13" E	23.93'
L8	N 59°33'00" W	73.15'
L9	N 31°17'20" E	4.23'

NOTES:

- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
- 2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF THE U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
- 3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
- 4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
- 5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
- 6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF AN OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
- 8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED, FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
- 9.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
- 10.) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE X SHADED AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 45013C0166G DATED MARCH 23, 2021.
- 11.) FLOOD ZONE LINES AS SHOWN ARE SCALED FROM MAPS PROVIDED BY FEMA AND DRAWN ON THE LANDWARD EDGE OF THE FLOOD ZONE BORDER.
- 12.) CONTOUR INTERVAL IS 1'.
- 13.) VERTICAL DATUM IS 1988 NAVD.

REFERENCES:

- 1.) T.M.S.#: R123-014-000-0168-0000
- 2.) PLAT BY: DAVID E. GASQUE
DATED: FEBRUARY 26, 2021.
PLAT BK/PG: 158/152
BEAUFORT COUNTY R.M.C. OFFICE
- 3.) PLAT BY: DAVID E. GASQUE
DATED: DECEMBER 1, 2022.
PLAT BK/PG: 160/129
BEAUFORT COUNTY R.M.C. OFFICE
- 4.) DEED REFERENCE BK/PG: 4189/896

GASQUE & ASSOCIATES INC.
LAND SURVEYORS PLANNERS
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
(843) 522-1798

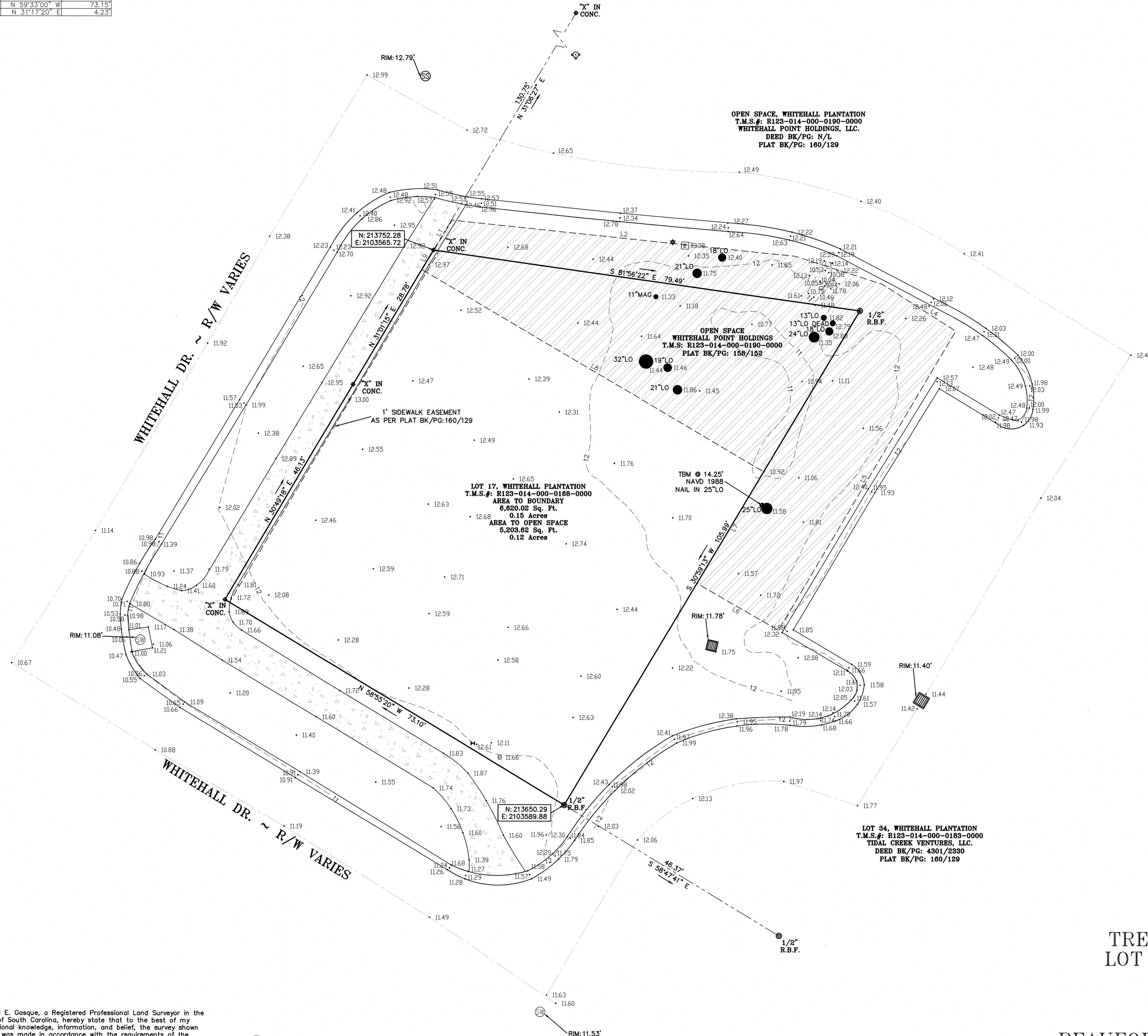
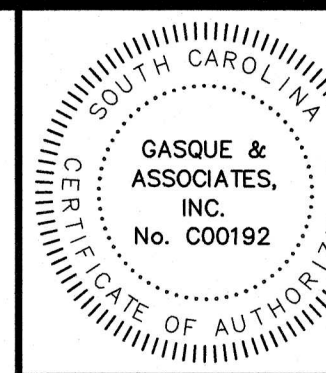
I, David E. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, hereby state that to the best of my professional knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements as specified therein.

David E. Gasque, R.L.S.
S.C. Registration Number 10506

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LEGEND OF SYMBOLS & ABBREVIATIONS

□ ELECTRIC BOX	— CENTER LINE	— METAL FENCE
★ LIGHT POLE	— ADJOINERS	— FLOOD LINE
■ WATER STUB	— CRITICAL LINE	— WIRE FENCE
■ GRATE INLET	— OVERHEAD WIRE	— CONTOUR LINE
■ STORM MANHOLE		
■ SEWER MANHOLE		
■ SEWER CLEANOUT		
■ IRON ROD		
	— TREE SIZE & TYPE	● ELEVATION
	— CONCRETE	— OPEN SPACE

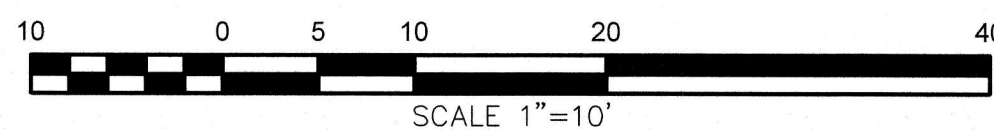


TREE LEGEND		
CODE	COMMON NAME	BOTANICAL NAME
PNS	PINE SHORTLEAF	Pinus echinata
PNL	PINE LONGLEAF	Pinus palustris
LO	LIVE OAK	Quercus virginiana
O	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SUB	SUGARBERRY	Celtis laevigata
EL	ELM	Ulmus spp.
HI	MOCKERNUT HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Gordonia spp.
WX	WAX MYRTLE	Myrica cerifera
CH	BLACK CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Sapium sebiferum
PO	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula spp.
CY	BALD CYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
CR	CRAPMYRTLE	Lagerstroemia indica
FR	FRUIT TREE	Morus spp.
MP	MAPLE	Acer spp.
DW	DOGWOOD	Cornus florida
GUM	SWEETGUM	Nyssa sylvatica
WO	WATER OAK	Quercus nigra
LA	LAUREL OAK	Quercus laurifolia
TUL	TULIP TREE	Liriodendron
BJO	BLACKJACK OAK	Quercus morlandica
LNK	UNKNOWN	
CRA	CRAB APPLE	Malus sylvestris
MUL	MULBERRY	Morus
UM	UMBRELLA TREE	Azadirachta indica
WHO	WHITE OAK	Quercus alba
TO	TURKEY OAK	Quercus coccinea
RO	RED OAK	Quercus rubra
HOL	HOLLY	Ilex spp.
MIL	MILLOW TREE	Salix alba
TU	TUPELO	Nyssa sylvatica
CHB	CHINABERRY	Melia azadirachta
CW	COTTONWOOD	Populus
CL	CHERRY LAUREL	Prunus laurocerasus
WAL	BLACK WALNUT	Juglans nigra
CAM	CAMPBOR	CAMPBOR OFFICINARUM
BSW	BASSWOOD	TILIA AMERICANA
ASH	WHITE ASH	FRAXINUS AMERICANA

TREE & TOPOGRAPHIC SURVEY
LOT 17 WHITEHALL PLANTATION
~PREPARED FOR~
PATTERSON BUILDERS
LADY'S ISLAND
BEAUFORT COUNTY---SOUTH CAROLINA

DATE: NOVEMBER 27, 2024

SCALE: 1"=10'



JOB#: 60829 F.B.#: 1168/9 CCG DRAWN BY: CMG

Discussion of Chapter 2, 3, 4 of the Development Code



CITY OF BEAUFORT
Community Development Department

1911 BOUNDARY STREET
BEAUFORT, SC 29902
(843) 525-7011
FAX (843) 986-5606

SCOTT MARSHALL
City Manager

CURT FREESE
Community Development
Director

Date: October 1, 2025

From: Curt Freese, Community Development Director

To: PC

ISSUE: Chapter 2 (Lot Standards) Summary of Revisions

Chapter 2 Standards

2.4.1 Transect-Based District Standards

- Maximum Lot Coverage: In T3-S, the maximum lot coverage by roofs is revised to 45% of the lot area (previously 30%). In T5-UC, it is revised to 90% (previously 100%).
- Frontage Build-Out: In T4-N, the minimum frontage build-out is revised to 60% (previously not specified). In T5-UC, it is revised to 60% minimum (previously 75% minimum).

Accessory Building Placement (2.4.1.C):

- Detached Garage Door/Carport Setback: In T3-N, T4-HN, and T4-N, the setback for detached garage doors/carports from the front facade is revised to 5 ft minimum (previously 20 ft minimum). In T5-DC and T5-UC, detached garages must be located behind the primary building and accessed via an alley or side street.

Encroachments 2.5.6:

- Add encroachment for HVAC units up to 3'. remove fencing standards as new Standards were adopted, and current encroachments are not clear.

Lot Diversity: 2.5.9 (New)

- Housing Diversity Types: Revised to include specific housing types to satisfy lot diversity. These rules, apply to development plans and reflect a planning strategy to enhance community diversity, improve aesthetics, and support sustainable urban growth. Below is a detailed explanation of the rules and their impacts:
- Objective: Requires a mix of permitted housing types in residential development plans, tailored to the parcel size, to the extent reasonably feasible.



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CURT FREESE
Community Development
Director

- **Minimum Standards:**
 - 5 acres or more: At least two housing diversity types.
 - More than 10 acres: At least three housing diversity types.
 - More than 20 acres: At least four housing diversity types.
 - Phased Developments: These standards apply to plans that are part of a phased overall development, ensuring diversity is maintained across stages.
- **Rationale:** This tiered approach encourages variety based on scale, preventing uniform housing patterns and supporting diverse community needs.
- **b. Variation and Distribution**
- **Objective:** Mandates significant and substantial variation in housing types, block dimensions, garage placement, lot sizes, and lot dimensions to avoid repetitive rows and monotonous streetscapes.
- **Examples:**
 - Distinct single-family or two-family dwellings on larger or corner lots.
 - Small lot single-family dwellings on smaller lots abutting common open spaces.
- **Distribution Requirement:**
 - Diversity and density must be spread harmoniously throughout the development, not concentrated in one area.
 - Disconnected areas of density or different lot uses are prohibited, ensuring a cohesive layout.
- **Rationale:** This promotes visual interest, functional diversity, and equitable access to amenities, aligning with Beaufort's Transect-based planning goals for walkable, mixed-use environments.
- **Enhanced Variety:** Residents benefit from diverse housing options, catering to different demographics (e.g., young families, seniors, renters), and reducing the monotony of uniform subdivisions.
- **Improved Streetscapes:** Varied block dimensions and lot sizes create more interesting, pedestrian-friendly environments, supporting the Transect approach's emphasis on walkability.
- **Equitable Development:** Spreading density harmoniously prevents isolated high-density pockets, promoting balanced growth and access to amenities.



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Community Development
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2.6.2 Building Height Above Grade:

- General to All Zones: The freeboard requirement in flood-hazard zones is revised to mandate that new construction, substantial improvement, or additions (where the footprint exceeds 33% of the existing structure) have the lowest floor elevated to the most restrictive of 13 ft or the base flood elevation plus 1 ft of freeboard (previously 1 ft above base flood elevation). No basements are permitted, and solid foundation perimeter walls must include openings for floodwater movement per National Flood Insurance Program standards.

2.6.6 Height Transition:

- The Revised Ordinance applies to buildings in the T-4 (Historic Neighborhood and Neighborhood), T-4N (Neighborhood Artisan), T5-UC (Urban Corridor), and RMX (Regional Mixed-Use) districts. These are mixed-use or higher-density transect-based and conventional districts, indicating a focus on urban or transitional areas where height variations are common.

Height Limitation:

- The maximum height of any building portion within these districts, within a 75-foot distance from the boundary line of an adjacent zoning district, must not exceed the maximum height permitted in that adjacent district. This creates a buffer zone to ensure a gradual transition in building heights, preventing abrupt changes that could disrupt the visual or functional character of neighboring areas.

Measurement Starting Point:

- The 75-foot distance is measured beginning at the zone district boundary line where districts share a direct border.
- If a street separates the zoning districts, the measurement starts from the street right-of-way line opposite the T-4, T-4N, T5-UC, or RMX District. This adjustment accounts for



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CURT FREESE
Community Development
Director

the street as a physical divider, ensuring the height restriction applies consistently across different site configurations.

Rationale and Impact

- The revision aims to promote compatibility between zoning districts with differing height allowances, particularly in mixed-use or urbanizing areas. For example, a T5-UC district (with a 5-story maximum) adjacent to a T3-N district (2.5-story maximum) would need to limit heights near the boundary to 2.5 stories within 75 feet. This prevents overshadowing, preserves neighborhood character (e.g., historic areas in T-4), and reduces potential conflicts like privacy or traffic impacts.
- The street adjustment reflects practical site planning, recognizing that streets often serve as natural transitions and may require a different measurement baseline to maintain proportionality.
- Development Constraints: Developers in T-4, T-4N, T5-UC, or RMX districts must design buildings to taper heights near boundaries, potentially increasing costs for stepped or varied designs. For instance, a 4-story building in T4-N might need to step down to 2.5 stories near a T3-N boundary.
- Visual Harmony: This fosters a more cohesive urban fabric, especially in Beaufort's historic or pedestrian-oriented zones, aligning with the Transect approach's emphasis on scale and intensity.

Sections 2.7-2.8 Overlay Standards (remove and replace in Chapter 3).

- Remove Overlay Standards and Place in the More appropriate Zoning Chapter 3.

2: MAP AND DISTRICTS

2.1: PURPOSE AND INTENT

For the purposes of this Code, the various districts have been categorized as Transect-based districts (as explained in Section 2.3.1) and conventional districts. In general, standards and provisions for Transect-based districts are designed to create walkable, mixed-use environments, whereas the conventional districts are more reflective of the existing, primarily automobile-dependent, configuration.

2.2: OFFICIAL ZONING MAP

2.2.1 ESTABLISHMENT AND MAINTENANCE

- A. **Zoning Map:** The City Council hereby adopts the City of Beaufort Zoning District Map (hereafter referred to as the "Zoning Map"), which is on file with the Administrator. The Zoning Map is hereby incorporated into this Code by reference as though it were fully included here. The Zoning Map shall be the final authority as to the status of the current zone classification of land in the City, except in the case of proven errors.
- B. **Districts Established:** The City of Beaufort shall be divided into Transect-based, conventional, and overlay districts that implement the Comprehensive Plan. The location and boundaries of the districts in this Article are hereby established, and shall be shown on the Zoning Map.
- C. **Interpretation of District Boundaries:** The Administrator shall be initially responsible for interpretations of the official Zoning Map. Where uncertainty exists as to the boundaries of any of the districts shown on the Zoning Map or maps, the Zoning Board of Appeals, upon written application or upon its own motion, shall determine the location of such boundaries on said Zoning Map or maps. The following rules shall govern the interpretation of District Boundaries:
 - 1. Boundaries indicated as approximately following the centerlines or right-of-way lines of streets, highways, alleys, railways, or public utility easements shall be construed to follow such lines.
 - 2. Boundaries indicated as approximately following plotted lot or tract lines shall be construed as following such lines, whether public or private.
 - 3. Boundaries indicated as approximately following the City limit line shall be construed to follow such City limit line.
 - 4. Boundaries indicated as approximately following the center, mean high water mark, or shoreline of streams, rivers, canals, lakes, marsh areas, or other bodies of water, lowland, or tidal areas, shall be construed to follow such boundaries.
 - 5. For those distances not specifically indicated on the Zoning Map, or in other circumstances not covered by Sections 1. through 4. above, the Zoning Board of Appeals shall interpret the district boundaries.

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- D. **Record Keeping:** The original and all revised versions of the Zoning Map shall be certified as such by the signature of the Administrator, and shall be kept on file, in either hardcopy or digital form, in the office of the Department of Planning and Development Services.
 - E. **Public Access:** Copies of the Zoning Map shall be made available for public inspection in the office of the Department of Planning and Development Services during normal business hours.

2.2.2 CHANGES

- A. Changes made to zone boundaries or other matters portrayed on the Zoning Map shall be made in accordance with Section 9.16 (Amendments and Rezoning).
- B. The Administrator shall enter changes onto the Zoning Map within a reasonable period of time after a map amendment is approved by the City Council. Where the ordinance enacting a zone boundary change contains wording explaining or clarifying the location of the new boundary, the Administrator may enter notations on the Zoning Map reflecting the ordinance wording.
- C. No changes of any nature shall be made to the Zoning Map or matter shown thereon except in conformity with the procedures set forth in this Code. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this Code and punishable as provided by law.
- D. Regardless of the existence of purported copies of the Zoning Map that may from time to time be made or published, the Zoning Map which shall be located in the Department of Planning and Development Services, shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the City, except in the case of proven errors.
- E. The Administrator shall maintain copies of superseded versions of the Zoning Map for historical reference.
- F. Where City limit boundaries change by virtue of annexation or some other means, the following provisions shall apply:
 - 1. Areas to be annexed into the incorporated limits of Beaufort shall be assigned zoning classifications by the City Council.
 - 2. In all cases where additions to the City's total area require adjustments in the zoning district boundaries, the adjustment shall be made to the Zoning Map.
 - 3. When reductions are made in the City's total incorporated area the provisions of this Code shall no longer apply to that area.

2.3: TRANSECT-BASED AND CONVENTIONAL DISTRICTS

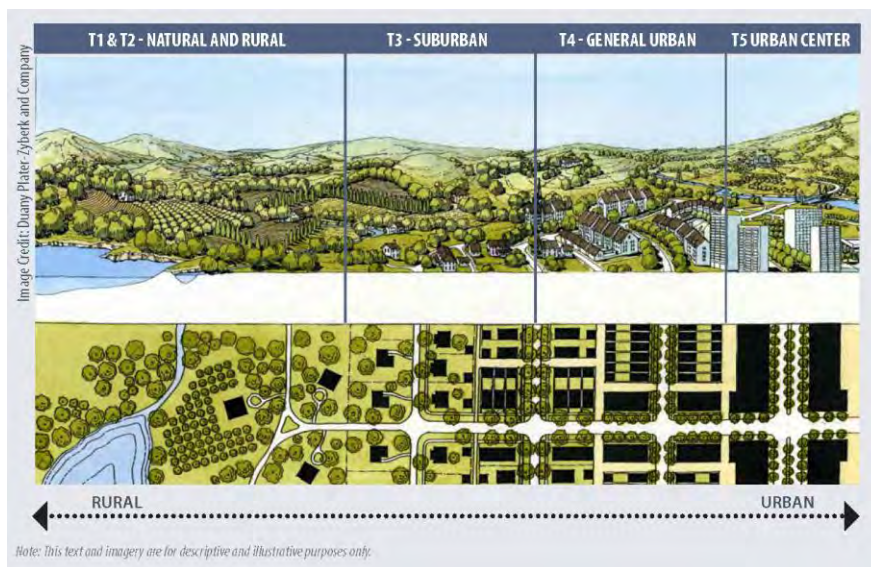
2.3.1 PURPOSE AND INTENT OF THE TRANSECT APPROACH

Most of the zoning districts for the City of Beaufort are ordered and classified according to the "rural-to-urban" Transect (see diagram below). The Transect is a method of classifying the natural and built environments as a continuum of conditions, ranging from natural and rural lands to urban centers. The value of the Transect is that it groups compatible buildings, public spaces, and infrastructure by scale and intensity of use, while still allowing the development of neighborhoods where residents and workers can walk to work, school, and daily errands.

For example, a public space at the edge of the city may be a large regional park with hiking trails, while a public space in the City center may be a more intimate square where markets and events take place. Similarly, a

residence near the edge of the City may be on a large lot set back from the street, while a residence in the downtown area may be a condominium in a three- or four-story building.

The Transect approach is implemented in Beaufort through different levels of development intensity that range from the T1-Natural Preserve at the low end to the T5-Downtown Core and Urban Center districts at the high end. These Transect zones are also referred to as "form-based districts" because each has detailed provisions for the mix of uses, building design, density, height, street design, the design of parks and open space, parking, and other aspects that make up the City. The Transect zones that guide Beaufort's form-based districts are as follows:



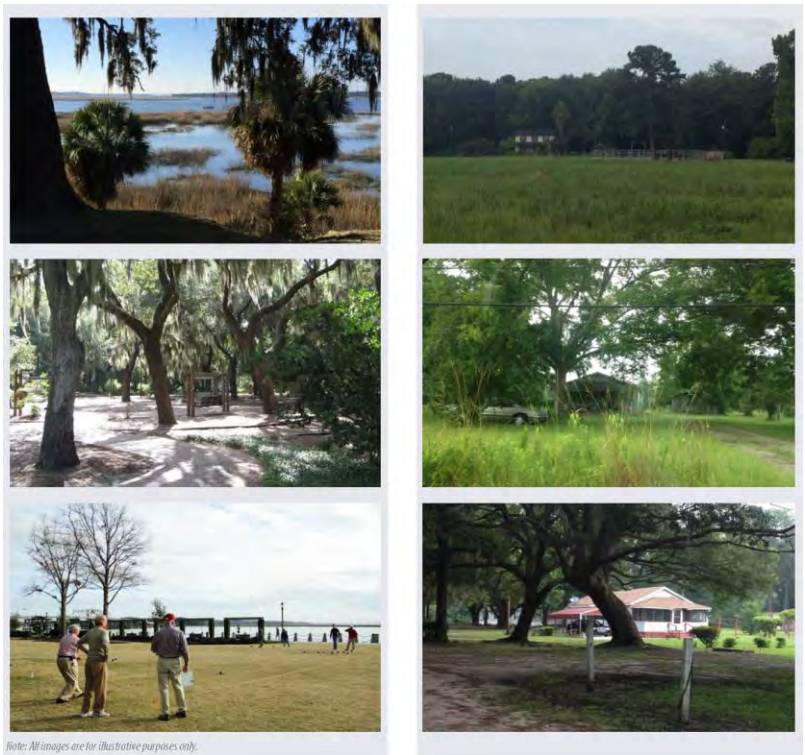
2.3.2 SUMMARY OF TRANSECT-BASED DISTRICTS

T1-NATURAL PRESERVE DISTRICT (T1)

The T1-Natural Preserve district is intended to preserve areas that contain sensitive habitats, active or passive open spaces and urban parks, cemeteries, and limited agricultural uses. This district typically does not contain buildings, with the exception of small civic buildings, interpretive centers, or supportive recreation facilities. There are no specific development standards listed for this district.

T2-RURAL DISTRICT (T2)

The T2-Rural district is made up of lands in an open, cultivated, or sparsely settled state. Planning for future development within the City of Beaufort does not include rural areas, and inclusion of the T2-Rural district here is for illustrative purposes only. There are no development standards listed for this district.



Note: All images are for illustrative purposes only.

T3-SUBURBAN DISTRICT (T3-S)

T3-Suburban district is single-family residential in character, with less development than other Transect-based districts within the city. While almost exclusively residential, civic and park functions are also complementary to the character within this district.

T3-NEIGHBORHOOD DISTRICT (T3-N)

The T3-Neighborhood district is residential in character, and includes a mixture of residential and civic uses. Residential units are an assortment of sizes and types including cottages, small houses, two- and three-family dwellings, village houses, and cottage courts. Carriage houses, located behind single family homes, and on the interior of lots, may contain studios or other small businesses.



T4-HISTORIC NEIGHBORHOOD DISTRICT (T4-HN)

The T4-Historic Neighborhood district is a primarily residential district that encompasses the entire historic district with the exception of a few north-south commercial corridors. It contains houses and residential buildings that are characterized by generous front porches, southern orientation, and historic architectural detailing. A limited number of corner retail buildings historically existed, and continue to exist, in this district.



T4-NEIGHBORHOOD (T4-N)

The T4-Neighborhood district is a mixed-use zone of urban residential units and limited commercial development. A wide range of building types exist in the T4-Neighborhood district, including, but not limited to, apartment buildings, mixed-use buildings, rowhomes, duplexes, corner stores, and both attached and detached single-family housing.

A sub-district of this is the T4-Neighborhood Artisan (T4-NA) district. It incorporates more industrial uses, as well, and is applicable in the Depot Road area where industrial uses abut residential areas.



T5-DOWNTOWN CORE DISTRICT (T5-DC)

The T5-Downtown Core district consists of higher density, mixed-use buildings that accommodate retail, rowhomes, offices, and apartments. A tight network of streets, including those in Beaufort's historic commercial downtown, allows this district to be a highly walkable area. Buildings are set very close to the street in order to define the public realm and allow for visible activity along the streetscape.

T5-URBAN CORRIDOR DISTRICT (T5-UC)

The T5-Urban Corridor district consists of higher density, mixed-use buildings that accommodate retail, rowhomes, offices, and apartments located along primary thoroughfares. A tight network of streets allows this district to be a highly walkable area. Buildings are set very close to the street in order to define the public realm and allow for visible activity along the streetscape.



2.3.3 SUMMARY OF CONVENTIONAL DISTRICTS

REGIONAL MIXED-USE (RMX)

The RMX district's intensity accommodates region- and community-serving commercial and business uses, as well as highway-oriented businesses. Development form supports a high-quality commercial character coordinated with a uniform streetscape that enables pedestrian and transit access.



LIGHT INDUSTRIAL DISTRICT (LI)

The LI district permits office, manufacturing, industrial, and warehousing uses, as well as their supporting uses. Moderate to high intensities are permitted to achieve maximum land utilization that will also accommodate small businesses and start-up or incubator businesses. It also allows for larger industrial parks where appropriate.



INSTITUTIONAL & CAMPUS DISTRICT (IC)

The IC district supports generally non-residential institutions and employment areas that are designed in a campus-like setting, such as hospitals, universities, research facilities, and offices. It is intended to ensure that these unique institutions are designed to be compatible with their surroundings and the rest of the city.



MANUFACTURED HOME PARK DISTRICT (MHP)

The MHP district provides a sound and healthy residential environment that is sufficient to meet the needs of inhabitants living in manufactured homes, to protect manufactured home parks from encroachment by incompatible uses, and to encourage the consolidation of manufactured homes into manufactured home parks.



MILITARY RESERVATION DISTRICT (MR)

The MR district is applied to existing military bases and Department of Defense lands, and provides for military facilities and all supporting activities, such as housing, offices, and services that are on base land, even though they would otherwise be considered separate uses. Military property is under jurisdiction of the federal government. Recommendations and standards for this district are not included since these lands are federally owned, and are typically not subject to city regulations.



2.4: DISTRICT DEVELOPMENT STANDARDS

2.4.1 TRANSECT-BASED DISTRICT STANDARDS

DISTRICT	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC
A. LOT CONFIGURATION						
1. Lot Width at Front Setback	75 -60 ft min; for waterfront lots see Section 2.5.4	40 ft min, 60 ft min in the Hundred Pines neighborhood	40 ft min, 60 ft min in The Point	n/a	n/a	n/a
2. Lot Size	69 ,000 sf min; for waterfront lots see Section 2.5.4	4,000 sf min; 3,000 sf min for alley-served lots	4,000 sf min; 6,000 sf min in The Point	n/a	n/a	n/a
3. Maximum Lot Coverage ¹	30 45% of lot area	45% of lot area	55% of lot area	70% of lot area	100%	40 90%
4. Frontage Build-Out ²	n/a	n/a	75% max	60% min; 85% max	75% min	75 60% min
¹ This percentage indicates maximum lot coverage by roofs; total impervious coverage may be an additional 10%. Parcels may also be subject to Section 8.3 (Stormwater). ² See Section 2.5.1 B. for additional frontage build-out standards. <u>3. Lots located in the historic district, will be subject to the Historic Review Board approval process of 9.9.2 D.</u>						
B. PRIMARY BUILDING PLACEMENT						
1. Front Setback; <i>for infill lots also see Section 2.5.2</i>	20 ft min	15 ft min	Average Prevailing Setback on Block	0 ft min	0 ft min	0 ft min
	No max	30 ft max ³		15 ft max	Max. Prevailing Setback on Block	15 ft max
2. Side Setback—Corner/Alley	15 ft min	6 ft min	5 ft min	0 ft min	0 ft min	0 ft min
	No max	No max	No max	10 ft max	15 ft max	15 ft max

3. Side Setback—Interior	10 ft min	6 ft min	6 ft min, 10 ft min in The Point	5 ft min, or 0 ft if attached	0 ft min	0 ft min
4. Rear Setback ⁴	15 ft min	15 ft min	15 ft min	10 ft min	0 ft min	5 ft min
5. Rear Setback from Alley ⁴	n/a	0 ft	0 ft	0 ft	0 ft	0 ft
6. Attached Garage/Carport Setback (from front facade) ^{5, 6}	5 ft min	5 ft min	Attached garages shall only be accessed via an alley; garage doors shall not face the street			
C. ACCESSORY BUILDING PLACEMENT—See Section 3.11 for additional requirements						
1. Front Setback	Accessory structures shall be located behind the front facade of the primary structure, except as provided for in Section 2.5.4 (Waterfront Lots) and Section 4.5.3 (Carriage House); see item 6 below for setback for detached garage doors					
2. Side Setback—Corner/Alley ⁵	5 ft min	5 ft min	5 ft min	3 ft min	0 ft min	0 ft min
3. Side Setback—Interior	5 ft min	5 ft min	5 ft min	5 ft min	0 ft min	0 ft min
4. Rear Setback ⁴	5 ft min	5 ft min	5 ft min	5 ft min	0 ft min	0 ft min
5. Rear Setback from Alley ⁴	3 ft min	3 ft min	3 ft min	3 ft min	3 ft min	3 ft min
6. Detached Garage Door/Carport Setback (from front facade) ⁵	5 ft min	20 5 ft min	20 5 ft min	20 ft min	Shall be located behind primary building and accessed via alley or side street ⁷	
³ When lot width is 75 ft or greater, there is no maximum front setback.						
⁴ Garage doors shall be 15 ft min from alley centerline.						
⁵ In addition to the setback requirements listed above, garage doors/carports which face a public right-of-way, except for rear alleys, shall be set back a minimum of 20 ft from that right-of-way.						
⁶ The Battery Shores and Islands of Beaufort neighborhoods are exempt from this standard when garage doors do not face a public right-of-way. In the Jericho Woods neighborhood, carports are exempt from this standard.						
⁷ Also see Section 2.5.7(Street Access Standards).						
D. BUILDING FORM						
1. Primary Building Height—See Section 2.6	No min	No min	No min	2 stories min ⁸	2 stories min	2 stories min ⁸
	2.5 stories max	2.5 stories max	3 stories max	4 stories max; 3.5	3 stories max at	5 stories max; 3.5

				<i>stories max in & fronting Historic District & interior lots along Allison Rd.</i>	property line, see 2.6.1.G	stories max in & fronting Historic District
2. Accessory Building Height	2 stories or 30 ft max	2 stories or 30 ft max	2 stories or 30 ft max	2 stories or 30 ft max	2 stories max <u>or 30 ft max</u>	2 stories max <u>or 30 ft max</u>
3. Building Width at Frontage	n/a	n/a	n/a	100 ft max	100 ft max ⁹	160 ft max ⁹

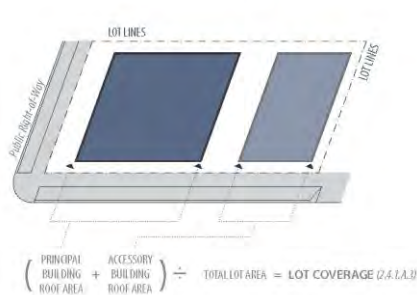
⁸ Two stories are only required at significant intersections, in accordance with Section 2.6.3 and the Street Hierarchy Diagram in Appendix C.3.

⁹ Buildings exceeding this maximum shall comply with the Large Footprint Building standards in Section 4.5.10.

E. PARKING PAD LOCATION—There are no interior side setbacks for parking unless buffers are required per Section 5.5. See Section 2.5.8 for additional provisions

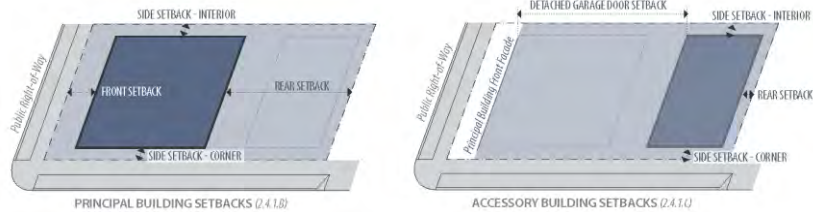
1. Front Setback	There are no parking setbacks, however, driveways shall be located to the side of the lot/primary structure except on waterfront lots meeting the conditions stated in 2.5.4.	40 ft min	40 ft min	40 ft min	40 ft min
2. Side Setback—Corner		5 ft min	15 ft min	5 ft min	5 ft min
3. Rear Setback		5 ft min	5 ft min	0 ft min	0 ft min

LOT CONFIGURATION (2.4.1.A)

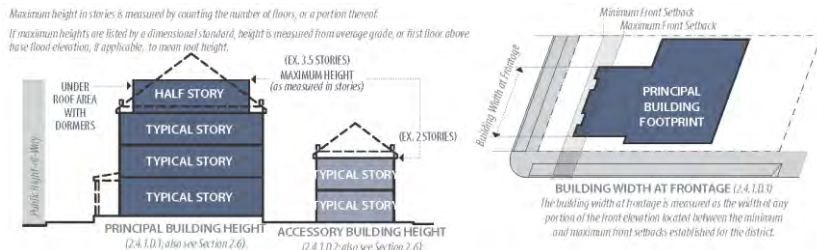


Frontage build-out is the percentage of the lot width where the front elevation of the building is located between the minimum and maximum front setbacks established for the district.

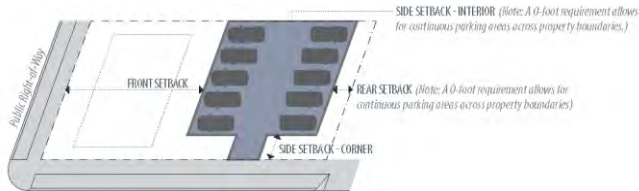
BUILDING PLACEMENT (2.4.1.B—C)



BUILDING FORM (2.4.1.D)



PARKING LOCATION (2.4.1.E)



2.4.2 CONVENTIONAL DISTRICT STANDARDS

General standards for development in the Regional Mixed-Use (RMX), Light Industrial (LI), Institutional & Campus (IC), and Manufactured Home Park (MH) districts are outlined in the table below. Land designated as Military Reservation (MR) district is under the jurisdiction of the federal government; the City has no development standards for these lands.

DISTRICT	RMX	IC	LI	MH	MR
A. RESIDENTIAL DENSITY¹					
1. Residential Units/Acre	30 units/acre max	30 units/acre max	n/a	7 units/acre max	Exempt
B. LOT SIZE & BUILDING FORM					

1. Minimum Lot Width ²	60 ft min	50 ft min	50 ft min	150 ft min	Exempt
2. Lot Size ²	6,000 sf min	5,000 sf min	10,000 sf min	5 acres	
3. Impervious Surface Coverage	65% max	65% max	N/A	N/A	
4. Building Height	4 stories	4 stories	4 stories ³	2 stories	

¹ Measured as gross density—calculation of acreage includes land occupied by rights-of-way, parks, open space, and other non-residential uses.

² Where properties are accessed via a rear alley or lane, this standard may be decreased by 25%.

³ In industrial parks larger than 50 acres, the height limit is permitted to increase to 10 stories unless otherwise restricted by the AICUZ.

C. PRINCIPAL BUILDING PLACEMENT⁴

1. Front Setback - Primary	10 ft min 60 ft max ⁵	10 ft min Max setback shall not exceed average max setback on same side of block; build-to line of adjacent T-zone shall also be considered	15 ft min n/a	25 ft min n/a	Exempt
2. Side Setback - Corner	10 ft min	5 ft min; max setback shall not exceed average setback on same side of block; build-to line of adjacent T-zone shall also be considered	15 ft min	15 ft min	
3. Side Setback - Interior	10 ft min; 15 ft min when abutting any Transect-based district	10 ft min; 25 ft min when abutting T3 districts	0 ft min 25 ft min when abutting other districts	15 ft min	
4. Rear Setback	15 ft min	25 ft min	10 ft min 25 ft min when	15 ft min	

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			abutting other districts		
⁴ See Section 5.5.1 for additional buffer requirements.					
⁵ When corridor buffer requirements - Section 5.5.1 B. - are required, the maximum front setback may be increased to no greater than 50 feet behind the buffer.					
D. ACCESSORY BUILDING PLACEMENT ⁶					
1. Side Setback - Corner	10 ft min	10 ft min	10 ft min	10 ft min	Exempt
2. Side Setback - Interior	5 ft min	5 ft min	0 ft min 25 ft min when abutting other districts	5 ft min	
3. Rear Setback	5 ft min	5 ft min	10 ft min 25 ft min when abutting other districts	5 ft min	
⁶ Also see Accessory Uses & Structures in Section 3.11					
E. PARKING LOCATION					
1. Parking Location	Parking areas and drive aisles shall be located in the side or rear yard whenever possible. Parking areas and drive aisles shall not be located within the front setback, but may be placed in front of the building. However head-in rows of parking shall not be permitted to front Primary Streets. Diagonal rows of parking shall not front Primary Streets except as part of a slip or frontage-road design, or when there are less than 10 consecutive spaces. Where 10 or more parking spaces are required, the majority of the parking shall be located in the side or rear of the building.		n/a	n/a	Exempt

2.5: GENERAL LOT STANDARDS

2.5.1 BUILDING PLACEMENT AND ORIENTATION

- A. **Frontage and Orientation on Street:** All buildings shall front a street right-of-way, and have a usable entrance on the Primary Frontage with the following conditions and exceptions:

1. **Multi-Building Sites:**

- a. Buildings shall be located to break up the site into a series of smaller blocks defined by streets and pedestrian walkways, and to frame and enclose parking areas, outdoor dining areas, and/or gathering spaces for pedestrians between buildings.

EXAMPLE: USING BUILDINGS AND STREETS TO BREAK UP LARGER BLOCKS



- b. Perimeter buildings and outparcels shall be configured and located to define street edges, development entry points, and spaces for gathering between buildings.

EXAMPLE: PERIMETER BUILDINGS PROVIDING STREET FRONTAGE



- c. Perimeter buildings shall be oriented so that the primary facade(s) faces a public street and has a usable entry on that street. Buildings that are interior to a lot that has buildings that otherwise meet the frontage requirement may have entrances that do not face the Primary Frontage.

EXAMPLE: PERIMETER BUILDINGS DEFINING STREET EDGES



2. **Live/Work Buildings:** Where such buildings are permitted, the entrance to the commercial space shall face the Primary Frontage. However, the entrance to the residential space may be located on the side or rear.
3. **Utility and Conservation Lots:** Lots platted for the sole purposes of being sites for public utilities (e.g., water, sewer, electric, stormwater) or as conservation areas shall not be required to abut a dedicated public street. Adequate access by easement shall be provided. Buildings associated with utilities shall meet the building standards and guidelines of the zoning district.
4. **Lots May Front on Civic or Open Space:** Lots shall be permitted to front on a civic or open space as defined in Section 7.4.3.

B. Frontage Build-Out:

1. Facades shall be built parallel to the principal frontage line or to the tangent of a curved principal frontage line, and along a minimum percentage of the frontage width at the setback, as specified in Sections 2.4.1 A.4. and Section 4.4 (Private Frontage Type).
 - a. Exceptions:
 - i. Exceptions may be granted by the Administrator where the parcel has an irregular configuration, utility easements or legal constraints which prevent compliance, or if building is sited to take advantage of specific topographical and natural characteristics.
 - ii. This provision does not apply in T3-S, IC or LI zoning districts.
2. Front facades shall front public streets or rights-of-way. In the case where buildings front multiple streets, or desire to have entrances facing the parking lot, multiple front facades may be designed.
3. For parcels that may contain multiple structures in different phases, an overall Illustrative Sketch, showing proposed building locations and site circulation, shall be prepared to ensure that the frontage build-out is being met as closely as possible. These parcels will not be required to be built out all at once, and may be phased over time. The Illustrative Sketch is subject to future modifications as long as the intent of this standard continues to be met—this will be evaluated by the Design Review Authority as each individual project phases are designed.
4. Pedestrian-use areas (such as plazas, courtyards, and sidewalk cafes) within the minimum and maximum front setbacks are exempt from the frontage build-out when all of the following conditions are met:

-
- a. The existing sidewalk is less than 8' wide.
 - b. The primary facade is within 10' of the build-to line.
 - c. One of the appropriate frontage types (see Section 4.4) is utilized.
5. Where rear access is not possible, driveways are also exempt from this requirement, and their width may be subtracted from the total lot width to determine the build-out percentage.

C. Corner Lots:

1. Buildings located at street intersections shall place the primary building, or part of the building, at the corner; however, gathering spaces may be appropriate at corners of larger developments.



2. Parking shall not be located between the building and the Primary Street(s).



D. Pedestrian Entries from Frontage Line:

EXAMPLE: BUILDING ENTRANCES FACING PRIMARY FRONTAGE



Buildings must have a usable entrance on the Primary Frontage. In most cases, the Primary Frontage will be a public street (left), but in some cases, the Primary Frontage may be a civic space, alley, or pedestrian pathway (right). Additionally, the usable entry may be a door into the structure, or access onto a porch or stoop, with the building entry to the side. The Administrator shall determine the Primary Frontage for each lot.

1. Buildings shall have their principal pedestrian entrances on a frontage line.
 2. All buildings with shared entrances shall be oriented so that the primary entrance(s) face(s) the street.
 3. In the case of corner lots, the primary entrance(s) shall face the street from which the building derives its street address.
 4. In the T4 and T5 zones, blank facades are not permitted. Multiple pedestrian entrances for public access shall be provided every 50 feet, or more frequently. The Design Review Authority may modify the spacing of the entrances based on the amount of glazing, interior layout, and general design of the structure.
- E. **Frontage Types:** The private frontage of the building shall comply with the standards laid out in Section 4.4 (Private Frontage Type).
- F. **Building Types:** More specific standards may apply based on a specific building type (Section 4.5).

2.5.2 INFILL LOT STANDARDS

- A. The minimum setbacks required may be reduced for infill lots where existing development on the block does not match the current standards in Section 2.4.1. Setbacks for such lots shall either match an existing adjacent setback or use the calculated average setback of the adjacent lots.
- B. **Special Conditions:**
1. Islands of Beaufort neighborhood: Side Setback for T3-S is reduced to 10 feet.
 2. Battery Shores neighborhood: Side Setback for T3-S is reduced to 10 feet.
 3. Battery Point neighborhood: Rear Setback for T3-N is reduced to 10 feet.
 4. T3-N parcels between Fuller Parkway and Ribaut Road, bound by Stuart Street on the North and Barnwell Avenue on the south:
 - a. For lots with frontage onto both Fuller Parkway and Ribaut Road, subdivision shall not add new driveways onto Ribaut Road. No new lot may be created without either:
 - i. A new rear lane created to provide rear access to parcels fronting Ribaut Road;
or

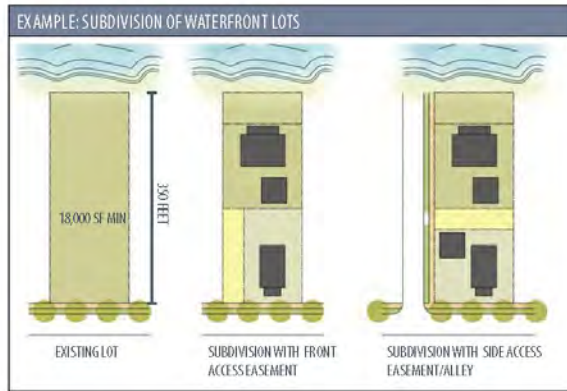
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- ii. An access easement from Fuller Street.

2.5.3 WATER-ORIENTED FACILITIES

Water-oriented facilities such as docks, marinas, boat houses, etc., shall be allowed to encroach into required setback areas along shorelines and into rivers, lakes, streams and other waterways. See Section 3.7.1 F. and 8.2 for more details on these structures and facilities.

2.5.4 WATERFRONT LOTS

- A. **Attached Garages:** Notwithstanding the requirements for Attached Garages in Section 2.4.1 CB.6., such structures associated with residential dwellings may be placed in front of the principal building elevation, if all of the following conditions are met:
 - 1. The upper level(s) shall contain habitable space.
 - 2. The frontage requirement in Section 4.4 is met.
- B. **Accessory Structures:** Notwithstanding the requirements for Accessory Structures in Section 2.4.1 C.6., such structures associated with residential dwellings may be placed in front of the principal building elevation, if all of the following conditions are met:
 - 1. Structures shall meet the typical front and/or side setback requirements.
 - 2. Garage doors shall be oriented perpendicular to the public right-of-way to minimize visibility.
 - 3. Structures shall be compatible with the primary dwelling unit in architectural details including color, siding, roof pitch, window detailing, siding materials, roof materials and foundation.
- C. **Critical Area Buffer:** As required by Section 8.2.
- D. **Special Lot Requirements:**
 - 1. **Specific to T3-S - Lot Width, Depth, and Area:**
 - a. The minimum lot width at the setback line for waterfront lots shall be 100 feet.
 - b. The minimum lot depth for waterfront lots shall be 125 feet.
 - 2. **Specific to T3-N:** The front setback requirement for waterfront lots may be met with an accessory structure.
 - 3. **Subdivision of Waterfront Lots:** Waterfront lots that exceed the minimum lot depth requirements, and are larger than 350 feet deep and 18,000 square feet, may be subdivided into two lots - one fronting the water and one fronting the right-of-way provided both lots conform with the applicable requirements of this Code. In such instances, the following standards apply:
 - a. **Lot Access:** Access to the water-fronting lot shall be maintained through a minimum 20-foot access easement or right-of-way across the street-fronting lot. Alternatively, access may be provided via a side street, or an alley through the entire block. Access shall meet the minimum fire apparatus access road requirements as outlined in the International Fire Code.
 - b. **Lot Dimensions:** The new lot(s) fronting the street shall meet the standards for T3-N.



2.5.5 IRREGULAR LOT CONDITIONS

- A. **Irregular Lot Lines:** Generally, side lot lines shall be perpendicular or radial to the street right-of-way, and rear lines should be approximately parallel to fronting right-of-way lines. Irregularly shaped lots shall be permitted at the discretion of the Administrator when unique site conditions exist.
- B. **Irregular Lot Setbacks:** The location of required front, side, and rear yards (or setbacks) on irregularly shaped lots shall be determined by the Administrator, based on the prevailing spacing of buildings on the adjacent parcels. Where questions arise as to appropriateness, the applicant may be requested to provide additional design information.
- C. **Double- and Triple-Frontage Lots:** On lots with two street frontages, not located at a corner, or with three frontages and located at a corner, the front setback will apply to both the street that the building derives its address from, in addition to the opposite, parallel street. The setbacks for accessory structures will be reduced to half the front setback, however the provisions for garage doors in 2.4.1.C.6 still apply. This does not apply to lots located on a corner with a rear alley.
- D. **Flag Lots:**
 1. The front setback on flag lots shall be measured from the front property line within the main building site as opposed to the property line adjoining the public right-of-way.
 2. ~~Flag lots may be permitted by the Metropolitan Planning Commission in major subdivisions as part of the subdivision review process, if the lot has an access strip with a minimum width of 20' serving the main building site of the property.~~
 23. Flag lots shall be permitted, using the process for Administrative Adjustment (Section 9.12), or by the Planning Commission for major subdivision, if all of the following conditions apply:
 - a. Connectivity and circulation via a network of streets, alleys, pathways, etc. will be maintained.
 - b. There is no reasonable alternative, due to extreme topographic conditions or other physical condition.
 - c. The lot has an access strip with a minimum width of 20 feet serving the main building site of the property. The front setback on flag lots shall be measured from the front property

line within the main building site, as opposed to the property line adjoining the public right-of-way.

d. For waterfront lots, standards from Section 2.5.4 shall also be met.

34. Flag lot access shall meet the minimum fire apparatus access road requirements as outlined in the International Fire Code.

2.5.6 ENCROACHMENTS

The features listed below shall be permitted to encroach into a required yard or right-of-way, as applicable.

- A. **Encroachments over Sidewalks:** With approval of the City, county or SCDOT (whichever has authority over a street), awnings, arcades, canopies, and galleries (See Section 4.4), may encroach over the sidewalk to within 2 feet of the curb, but they shall provide a vertical clearance of at least 8 feet from any sidewalk.
- B. **Upper Story Encroachments:** Bay windows, balconies, and similar features projecting from the principal building may encroach up to 50% of the depth of the front and street side setback. With approval of the City, county or SCDOT (whichever has authority over a street), upper-story balconies or bay windows may encroach over the right-of-way a maximum of 3 feet, but they shall provide a vertical clearance of at least 8 feet from any sidewalk.
- C. **Lower Story Encroachments:** Cornices, eave overhangs, chimneys, flues, bay windows, and similar projections (including gutters) may encroach up to 2 feet into any required yard.
- D. **Covered Porches:** Covered porches may encroach a maximum of 8 feet into any required front yard or street side yard setback and to within 5 feet of any interior side or rear yard property line.
- E. **Uncovered Porches, Decks, Patios, Steps and Stairs:** Uncovered and unenclosed porches, decks, patios, steps and stairs, and other similar features may encroach to within 5 feet of any interior side and rear property line. Steps and stairs may encroach up to 100% of the depth of any required street yard setback, but may not encroach upon any public sidewalk.
- F. **Walkways, and Driveways:** Uncovered and unenclosed walkways, and driveways may encroach up to 100% of the depth of any required setback, unless a buffer, per Section 5.5.1, is required.
- G. **Handicapped Ramps:** Ramps for handicap accessibility and fire escapes that are required by the "Accessibility Code" may encroach into any required yard but may not be closer to any property line than 5 feet. Such features shall not be located in a front yard if it is possible to accommodate them in a side or rear yard.
- H. **Fences and Garden Walls:** Fences and garden/yard walls may encroach into required setbacks. ~~The support structures for fences shall be located on the inside of the fence, and no fence, wall or hedge shall exceed the following dimensions:~~
 - 1. ~~Front or Street Side Setback:~~ Four feet in height, with the following exceptions:
 - a. ~~On T3 lots that front Ribaut Road, fences may be permitted to be 7 feet in height on the condition that such fences are set back from the front property line 1 foot for every 1 foot increase in height above 4 feet.~~
 - b. ~~In the LI District, parcels fronting a Primary Street may have fences or walls up to 6 feet in height. Parcels fronting all other streets may be up to 10 feet in height.~~
 - c. ~~Electric fences are not permitted to encroach into any front or street side setbacks.~~
 - 2. ~~Interior Side or Rear Setback of a Transect-Based District:~~ 6 feet in height.

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~~3. Interior Side or Rear Setback of a Conventional District: 8 feet in height.~~

~~4. Interior Side or Rear Setback of LI District: 10 feet in height.~~

I. **Mailboxes:** Mailboxes may encroach into a front setback area. The following standards apply:

1. In the Historic District, freestanding mailboxes are not permitted. Mailboxes shall be attached to a fence or the structure itself.
2. When grouped or ganged mailboxes are required as part of a new development, a structure shall be provided to house the individual units. The structure may encroach into a typical front or side setback. The structure shall be included in the site plan and the design shall be approved by the appropriate Design Review Body.

J. HVAC: HVAC units may encroach up to 3 feet into a required side or rear setback.

2.5.7 STREET ACCESS STANDARDS

A. **Access to Lots from Alleys/Rear Lanes:**

1. Lots served by alleys shall access garages and/or off-street parking areas from the alley, and shall not have driveways in front or corner side yard areas.
2. Requirements for alley locations can be found in Section 7.2.3.

B. **Avoid Double-Frontage and Reverse-Frontage Lots:**

1. New double-frontage and/or reverse-frontage lots (lots with street frontage on opposite sides of the lot) are prohibited. The Design Review Authority may permit them on a case-by-cases basis if they are unavoidable due to existing topographical or environmental conditions.
2. To encourage the subdivision of existing double-frontage residential lots into two single-frontage residential lots, the minimum lot size for such lots may be reduced to 75% of the minimum lot size for the district, as established in Section 2.4.

2.5.8 EXCEPTIONS TO SECTION 2.4.1 E.—PARKING LOCATION

- A. The provisions shall not apply to cars parked on front-loaded driveways.
- B. Where lot depth is less than 60' deep, the Administrator shall evaluate this requirement on a case-by-case basis. In no case shall parking be located in front of a building in T4 and T5 zoning districts.
- C. Where lots have frontage on more than one Primary Street and build-out on one of the streets is planned to be phased, per Section 2.5.1 B.3., parking may be permitted within the parking setback, provided it doesn't prevent or preclude future build-out of the overall master plan for the parcel. Screening is still required per Section 5.7.8.

2.5.9 LOT DIVERSITY:

a. Mix of housing. A mix of permitted housing types shall be included in any individual development plan, to the extent reasonably feasible, depending on the size of the parcel. In order to promote such variety, the following minimum standards shall be met:

i. A minimum of two housing diversity types shall be required in residential developments containing 5 acres or more, including such plans that are part of a phased overall development;

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ii. A minimum of three housing diversity types shall be required in residential developments containing more than 10 acres, including such plans that are part of a phased overall development;

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iii. A minimum of four housing diversity types shall be required in residential developments containing more than 20 acres, including such plans that are part of a phased overall development.

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b. To the maximum extent feasible, housing types, block dimensions, garage placement, lot sizes and lot dimensions shall be significantly and substantially varied to avoid repetitive rows of housing and monotonous streetscapes. For example, providing distinct single-family detached dwellings or two-family dwellings on larger lots and on corners and providing small lot single-family dwellings on smaller lots abutting common open spaces fronting on streets are methods that accomplish the lot diversity requirements set forth in this subsection

i. In addition, diversity and density is to be spread within developments in a harmonious fashion and not located in one area. Disconnected areas of density or different lot and uses will not be permitted.

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c. The following list provides housing diversity types available to satisfy this Lot Diversity requirement.

- i. Single-family detached dwellings with rear loaded garages.
- ii. Single-family detached dwellings with front or side loaded garages.
- iii. Small lot single-family detached dwellings (i.e. lots containing less than 4,000 square feet or with lot frontages of 40 feet or less) may be used to satisfy the lot diversity requirements if: 1) there is a difference of at least 2,000 square feet between the average lot size for small lot single-family detached dwellings (insert that average size) and 2) the average lot size for single-family detached dwellings with front or side loaded garages
- iv. Two-family dwellings and Single-family attached dwellings.
- v. Townhouses and rowhouses.
- vi. Mixed-use buildings.
- vii. Multi-family dwellings containing no more than three to four units per building;
- viii. Multi-family dwellings containing five to seven units per building.
- ix. Multi-family dwellings containing more than seven units per building (limited to 12 dwelling units per building).
- x. Commercial buildings, including liber buildings, and large footprint buildings.
- xi. A mixture of lot sizes is provided within one block (i.e. 40 feet wide lots with 80 feet wide lots), on at least 30 percent of the lots.
- xii. Civic Buildings

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2.6: HEIGHT

Building heights by district, as specified in Section 2.4.1, shall be determined according to the provisions below.

2.6.1 MEASUREMENT OF BUILDING HEIGHT

- A. Building height is measured as the number of stories (syn. floors) in a building. A story is a habitable level in a building of no more than 15 feet in height from finished floor to finished ceiling. Each full story above the ground floor shall be a minimum of 8 feet from floor to ceiling.
- B. Where a maximum height is also provided in feet, that height shall be taken from the average sidewalk or site grade at the front facade of the building to the mean roof height or top of the parapet. Where the building is located in a flood zone, the height shall be taken from the first finished floor above the base flood elevation.

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- C. Under-roof areas with dormers shall be counted as half-stories.
 - D. Mezzanines shall be counted as stories, unless they are within a floor-to-ceiling volume that is no more than 15 feet in height.
 - E. Unoccupied attics less than 7 feet in height to the ridge beam or collar tie (whichever is lower) and raised basements less than 6 feet above the adjacent grade shall not be calculated as stories.
 - F. Certain buildings (such as gymnasiums, religious institutions, theatres, etc.) may require finished floor-to-ceiling heights greater than 15 feet. In such instances, the number of stories shall be calculated as the finished floor-to-ceiling height (in feet) divided by 15. Any fractions of a story shall be rounded up to the next whole number, with the following exception:
 - 1. **Specific to T5-UC:** The maximum first floor height for such buildings shall be 24'.
 - G. **Specific to T5-DC:** The maximum height at the property line shall be 3 stories, and the maximum height 15 feet behind the property line, or front line of the building, shall be 4 stories.

2.6.2 BUILDING HEIGHT ABOVE GRADE

A. General to All Zones:

1. Freeboard: In addition to the standards listed below, where a parcel is located in a flood hazard zone, the minimum elevation above grade is 1 foot above base flood elevation. In special flood hazard areas (zones A, AE, AH, AO, A1-30, V and VE) and other areas with the potential of flooding (such as x and shaded x zones) where base flood elevation data has been provided by FEMA Flood Insurance Maps, the following provisions are required: New Construction, substantial improvement, or an addition, including an addition to a historic structure, the footprint of which is over thirty-three (33) percent of the footprint of existing structure, shall have the lowest floor elevated to the most restrictive of the design elevation of 13 feet or the base flood elevation plus one foot of freeboard. No basements are permitted. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with national flood insurance program.

- 2. Exception: Commercial buildings that have been floodproofed, per ASCE Section 24 or most recent version, do not have to be elevated above grade.

B. Specific to T3 Zones:

- 1. If the finished floor of new single-family residential construction will be lower than the average grade along any property line, the finished floor must be elevated a minimum of 18" above finished grade adjacent to the building exterior.
- 2. The finished ground floor elevation for 2- and 3-unit buildings shall be elevated a minimum of 2 feet above the average adjacent sidewalk, or adjacent street grade where no sidewalk is present.
- 3. If a single-family residence in a T3 zone is developed as part of an Alternative Development Pattern (Section 2.8), it shall be elevated a minimum of 18" above the average adjacent sidewalk grade or adjacent street grade where no sidewalk is present.

C. Specific to T4 Zones:

- 1. The finished ground floor height for residential structures shall be elevated a minimum of 2 feet above the average adjacent sidewalk grade or adjacent street grade where no sidewalk is

present. Apartment Houses are permitted to be a minimum of 18" above grade, per Section 4.5.7.

2. The ground floor height of single-family residential structures shall be a minimum of 9 feet from finished floor to ceiling.
3. The ground floor height of multi-family residential structures shall be a minimum of 10 feet from finished floor to ceiling.
4. The ground floor height of commercial buildings shall be a minimum of 11 feet from finished floor to ceiling.
5. Each full story above the ground floor shall be a minimum of 8 feet from floor to ceiling.

D. **Specific to T5 Zones:**

1. The finished ground floor height for residential structures shall be elevated a minimum of 3 feet above the average adjacent sidewalk grade. Apartment Houses are permitted to be a minimum of 18" above grade, per Section 4.5.7.
2. The ground floor height of residential structures shall be a minimum of 10 feet from finished floor to ceiling.
3. The ground floor height of single-story commercial buildings shall be a minimum of 14 feet from finished floor to ceiling.
4. The ground floor height of multi-story commercial buildings shall be a minimum of 12 feet from finished floor to ceiling.
5. In T5-DC, the Historic Review Board may permit deviations from the minimum height requirements listed above if doing so would allow a structure to be more compatible with the surrounding context.
6. Each full story above the ground floor shall be a minimum of 8 feet from floor to ceiling.

2.6.3 TWO-STORY HEIGHT REQUIREMENTS

Specific to Zones T4-N and T5-UC: Two-story buildings are required within 250 feet of any Significant Intersection (see Street Hierarchy Diagram in Appendix C.3) as measured from the centerline of the intersection. Any parcel that is partially within the 250-foot radius will be required to comply with the two-story height requirements.

Where a two-story minimum building height is required, the following configurations are permitted in addition to a typical two-story building with habitable space on each level:

- A. **Two-Story Mass:** This can be an open, double-height structure with a minimum building height of 24 feet. The second floor does not need to be built out or habitable.
- B. **Mezzanine:** The intent of mezzanines is to provide upper-level activity along street facades. Mezzanines shall meet the following conditions:
 1. All buildings shall include a minimum massing of two stories extending fully along all street-fronting facades and any facade that is visible from a corner. If a building cannot meet this standard through the use of a mezzanine, then the mezzanine will not be permitted to fulfill the two-story requirement.
 2. Mezzanines shall be located on the Primary Facade(s) of a building.
 3. A mezzanine shall be designed as usable primary interior floor space, not storage or other secondary, mechanical, or service functions.

4. All mezzanine floor space shall be located in direct contact with street-fronting second-floor windows and is required to meet all of the window transparency requirements of a second floor.
5. When being used to satisfy a two-story building height requirement, a mezzanine level shall meet all ceiling height standards of a second floor.

2.6.4 DIMENSIONAL HEIGHT STANDARDS

Height requirements for signs, lighting, landscape screens, and all other structures or objects for which a dimensional height requirement is established by this Code shall be measured as the vertical distance from the average sidewalk or site grade at the structure or object's foundation to its highest point.

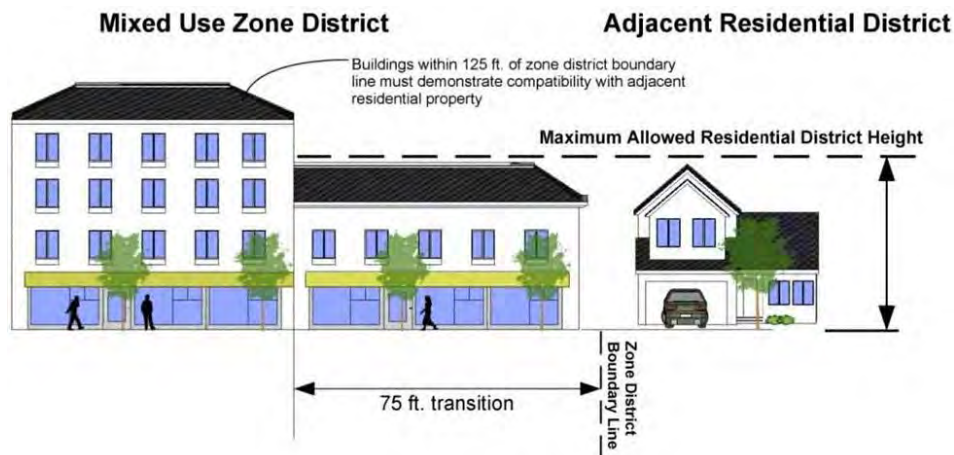
2.6.5 ITEMS NOT INCLUDED IN HEIGHT CALCULATIONS

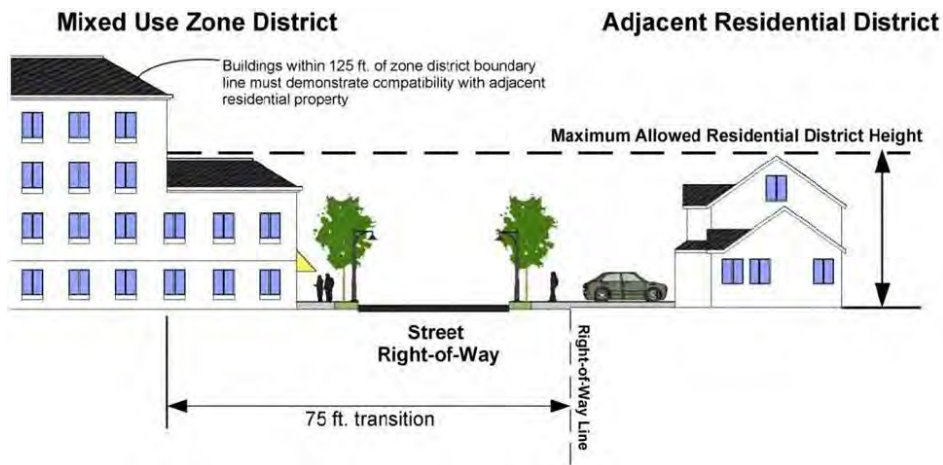
The height limitations of this Code shall not apply to church spires, belfries, cupolas and domes not intended for human occupancy, monuments, water towers, mechanical penthouses (provided they are set back 20 feet from the front elevation), observation towers, transmission towers, chimneys, smokestacks, conveyors, flagpoles, masts and antennas (provided evidence from appropriate authorities is submitted to the effect that such building or buildings will not interfere with any airport zones or flight patterns). The Design Review Authority may adjust the 20-foot setback on a case-by-case basis

2.6.6 HEIGHT TRANSITION.

Any portion of a building located within the T-4, T-4N, T5-UC, or RMX District, shall have a maximum height no greater than the maximum height allowed in the adjacent zoning district for a 75 foot distance beginning at the zone district boundary line. Where a street separates the zoning districts, the 75 foot distance measurement shall be from the street right-of-way line opposite the T-4, T-4N, T5-UC, or RMX District

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2.7: OVERLAY DISTRICT STANDARDS

Certain areas of the City may fall into one or more of the following overlay districts. When a property is newly assigned, reassigned, or annexed into one of these districts, the owner shall be required to formally acknowledge that they are within such district by signing a notification form, provided by the City and recorded at the Beaufort County Register of Deeds Office.

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2.7.1 BEAUFORT HISTORIC DISTRICT (HD) OVERLAY

A. Purpose: ~~The purpose of the Beaufort Historic District is to promote the educational, cultural, and general welfare of the public through the preservation, protection, and enhancement of the old, historic or architecturally significant structures and areas of the City and to maintain such structures and areas as visible reminders of the history and cultural heritage of the City, the state, and the nation. The Historic District is a pedestrian-oriented area.~~

B. Applicability: ~~Properties within the Beaufort Historic District are subject to specific standards found in this section, and to the review procedures of the Historic District Review Board as described in Section 10.7.~~

C. Beaufort Historic District Designated: ~~For the purpose of this section, the Beaufort Historic District is hereby established. The boundaries of this district shall be designated on the official Zoning Map of the City of Beaufort. The boundaries of the Beaufort Historic District and the Beaufort National Historic Landmark District are the same with the following clarifications/exceptions:~~

1. ~~Where boundaries are designated at specific roads, the centerlines of the rights-of-way of those roads shall be deemed said boundaries.~~

2. ~~The east and south boundaries of the district are established at the Beaufort River. These boundaries are established at the parcel lines, seawalls, or at mean high water mark, whichever extends further from the high ground.~~

3. ~~Structures attached to the high ground are deemed to lie within the district and shall be reviewed in entirety in accordance with the provisions of this section.~~

~~D. — Subdistricts Established: The Beaufort Historic District shall be composed of 2 subdistricts identified as the Beaufort Preservation Neighborhood (BPN) and the Beaufort Conservation Neighborhood (BCN). There may be established one or more of each subdistrict within the Beaufort Historic District, provided that all such districts shall consist of at least five acres of contiguous land. The boundaries of these subdistricts shall be designated on the official Zoning Map of the City of Beaufort. Where the term Beaufort Historic District (or a similar reference, such as "historic district") is used in this section or in any supplementary materials, it shall apply to both subdistricts. However, where there is a specific reference to a subdistrict, that specific reference shall apply and supersede any reference to the Beaufort Historic District.~~

~~E. — Trash and Recycling Screening: All private trash and recycling receptacles shall be hidden or screened from view. Unscreened facilities shall come into compliance with the provisions of this section within 18 months of adoption of this Code.~~

~~F. — Exemptions:~~

~~1. — The Bladen Street Redevelopment District overlay zone is exempted from Historic District Overlay standards (See Section 2.7.3 F.).~~

~~2. — Routine maintenance and repair of any of the existing features of a structure that does not involve a change in design, type of materials, or outward appearance shall be exempt from the review and approval requirements of this section.~~

2.7.2 RETAIL FRONTAGE OVERLAY

A. — Purpose and Intent: ~~In certain districts, it is desirable to maintain a residential character while permitting mixed uses to occur in buildings that front designated streets.~~

B. — Certain Commercial Permitted: ~~Where a block face is designated on the Zoning Map as a retail frontage overlay, the building with direct access to the designated fronting street is permitted to be occupied by certain additional commercial uses, as indicated in the Table of Permitted Uses in Section 3.2.~~

C. — Designation: ~~Retail frontage overlays are designated on the Zoning Map by a dashed line, as indicated in the map key.~~

2.7.3 REDEVELOPMENT DISTRICT OVERLAYS

~~A. Purpose and Intent: The City hereby finds that it is necessary to create certain districts to encourage redevelopment in specific areas. These districts are based upon traditional standards for City buildings, derived from the existing conditions in the City and from a number of sources in planning literature. See Appendix B.1.1.~~

~~B. Applicability: All parcels designated "redevelopment district" as indicated on the Zoning Map shall be subject to these provisions.~~

~~C. Application of Standards: The majority of standards for the existing Redevelopment Districts—Boundary Street and Bladen Street—have been incorporated into the body of the Code. However, where special standards apply for the district, they are listed in this section. In the case of conflict between the standards set forth in the redevelopment districts and any other local land development regulation, these standards shall apply.~~

~~D. Administration: Interpretation of all standards in the redevelopment districts—both architectural and streetscape standards—shall be the responsibility of the Administrator (syn. City Architect). See Section 9.8.2 5.b. for the approval and appeal processes.~~

E. Parking Requirements:

~~1. Parcels ½ acre and smaller: There are no parking requirements.~~

~~2. Parcels greater than ½ acre: one parking space for every 1,000 square feet of leasable or saleable building area is required.~~

~~3. — Location: These parking spaces may be located either on-site, on-street (along property frontage and/or directly across the street), in shared parking situations, or in any public parking facility, the closest outside edge of which facility is located no more than 500 feet from the entry to the proposed building. Documentation establishing the legal right for the applicant to use or share parking spaces shall be provided.~~

~~4. — Parking Stall Sizes: Head-in or diagonal spaces shall be a minimum of 9 feet x 18 feet. Parallel parking spaces shall be a minimum of 7 feet x 20 feet.~~

~~5. — Drive Aisle Widths: Drive aisles in parking lots shall be 22 feet wide for two-way circulation and to provide adequate backup space for 90-degree head-in parking. Diagonal parking and parallel parking spaces may be accessed with one-way, 10-foot wide drive aisles. All parking lot dimensions are at the discretion of the Fire Marshal, based on evaluation of adequate fire apparatus access and industry approved standard.~~

~~F. — Specific to the Bladen Street Redevelopment District:~~

~~1. — Application of Standards:~~

~~a. — Redevelopment District is Exempted from Historic Overlay Standards: Construction of new structures and renovation or expansion of existing non-contributing structures not listed on the most recent "Above-Ground Survey of Historic Resources" within a designated redevelopment district shall be exempt from the standards of the historic overlay.~~

~~b. — Historic Structures: Demolition, renovation, or expansion of structures that are listed as "contributing" on the most recent "Above-Ground Survey of Historic Resources" shall be subject to approval by the HRB in accordance with Section 9.10.~~

~~2.—— Exceptions to Section 3.2 Table of Permitted Uses: Inns and Hotels are permitted by right in this redevelopment district, and are not subject to the conditions in 3.6.2.C.3.~~

~~3.—— Street Hierarchy: The hierarchy of streets in this district is as follows, from highest to lowest: Bladen Street, North Street, Duke Street, Prince Street, Adventure Street. Bladen Street is the most important street in the redevelopment district.~~

~~4.—— Master Plan: See Appendix B.2.3 for the original Bladen Street Master Plan.~~

~~G.—— Specific to the Boundary Street Redevelopment District:~~

~~1.—— Existing Planned Unit Developments: For existing City-approved planned unit developments (PUD) in the district, the PUD shall apply through February 6, 2032, a period of up to 25 years from the date of adoption of the Boundary Street Redevelopment District. Once 25 years pass, said PUDs are no longer applicable and shall then fall under the regulations of the Boundary Street Redevelopment District and underlying zoning.~~

~~2.—— Existing Buildings: With respect to existing buildings within the Redevelopment District, their use may be maintained despite changes made to allowable uses. In the event the building undergoes either structural or cosmetic modifications, if the cost of improvements exceeds 50% of the Fair Market Value of the building, it will be subject to the standards set forth by this code. This does not include repairs to a building, provided that the configuration is not modified or altered during the repairs. The Administrator (syn. City Architect) will have final jurisdiction over this matter. Signs not conforming to the requirements of this section shall be altered, removed, or otherwise brought into compliance with the requirements of this section at the time that the required building improvements are made.~~

~~3.—— Specific Standards:~~

~~a. — Exceptions to Section 3.2 Table of Permitted Uses: Single-family detached uses are permitted regardless of the zoning district, except along Boundary Street and Robert Smalls Parkway. They are subject to all development standards laid out in this Code.~~

~~b. — Streets: All applications for development in the Boundary Street Redevelopment District shall include the design of street elements adjacent to the applicant's property. These designs shall be according to the street type adjacent to the property, as identified in the Street Regulating Plan (Appendix C). The street type and the appropriate thoroughfare sections inform the applicant regarding how parking, sidewalk, tree plantings and other elements are to be sized and arranged. Contact with the City architect will provide clarification about the required design for each street. All streets and alleys shall connect to other streets. Cul-de-sacs and T-turnarounds are not permitted.~~

~~i. — Street Hierarchy: The hierarchy of streets/street types in this district is as follows, from highest to lowest: Boundary Street (US 21), Ribaut Road, Robert Smalls Parkway (SC 170), Parallel Street, Edge Drive, Main Street, Park Street, Neighborhood Street, House Street. This hierarchy serves as an informal phasing and prioritization plan.~~

~~ii. — Construction of New Streets: See Section 7.2.1 D.~~

~~e. — Alleys: Alleys are required in the Boundary Street Redevelopment District to minimize curb cuts and to provide access to parking and service areas behind buildings. Alley requirements may be waived by the City architect for access to detached single-family residential lots greater than 45 feet in width in situations in which proper street front orientation, pedestrian circulation, and parking can still be accomplished. Alley locations and dimensions are not fixed but shall be designed to accommodate the alley's purpose. Alleys may be incorporated into parking lots as drive aisles and fire lanes. Recommended sections for alleys are included in Appendix C.~~

4. ~~Master Plan: See Appendix B.3.2 for the Boundary Street Illustrative Master Plan.~~

~~2.7.4 AIR INSTALLATION COMPATIBILITY USE ZONE (AICUZ) OVERLAY DISTRICT STANDARDS~~

~~A. — Purpose: The Air Installation Compatibility Use Zone (AICUZ) District shall overlay other zoning districts. The AICUZ District includes all lands within an established footprint affected by airport operations at the Marine Corps Air Station Beaufort (MCAS Beaufort). The footprint includes all lands underlying the noise zones of 65 DNL (day-night average sound level) and greater, and accident potential zones shown on the 2013 AICUZ Accident Potential Zones and/or Noise Zones Map associated with the F-35B, on file at the City of Beaufort Department of Planning and Development Services. Properties within Noise Zone 1 are exempt from the requirements of this section. In order to increase public awareness, and to ensure the general safety and welfare of persons affected by adverse impacts common to military aircraft operations, Section E. of this ordinance requires that property owners within the AICUZ District be properly notified of their location. In addition, Section 2.7.4 K. sets forth limitations and restrictions that shall apply to certain land uses that have been determined to be incompatible according to federal standards.~~

~~B. — Obstruction Height Zones: There are hereby created and established certain zones that include all of the land lying beneath the primary, clear zone, approach clearance, inner horizontal, conical, outer horizontal, and transitional surfaces as they apply to MCAS Beaufort. An area located in more than one of the described zones is considered to be only in the zone with the more restrictive height limitation. The various zones are hereby established and defined as follows:~~

ZONE	DEFINITION	MAXIMUM HEIGHT
Primary Zone	An area located on the ground or water, longitudinally centered on each runway with the same length as the runway — the width of the primary zone is 1,500 feet	No object or structure will be permitted within a primary zone that is not part of the landing and take-off facilities and is of a greater elevation above mean sea level (AMSL) height than the nearest point of the runway centerline.
Clear Zone	The fan-shaped area adjacent to the landing threshold, beginning at each end of each primary zone and expanding to 2,284 feet wide, 3,000 feet from the threshold at an angle of 7 degrees, 58 minutes, 11 seconds, commencing 200 feet from the threshold	No object or structure will be permitted within the first 200 feet of a clear zone that is not part of the landing and take-off facilities and is of a greater elevation AMSL height than the nearest point of the runway centerline. No object or structure will be permitted within the remaining 800 feet of a clear zone that is not part of the landing and take-off facilities and is of a greater elevation AMSL height than those heights prescribed as the maximum heights for the approach clearance zone and transitional zone.

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Approach Clearance Zone	An area longitudinally centered about each runway centerline extended, beginning 200 feet beyond each end of the primary zone and extending outward for 50,000 feet—the width of the approach clearance zone is the same as the primary zone, uniformly flaring to 16,000 feet at 50,000 feet distance	No object or structure will be permitted within the approach clearance zone beginning 200 feet from the runway end, that has a height greater than the runway end elevation at its centerline, the height above the runway end increasing with horizontal distance outward one foot vertically for every 50 feet horizontally until reaching a height 500 feet above the established airport elevation, then remaining at this AMSL elevation until a distance of 50,000 feet from the beginning point is reached.
Inner Horizontal Zone	An area around each military airfield constructed by scribing an arc of 7,500 feet about the end of each runway at its centerline and interconnecting the arcs by tangents	No object or structure will be permitted in the inner horizontal zone that has a height greater than 150 feet above the established airport elevation.
Conical Zone	An area extending outward from the periphery of the inner horizontal zone outward and upward at a slope of 20:1 for 7,000 feet	No object or structure will be permitted in the conical zone that has a height greater than 150 feet above the established airport elevation at its inner boundary with permitted height increasing one foot vertically for every 20 feet of horizontal distance measured outward from the inner boundary to a height 500 feet above the established airport elevation at the outer boundary.

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Outer Horizontal Zone	An area extending outward from the outer periphery of the airfield's conical zone for a distance of 30,000 feet	No object or structure will be permitted in the outer horizontal zone that has a height greater than 500 feet above the established airport elevation.
Transitional Zones	Areas extending outward from the sides of the primary zone, the first 200 feet of the clear zone, and the approach clearance zone, connecting them to the inner horizontal zone, the conical zone, and the outer horizontal zone	No object or structure will be permitted within the transitional zone that is greater in height than the primary zone, the clear zone, and the approach clearance zone at their adjoining boundary lines, increasing at a rate of one foot vertically for every seven feet horizontally, measured perpendicular to the runway centerline or centerline extended, until the transitional zone height matches the height of the inner horizontal zone, the conical zone, or the outer horizontal zone.

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- (1) Outside of the zones established in Section 2.7.4 B., no object or structure will be permitted within the City whose height would:
- (a) Exceed 500 feet above ground level at its site.

~~(b) — cause an existing MDA, MOCA, MVA, or a decision height to be raised. (Note: minimum descent altitude (MDA) is the lowest AMSL altitude to which descent is authorized on final approach or during circling-to-land maneuvering in execution of a standard instrument approach procedure (SIAP) where electronic glide slope is not provided. Minimum obstruction clearance altitude (MOCA) is the lowest published altitude between radio fixes on federal VOR airways, off-airway routes, or route segments that meets obstruction clearance requirements for the entire route segment and assures acceptable navigational signal coverage only within 22 miles of a VOR. Minimum vectoring altitude (MVA) is the lowest AMSL altitude at which aircraft operating on Instrument Flight Rules (IFR) will be vectored by a radar controller, except when otherwise authorized for radar approaches, departures, or missed approaches).~~

~~(c) — impose either the establishment of restrictive minimum climb gradients or nonstandard take-off weather minimums for any runway at MCAS Beaufort.~~

~~C. — Accident Potential Zones (APZ): APZs are divided into three types along primary flight paths:~~

~~• — The "clear zone" (CZ) is an area at either end of a runway that possesses a high potential for accidents.~~

~~• — APZ 1 is the area normally beyond the CZ, which possesses a significant potential for accidents.~~

~~• — APZ 2 is an area normally beyond APZ 1, which has a measurable potential for accidents. APZs are shown on the 2013 AICUZ Accident Potential Zones and/or Noise Zones Map associated with the F-35B, on file at the City of Beaufort Department of Planning and Development Services.~~

~~D. — Noise Zones:~~

~~1. Definition: The noise exposure from aircraft operations is measured using the day-night average sound level noise metric (DNL). The DNL averages aircraft sound levels over a 24-hour period with an adjustment for increased sensitivity to nighttime noise. The DNL visually is depicted as a noise contour that connects points of equal value. The area between two noise contours is known as a "noise zone". Noise zones are hereby established as follows:~~

AIRPORT NOISE ZONE	DNL VALUES
1	Less than 65 DNL
2a	65 to 70 DNL
2b	70 to 75 DNL
3	Greater than 75 DNL

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~~Noise zones are shown on the 2013 AICUZ Accident Potential Zones and/or Noise Zones Map associated with the F-35B, on file at the City of Beaufort Department of Planning and Development Services. Noise Zone 1 covers that portion of the City that lies outside of the Air Installation Compatible Use Zone. As indicated in Section 2.7.4 A., properties within Noise Zone 1 are exempt from the requirements of this section.~~

~~2. Residential Construction Restrictions: Aside from the residential construction restrictions imposed by this overlay, more stringent requirements of the base zoning district may also apply. For the purposes of this section, "gross density" means the total number of dwelling units (which include any building or portion thereof used as a place of residence, such as single family dwellings, multi-family dwellings, commercial apartments, live/work units, garage apartments, accessory dwelling units, etc.) on a site divided by the entire site area.~~

~~a. Residential development is not permitted in a Clear Zone.~~

~~b. Single family residential development within Accident Potential Zone (APZ 1 and APZ 2) and/or within Noise Zone 3 (DNL 75 and above) may not exceed a gross density of one (1) dwelling unit per three (3) acres.~~

~~c. Residential development within Noise Zone 2b (DNL 70 to 75) may not exceed a gross density of one (1) dwelling unit per acre.~~

~~d. Residential development within Noise Zone 2a (DNL 65 to 70) may not exceed a gross density of two (2) dwelling units per acre.~~ 2.7.4

~~E. Notification:~~

~~1. At all real estate closings involving a property in an APZ or noise zone as depicted on the 2013 AICUZ Accident Potential Zones and/or Noise Zones Map associated with the F-35B, on file at the City of Beaufort Department of Planning and Development Services, the buyer, seller, and witnesses shall sign the following AICUZ disclosure form which shall be filed with the deed and/or plat at the Beaufort County Register of Deeds Office. Property owners may contact the City of Beaufort Department of Planning and Development Services to obtain information concerning a property's designation on the AICUZ Maps.~~

~~Air Installation Compatible Use Zone Disclosure Form~~

~~The property at _____ (address/location) is located in proximity to the Marine Corps Air Station Beaufort. The City of Beaufort has determined that persons on the premises will be exposed to accident potentials and/or significant noise levels as a result of the airport operations. The City has established certain noise zones and accident potential zones (APZs).~~

~~Pursuant to the 2013 AICUZ Accident Potential Zones and/or Noise Zones Map associated with the F-35B, the above property is located in:~~

~~Noise Zone (2a, 2b, or 3) _____ and~~

~~Accident Potential Zone (CZ, APZ-1, or APZ-2) _____.~~

~~The City has placed certain restrictions on the development and use of property within these areas. Before purchasing the above property, you should consult the Administrator to determine the restrictions that have been placed on the subject property.~~

CERTIFICATION

~~As the owner of the subject property, I hereby certify that I have informed _____, as a prospective purchaser, that the subject property is located in an Air Installation Compatibility Use Zone District.~~

~~Dated this _____ day of _____,~~

~~Witness _____ Owner _____~~

~~As a prospective purchaser of the subject property, I hereby certify that I have been informed that the subject property is in an Air Installation Compatible Use Zone District, and I have consulted the Administrator to determine the restrictions which have been placed on the subject property.~~

~~Dated this _____ day of _____,~~

~~Witness _____ Purchaser _____~~

~~2. All prospective renters signing a commercial or residential lease shall be notified by the property owner through a written provision contained in the lease agreement if the leased property is located within the AICUZ District.~~

~~3. All subdivision plats, planned unit development plats, rowhome plats and /or condominium documents in the AICUZ District shall contain the following~~

~~Acknowledgement:~~

~~Air Installation Compatible Use Zone Disclosure Statement~~

~~This property lies in an Air Installation Compatible Use Zone District, which applies to property in proximity to the Marine Corps Air Station Beaufort. The City of Beaufort has determined that persons on the premises will be exposed to accident potentials and/or significant noise levels as a result of the military operations. Future purchasers and lessors of this property or portions thereof will be required to sign a disclosure form per the City of Beaufort Planning Department and file the form with the deed and/or plat at the Beaufort County Register of Deeds Office (RMC Office). All or a portion of this property lies within:~~

~~Pursuant to the 2013 AICUZ Accident Potential Zones and/or Noise Zones Map associated with the F-35B, all or a portion of this property lies within:~~

~~Noise Zone (2a, 2b, or 3): _____, which has an associated DNL (Day-Night Average Sound Level) of: _____~~

~~Accident Potential Zone (CZ, APZ-1, or APZ-2): _____~~

~~In the case of new construction, a signed AICUZ Acknowledgement shall accompany the building permit application.~~

AICUZ OVERLAY TABLE OF PERMITTED AND PROHIBITED USES ¹⁻³	AIRPORT HAZARD ZONE			AIRPORT-NOISE
	CLEAR	APZ-1	APZ-2	ZONE-3
Recreation, Education, Public Assembly				
Community-Oriented Cultural Facilities	N	N	N	N
Institutional Care Facilities	N	N	N	N
Detention Facilities	N	N	N	N
Hospitals and Health Clinics	N	N	N	N
Assembly and Worship/Religious Institutions	N	N	N	N
School, Public or Private	N	N	N	N
Commercial Day-Care Centers	N	N	N	N
Commercial Lodging/Overnight Guest Accommodations	N	N	N	N
Restaurant, Cafe, Coffee Shop	N	N	N	N
Commercial Amusement (Indoor & Outdoor)/Indoor Recreation and Entertainment/Outdoor Entertainment	N	N	N	N
Health/Fitness Facility	N	N	N	Y
Commercial Retail Center	N	N	N	N
Parks with Active Recreation	N	N	N	N
Mobile/Manufactured Home Parks	N	N	N	N

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Storage of Explosive, Flammable or Toxic Materials in Above-Ground Tanks	N	N	N	N
Petroleum Refining and Related Industries	N	N	N	Y
Chemical Manufacturing, Manufacturing of Plastic and/or Rubber	N	N	N	N
Group Home/Community Residence/Temporary Shelter	N	N	N	Y
Residential				
2-3 Unit Buildings or Multi-Family (syn. Apartment House)	N	N	N	N
Single Family Attached	N	N	N	N
Single Family/Unit: 1 unit or less per 3 acres 3	N	Y	Y	Y
Single Family/Unit: 1 unit or less per 1 acre 3	N	N	N	N
Single Family/Unit: 2 unit or less per 1 acre 3	N	N	N	N
N = Not permitted use Y = Permitted if underlying district allows use (see Section 3.2 Permitted Land Uses)				

¹- A definition of each listed use type is in Article 13 (Definitions).

²- Similar uses, and any other retail business or service establishment permitted or conditionally permitted as determined by the Administrator, shall be of the same general character as the listed uses.

³- See Section 2.7.4.D.2. for complete information on Residential Construction Restrictions based on specific Noise Zones.

F. — Notice to Military Installations:

~~1. S.C. Code 1976 § 6-29-1610, as amended, sets forth notice requirements pertaining to federal military installations. The provisions of this subsection shall apply to the following types of land use and zoning decisions when such decisions involve land located within an Accident Potential Zone or Noise Zone, pursuant to the 2013 AICUZ Accident Potential Zones and/or Noise Zones Map associated with the F-35B:~~

- ~~a. Adoption of or amendment to the City of Beaufort Comprehensive Plan;~~
- ~~b. An appeal to the City of Beaufort Zoning Board of Appeals (ZBOA);~~
- ~~c. A request to the ZBOA for a variance from the provisions of City of Beaufort Unified Development Ordinance; or~~
- ~~d. A request to the ZBOA for approval of a Special Exception Use.~~

~~{Ord. No. O-19-17, (Att.), 7-25-2017}~~

2.7.5 BEAUFORT COUNTY AIRPORT OVERLAY DISTRICT STANDARDS

A. ~~—Description: The Airport has one runway designated as Runway 7/25. The runway accommodates aircraft over 12,500 pounds and is therefore classified as "other than utility runway." Since aircraft can land in either direction, non-precision instrument approaches with visibility minimums greater than three-fourths of a statute mile have been approved and published by the FAA for both ends of Runway 7/25 at the Airport. These classifications are current as of October 2006. The following prescribes the airport height zones and limitations for Beaufort County Airport as dictated by Title 14 Code of Federal Regulations Part 77. A property located in more than one of the described zones is considered to be in only one zone with the more restrictive height limitation.~~

B. ~~—Airport Overlay Zones:~~

1. ~~—Primary Zone: This is an area longitudinally centered on a runway, extending 200 feet beyond each end of that runway with the width so specified for each runway for the most precise approach existing or planned for either end of the runway. The width of the primary zone is as follows: 500 feet for non-precision instrument runways having visibility minimum greater than three-fourths of a statute mile.~~

2. ~~—Horizontal Zone: This is the area around a civil airport with an outer boundary perimeter of which is constructed by swinging arcs of specified radii from the center of each end of the primary zone of each airport's runway and connecting the adjacent arcs by line tangent to the arcs. The radius of the arc specified for each end of a runway will have the same arithmetical value. That value will be the highest composite value determined for either end of the runway. The radius of each arc is:~~

a. ~~—Runway 7 End: Ten thousand feet for non-precision instrument runways having visibility minimum greater than three-fourths of a statute mile.~~

~~b. Runway 25 End: Ten thousand feet for non-precision instrument runways having visibility minimum greater than three-fourths of a statute mile.~~

~~3. Conical Zone: This is the area extending outward from the periphery of the horizontal zone for a distance of 4,000 feet.~~

~~4. Approach Zone: This is an area longitudinally centered on the extended runway centerline and extending outward from each end of the primary surface. An approach zone is designed for each runway end based upon the type of approach available or planned for that runway end.~~

~~a. The inner edge of the approach zone is the same width as the primary zone (i.e., 500 feet) and it expands uniformly to a width of:~~

~~i. Runway 7 End: Three thousand five hundred feet for non-precision instrument runways having visibility minimum greater than three-fourths of a statute mile.~~

~~ii. Runway 25 End: Three thousand five hundred feet for non-precision instrument runways having visibility minimum greater than three-fourths of a statute mile.~~

~~b. The outer width of an approach zone to an end of a runway will be that width prescribed in this Subsection for the most precise approach existing or planned for that runway end.~~

~~c. The approach surface extends for a horizontal distance of:~~

~~i. Runway 7 End: Ten thousand feet for all non-precision instrument runways other than utility.~~

~~ii. Runway 25 End: Ten thousand feet for all non-precision instrument runways other than utility.~~

~~5. Transitional Zone: This is the area extending outward from the sides of the primary zones and approach zones connecting them to the horizontal zone. Height limits within the transitional zone are the same as the primary zone or approach zone at the boundary line where it adjoins and increases at a rate of one foot vertically for every seven feet horizontally, with the horizontal distance measured at right angles to the runway centerline and extended centerline, until the height matches the height of the horizontal zone or conical zone or for a horizontal distance of 2,000 feet from the side of the part of a precision approach zone that extends beyond the conical zone.~~

~~C. Use Limitations: The following special requirements shall apply to uses within the Airport Overlay that are allowed in the base zone:~~

~~1. Lights or illumination used in conjunction with streets, parking, signs or use of land and structures shall be arranged and operated in such a manner that is not misleading or dangerous to aircraft operating from the airport or in the vicinity thereof as determined by the airport operator.~~

~~2. No operations of any type shall produce smoke, glare or other visual hazards within three miles of a usable runway.~~

~~3. No operations of any type shall produce electronic interference with navigation signals or radio communication between the airport and the aircraft.~~

~~4. No use of land shall be permitted which encourages large concentrations of birds, waterfowl or other wildlife within the vicinity of the airport.~~

~~D. Official Map: The airport height zones defined in Section A. are shown on the map entitled "Beaufort County Airport Overlay District" which is incorporated herein by reference.~~

~~E. — Notification: At all real estate closings involving a property in the approach zone or transitional zone, the buyer, seller and witnesses shall sign the following form, which shall be filed with the deed and/or plat at the Beaufort County Register of Deeds Office.~~

~~Airport Overlay Disclosure Form~~

~~(For Properties within the Approach Zone or Transitional Zone of the Beaufort County Airport Overlay District)~~

~~The property at _____ (address/location) is located within the _____ Zone of the Airport Overlay District for the Beaufort County Airport (731). Beaufort County has determined that persons on the premises may be exposed to noise and accident potentials from aircraft over flight as a result of airport operations.~~

~~The County has placed certain height restrictions on this property for both man-made and natural obstructions based on its location within this airport height zone. Before purchasing the above property, you should consult with the Beaufort County Zoning and Development Administrator to determine the restrictions that have been placed on the subject property.~~

~~CERTIFICATION~~

~~As the owner of the subject property, I hereby certify that I have informed _____, as a prospective purchaser, that the subject property is located in the _____ Zone of the Beaufort County Airport Overlay District.~~

~~Dated this _____ day of _____/_____/_____, _____~~

~~Witness _____ Owner _____~~

As a prospective purchaser of the subject property, I hereby certify that I have been informed that the subject property is in the _____ Zone of the Beaufort County Airport Overlay District, and I have consulted with the Beaufort County Zoning and Development Administrator to determine the restrictions which have been placed on the subject property.

Dated this _____ day of _____/_____/_____, _____,

Witness _____ Purchaser _____

~~Division 3.4: Overlay Zones~~

~~Beaufort County Airport Overlay (BC-AO) District~~

~~3-76 Beaufort County Community Development Code~~

~~2. All subdivision plats, planned unit development plats, townhouse plats and/or condominium documents shall contain the following disclosure statement:~~

~~Airport Overlay Disclosure Statement~~

~~(For Properties within the Beaufort County Airport Overlay District)~~

~~This property lies within an Airport Overlay District for the Beaufort County Airport. There are structure height restrictions imposed on this property based on its location within an airport height zone. Purchasers should contact the Beaufort County Community Development Department for information regarding these restrictions.~~

~~All or a portion of this property lies within:~~

~~Airport Height Zone: _____~~

~~F. _____ Non-Conforming Uses and Structures: See Article 11 for all non-conformities.~~

~~G. — Variances: The Zoning Board of Appeals (ZBOA — See Section 10.3) shall not act upon a request for a variance from this section affecting lands within the AO Zone until they have received an advisory opinion from the Beaufort County Aviation Advisory Board. If an advisory opinion is not received within 30 days of notification, the ZBOA may proceed to act on the request without the opinion.~~

~~2.8: ALTERNATIVE DEVELOPMENT PATTERNS~~

2.8.1 SMALL-SCALE PLANNED INFILL DEVELOPMENT

A. Purpose: The alternative development options of this section allow for variety in development standards while maintaining the overall character of a neighborhood. These options have several public benefits:

- They allow for development that is more sensitive to the environment, especially in areas with water features, natural drainage ways, and significant trees;
- They allow for the preservation of open and natural areas;
- They promote better site layout and opportunities for private recreational areas;
- They promote opportunities for affordable housing by allowing for a mixture of lot and building sizes; and
- They promote energy efficient development.

B. Definition: A small-scale planned infill development is a residential subdivision in which the lots are allowed to be smaller (in area and width), have reduced setbacks, and/or are oriented in a different manner than otherwise required for the underlying base zoning district, but in which the overall density cannot exceed the maximum density limit for the underlying zoning district.

C. Applicability: Subdivisions that comprise a minimum size of 1/2 acre (in T3 or T4 districts only) or an entire block face may utilize these standards.

D. Conflict with Other Regulations: If there is a conflict between the small-scale planned infill standards of this section and any other requirement of this Code, the standards of this section take precedence. Otherwise, a small-scale planned infill is subject to all other applicable requirements of this Code.

~~E. — Approval Procedures: Small-scale planned infill developments are subject to the subdivision review procedures set forth in Section 9.9 with the following exceptions:~~

~~1. — In the Historic District, these developments are also subject to review by the Historic Review Board (Section 9.10).~~

~~2. — In T3-S these developments are permitted by Special Exception and are subject to review by the Zoning Board of Appeals (Section 10.3).~~

~~F. — Lot Size: There is no set minimum lot size (area or width) requirement within a small-scale planned infill development. Individual lot sizes shall be adequate to meet all required density and development standards. Minimum lot sizes may be established by the Planning Commission during the subdivision process.~~

~~G. — Setbacks and Building Separation: The minimum setback and frontage standards of the base zoning district apply along the perimeter of a small-scale planned infill development. All detached structures within a small-scale planned infill development shall be separated by a minimum distance of 10 feet. This distance may be reduced subject to the building code.~~

~~H. — Open Space Requirement: A portion of the gross area of the development shall be reserved for some type of usable, common open space. See Section 7.4.2 and 3 for required amounts and appropriate types of open space. See Section 7.4.5 for ownership and maintenance requirements.~~

~~2.8.2 COTTAGE COURTS (A.K.A. BUNGALOW COURTS, POCKET NEIGHBORHOODS, COURTYARD HOMES)~~

~~A. Purpose:~~ The alternative development options of this section allow for development of smaller dwelling units, organized around a common outdoor space, that are appropriate to the character of the surrounding neighborhood. They provide a space-efficient and economical alternative to traditional single dwelling unit development. The ownership model may be either fee-simple or condominium style, and can achieve the same benefits as those listed in Section **~~2.8.1 A.~~**

~~B. Definition:~~ A Cottage Court development is a residential development in which small buildings are oriented around a central green or open space that is accessible by all residents.

~~C. Density:~~ Additional density is permitted, as follows, in exchange for the buildings having a limited footprint, size, and height:

~~1. In T3-S the overall density is permitted to be up to 1.25 times the maximum density limit.~~

~~2. In T3-N the overall density is permitted to be up to 2 times the maximum density limit.~~

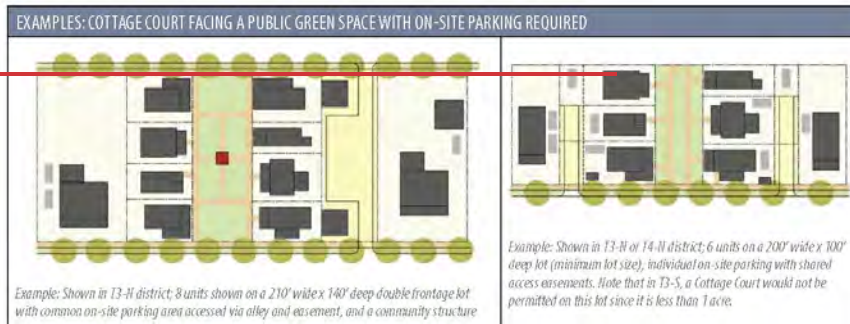
~~D. Applicability:~~ Cottage Courts are permitted in T3 and T4 districts only. They are not permitted in the Historic District.

~~E. Lot Size:~~ Prior to development, lots or combinations of lots shall meet the following dimensional standards:

~~1. 160 feet wide by 100 feet deep where formalized parking on street exists on adjacent streets and no on-site parking is required.~~

~~2. 180 feet wide by 100 feet deep if on-site parking is required.~~

3. ~~Exception: In T3-S, Cottage Courts are limited to lots greater than 1 acre.~~



F. ~~Conflict with Other Regulations: If there is a conflict between the cottage courts standards of this section and any other requirement of this Code, the standards of this section control. Otherwise, cottage courts are subject to all other applicable requirements of this Code.~~

G. ~~Approval Procedure: Cottage courts are subject to the subdivision review procedures set forth in Section 9.9.~~

H. ~~Number of Buildings: Cottage courts shall contain a minimum of 4 residential buildings. For courts that have 8 or more buildings, a community structure shall be provided. Examples of these include garden sheds, pavilions, community houses, etc.~~

~~I. Building Size and Details:~~

~~1. Buildings may have a maximum 800 square foot footprint (not including porches), and may be no more than 1.5 stories tall.~~

~~2. Front porches shall be provided facing the common space, and they shall be a minimum of 8 feet deep.~~

~~3. Where a building is located on both a public street and a public space, it shall address the street with either a porch or stoop, and shall provide entries onto both spaces.~~

~~4. The public spaces of the home shall be located facing the common space. These include living, dining, and kitchen areas. First floor bedrooms should not be located fronting the civic space. An exception to this shall be made on corner lots, where public spaces may face the street.~~

~~J. Setbacks and Building Separation: The minimum setback and frontage standards of the base zoning district apply along the perimeter of a cottage court development. Buildings may be attached or detached. All detached structures within a cottage court development shall be separated by a minimum distance of 10 feet. This distance may be reduced, subject to the building code.~~

~~K. Parking Requirements and Configuration: One space per unit is required. Adjacent on-street parking spaces may count towards this requirement. Parking shall be screened from the public right-of-way by buildings. A common parking area, accessed via an alley, is recommended. If this is not possible, access easement(s) shall be provided as part of the final plat. Parking shall be screened from neighboring properties per the requirements of Section 5.7.8 A.~~

~~L. — Open Space Requirement: A minimum of 400 square feet of common open space is required per unit. The open space shall be connected to the public right-of-way either by opening up to the street, or via a paved path no less than 8 feet wide. Ownership and maintenance requirements shall be in accordance with Section 7.4.5.~~

EXAMPLE: COTTAGE COURT FACING A PUBLIC GREEN SPACE



Units located around a public space with parking in the rear and access to the green space along a public right-of-way.

~~2.8.3 TRADITIONAL NEIGHBORHOOD DEVELOPMENT FLOATING OVERLAY DISTRICT~~

~~A. Purpose and Intent: The Traditional Neighborhood Development (TND) overlay District is established to:~~

- ~~• Support the development of fully integrated, mixed-use, pedestrian-oriented neighborhoods with a variety of housing choices.~~
- ~~• Prevent the development of large, single-use, homogenous subdivisions.~~
- ~~• Minimize traffic congestion, suburban sprawl, infrastructure costs and environmental degradation.~~
- ~~• Create a streamlined way to transition the City's zoning to the Transect zones.~~

~~B. Process and Applicability: The application of the TND overlay district shall depend upon the size of the site in accordance with the provisions below. The TND overlay district shall not be applied to any site with a T1 (Natural Preserve District) base district designation.~~

~~1. General Process:~~

- ~~a. Master Plan: Applicants shall first develop and present a master plan, complying with the Sketch Plan requirements in 9.3.1.B, for the entire parcel which shall include land allocations by Transect zone, proposed subdivisions of property, required open space, street regulating plan, neighborhood structure(s) and other information required to indicate compliance with this section. Upon approval by the MPC and subsequent rezoning approval as applicable the master plan is vested.~~
- ~~b. Preliminary Plat: Upon approval of the Master Plan, the applicant shall proceed towards approval of a Preliminary Plat (Section 9.9.3).~~

2. Applicability:

TND APPLICABILITY SUMMARY TABLE	
SITE AREA	PROCESS TYPE
15 acres to 40 acres	Optional with Conditional TND designation (See a., below)
40 acres to 100 acres	Optional with By Right TND designation (See b., below)
100 acres or larger	Mandatory with By Right TND designation (See c., below)

a. 15—40 acres: Sites having at least 15 acres but less than 40 acres may be developed under a TND overlay district. Development sites with a base zoning of T3 shall be subject to the rezoning process consistent with Section 9.16. Development sites with a base zoning of T4 or T5 shall follow the procedures for Major Subdivisions found in Sections 9.9.3 and 9.9.4.

b. 40—100 acres: The TND overlay District designation shall automatically apply by right to all development sites of at least 40 acres but less than 100 acres. Applicants shall have the option of developing such sites using the standards of the TND overlay district or the standards of the underlying base zoning district. The approval of TND master plans on such properties shall follow the procedures for major subdivisions found in Sections 9.9.3 and 9.9.4.

~~c. — 100+ acres: The TND overlay District designation shall automatically apply by right to all development sites of at least 100 acres. Development sites of this size are required to follow the standards of the TND overlay district. The approval of TND master plans on such properties shall follow the procedures for major subdivisions found in Sections 9.9.3 and 9.9.4.~~

~~d. — Exceptions: Land designated as LI and IC districts are not subject to these provisions and may be developed as more conventional, single-purpose developments.~~

~~C. — Land Allocation by Transect Zones: When composing the TND master plan, the Transect-based districts in Section 2.3.2 shall be used as sub-districts within the ranges noted in the following chart. The allocation of land by Transect zone shall be made a part of all applications and approvals for TND master plans. All development shall conform to the standards of the designated form-based sub-district in which it is located, unless otherwise noted in this section.~~

	15—40 ACRES			GREATER THAN 40 ACRES	
BASE ZONE	TRANSECT ZONE	MINIMUM AREA±	MAXIMUM AREA±	MINIMUM AREA±	MAXIMUM AREA±
T3	T3 districts	30%	85%	30%	75%
	T4 districts	10%	50%	10%	50%
	T5 districts	None	10%	None	30%
T4	T3 districts	None	50%	None	60%
	T4 districts	10%	50%	20%	90%
	T5 districts	None	30%	None	40%
T5	T3 districts	None	30%	None	40%
	T4 districts	10%	50%	10%	50%
	T5 districts	20%	80%	30%	80%

~~* Listed as % of gross land area.~~

~~—Note: T4-NA sub-district may be incorporated as no more than 1/3 of the permitted T4 allocation.~~

~~D. Land Uses:~~

~~1. The TND master plan shall include a regulating plan designating each Transect zone (T-zone) by parcel.~~

~~2. Land uses shall be limited to those permitted in the designated T-zone.~~

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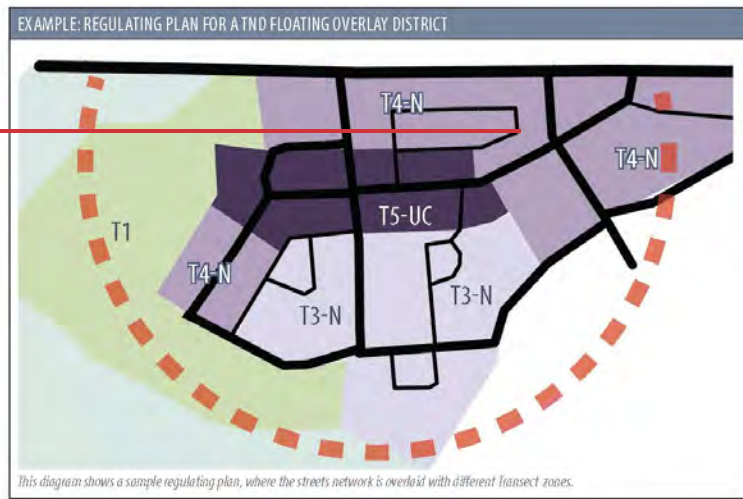
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- ~~3. Similar T-zones shall generally front across streets. Dissimilar categories shall abut at rear lot lines or transition mid-block.~~



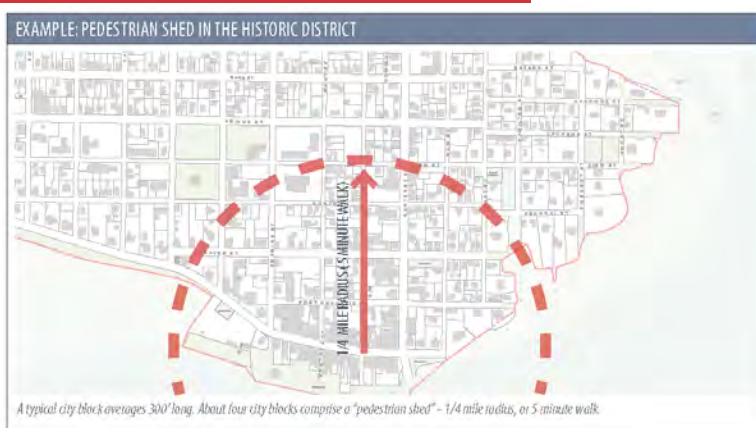
~~E. Civic/Open Space:~~

- ~~1. Development shall be required to reserve usable, common open space in accordance with the standards for the underlying base district(s), as specified in Sections 7.4.2 and 3.~~
- ~~2. No portion of the TND shall be further than ¼ mile from a Community Green Space, as defined in Section 7.4.3. Existing common open spaces outside of the TND boundaries may be used to satisfy this requirement.~~

~~3. On parcels 40 acres and larger, a minimum of 2% of the gross land area shall be reserved for the construction of community structures, (schools, community buildings, religious institutions, etc.) and their support facilities (parking areas, etc.). These sites shall be counted towards the open space requirement. Such sites shall be easily accessible within the neighborhood and to the greater community where appropriate and shall help to visually anchor important vistas. See Section 4.5.13 for building design standards for civic buildings. If after 5 years, the community facilities are not constructed, the land may be converted to common open space.~~

~~F. Neighborhood Structure:~~

~~1. TNDs shall be organized by individual pedestrian sheds (or walking areas) with a ¼-mile radius (1,320 linear feet).~~



~~2. Neighborhood centers/main streets shall be located at or near the center of all pedestrian sheds, and shall include:~~

~~a. The area of the TND with the greatest intensity of development,~~

~~b. One or more civic buildings and/or uses, and~~

~~c. — One or more Community Green Spaces.~~

~~3. — Each pedestrian shed is encouraged to include a variety of uses, building types, and housing types, so that the majority of lots within the TND are within walking distance (no more than ½ mile) of a neighborhood center, and at least 2 types of housing are provided (e.g., single-family detached, rowhomes, duplexes, apartments) per pedestrian shed.~~

~~4. — Street networks shall be interconnected using a grid or modified grid. Exceptions and special designs can be considered due to geography and special site conditions.~~

~~5. — Block Size: Blocks shall be compact so that they are comfortably walkable and appropriate for their context.~~

~~a. — In T3-S zones, block sizes are flexible, but the perimeter shall not exceed 2,640 linear feet (½ mile). An average block perimeter less than 2,000 feet is preferred.~~

~~b. — In T3-N zones, block sizes are flexible, but the perimeter shall not exceed 1,700 linear feet (½ mile). An average block perimeter less than 1,500 feet is preferred.~~

~~c. — In T4, and T5 zones, blocks shall be no more than 400 feet on any side. An average block length of 250-300 feet is preferred. The block perimeter shall not exceed 1,320 linear feet (¼ mile).~~

~~d. — Exceptions may be made for natural elements such as wetlands, trees, topography, to be incorporated into the site design.~~

~~6. — Within 200 feet of all parcels outside the TND, lot widths, depths, and building types shall provide a graduated transition to adjacent development, particularly any such areas that are of a lower intensity/density.~~

~~G. — Relief: Modifications to these standards may be reviewed and permitted by the MPC if the plan is found to still be in compliance with the intent of this Code.~~

~~2.8.4 PLANNED UNIT DEVELOPMENT DISTRICT (PUD)~~

~~A. Purpose and Intent: The PUD is intended to encourage innovative land planning and site design concepts that cannot be achieved by other mechanisms provided by this Code. PUDs should achieve a high level of environmental sensitivity, aesthetics, high quality development and other community goals by:~~

- ~~1. Allowing greater freedom in selecting the means to provide access, open space and design amenities.~~
- ~~2. Promoting quality urban design and environmentally sensitive development by allowing development to take advantage of special and unique site characteristics, locations, building types and land uses.~~

~~B. Process and Applicability:~~

~~1. General Process: PUDs are considered a two step process. First, there is a Rezoning which follow the general procedures of Section 9.16. Second, a Final Plat approval, per Section 9.9.4 shall occur. A complete master plan and written report shall be developed and submitted for approval as part of the rezoning process in order to determine the desired standards and design of the project. Those documents shall be submitted in accordance with the following standards:~~

- ~~a. Master Plan: Applicants shall first develop and present a master plan, complying with the Sketch Plan requirements in 9.3.1.B, for the entire parcel which includes, but is not limited to:~~
- ~~i. Size: Size, in acres, shall be listed on the master plan. For redevelopment sites, as defined in Section 8.3.2 A., PUDs shall have a minimum of 4 acres. For all other developments PUDs shall have a minimum of 10 acres. If the project is intended to be developed in phases, the master plan shall include all phases.~~

~~ii. — Districts: Land allocations by zoning district, including specific modifications to the Code requirements of those districts clearly highlighted.~~

~~iii. — Street Layout and Regulating Plan: the design and location of the streets shall be provided. Streets shall conform with the street sections in Appendix C of this Code. Additional bicycle and pedestrian circulation shall also be indicated.~~

~~iv. — Lot Layout: Proposed subdivisions of property, required open space, street regulating plan, neighborhood structure(s). The PUD shall have provisions to allow for a systematic methodology to provide a variety of lot sizes.~~

~~v. — Open Space: Open space requirements are 1.5 times the standards set in Section 7.4.2 with the exception that a minimum of 10% open space is required for all PUDs, regardless of size or zoning district. These should be clearly indicated on the master plan.~~

~~vi. — Community Space: the requirements of 2.8.3.C.3 shall be met.~~

~~vii. — Stormwater Requirements: Stormwater shall be considered on a PUD-wide basis and the general locations shall be indicated. Floodplain information shall also be included on the master plan.~~

~~viii. — Resources: The general location of all historic, cultural, and environmentally sensitive resources shall be depicted on the master plan.~~

~~b. — Written Report: A written report shall be submitted to explain the type, nature, intent and characteristics of the proposed development, and shall specifically include:~~

~~i. — Site Description: A general description of the proposal, including a detailed description of the site, location, context, and any cultural, environmental and/or historic resources.~~

~~ii.——Vision Statement: The goals, tenets, any special initiatives which the development intends to achieve shall be clearly identified for review and discussion.~~

~~iii.——Incompatibilities: A detailed description of the provisions of the Code which prevent the development, as desired shall be provided. This shall include analysis showing how the general Land Development standards in Article 7, and the TND Floating Overlay District standards in Section 2.8.3 limit the intended development.~~

~~iv.——Modification to Code: A detailed description of exceptions or variations from the requirements of this Code, per the incompatibilities listed above. All items not explicitly listed as modifications will be subject to the requirements of this Code.~~

~~v.——Land Allocation: Tables showing the total number of acres in the proposed development and the percentage designated for each proposed type of land use, including open spaces, recreation areas, public facilities, wetlands and wetland impacts. This should be coordinated with the Districts as shown in the master plan. If the development is intended to be phased, the phasing plan shall be indicated on the tables.~~

~~vi.——Program: A complete development program, including number of residential units and proposed densities, building types, minimum and maximum lot sizes, and square feet and identification of other nonresidential uses.~~

~~vii.——Building Design Standards: Guidelines to achieve aesthetics and high quality development shall be included. These may be further elucidated in the covenants after all City approvals have been secured.~~

~~viii.—Compatibility Statement: A statement of how the proposed development is consistent adopted plans and documents, including, but not limited to, the Civic Master Plan, the most recent Comprehensive Plan, applicable stormwater regulations, other model ordinances and/or applicable development standards.~~

~~ix.—Other: Additional relevant information as requested by the Administrator.~~

~~c.—Performance Guarantee: Before approval of a PUD, the City Council may require a contract with safeguards satisfactory to the City guaranteeing completion of the development plan in a period to be specified by the City, but which period shall not exceed 5 years unless extended by the City for due cause show. Such guarantee may include the submission of a performance bond in an amount set by the City.~~

~~d.—Final Plat: Upon approval of the Rezoning (inclusive of the master plan), the applicant shall proceed towards approval of a Final Plat (Section 9.9.4).~~

~~C.—Expiration of Approval: The City shall have the right to review a concept plan approved as part of a PUD when no building permits have been issued in the past 5 years, and may choose not to issue further permits within the PUD until a revised concept plan has been approved.~~

~~2.8.5 LEGACY PLANNED UNIT DEVELOPMENT DISTRICT (LPUD)~~

~~A. — Purpose: The legacy planned unit development (LPUD) zoning district is intended to be utilized only for the continuation of previously established PUDs.~~

~~B. — Minor Plan Amendments Permitted by the Administrator: The amendment of previously approved PUDs shall be approved by the Administrator, if the amendment results in a development intensity that is no greater than the previously approved intensity in terms of total square feet, total number of units, height, and build-upon area. Additionally, a minor plan amendment shall be limited to technical considerations that could not be reasonably anticipated during the approval process, or any other change that has no material effect on the character of the approved PUD development or any of its approved terms or conditions.~~

~~C. — Major Plan Amendments Permitted by City Council Approval Only: All major changes not subject to B, above, shall be reviewed by the Planning Commission (PC) and approved by City Council in accordance with the procedures outlined in Section 2.8.4 B.1.~~

~~D. — Rezoning a PUD: Any existing LPUD may choose to rezone to a standard City zoning district by going through the rezoning process in accordance with the procedures outlined in Section 9.16.~~

~~{Ord. No. O-14-23, 9-26-2023}~~



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Community Development Department

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CURT FREESE
Community Development
Director

Date: October 1, 2025

From: Curt Freese, Community Development Director

To: PC

ISSUE: Chapter 3 Summary of Revisions (Zoning and Land Use)

Chapter 3 Standards

3.1.1 Use Permissions Defined

- Revision: Added a new permission category F. T4-Neighborhood Artisan (A), allowing uses with conditions specific to the T4-NA subdistrict, with conditions listed in the "Additional Standards" section. Other T4-N uses may have special conditions for T4-NA also noted there.
- Explanation: This addition adds the uses allowed in the T4-NA subdistrict which were never listed in the code.

3.2 Table of Permitted Uses

- Residential Uses:
 - Rowhome or Townhouse: added Townhouse to Category to avoid confusion of the use allowed.
- Commercial Uses:
 - Indoor Entertainment: Removed conditional use allowance in T3 and T3 N as not appropriate to the intent of these districts. Change to allow indoor entertainment in the T4-NA trail district, as such uses seem consistent with the potential use of existing buildings and the intent of the district.
 - Outdoor Entertainment: Allowed as a conditional use in the T4-NA district as again consistent with the intent of the artisan and trails district.
 - Inn/Motel/Hotel: Changed from — to C in T4-N, SE to P in T5-DC (previously varied).



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- Retail & Restaurants: Changed from — to C in T4-N and T4-NA (previously —).
- Animal Hospitals and Kennels: Added Use category (did not exist before) clarified it is only allowed in RMX and LI. Such uses, which create noise, smells, and outdoor areas for animals, are not consistent with the transect districts.
- Changed Section 3.6.2 E to revise specific Kennel/Animal Hospital conditional use to only RMX, not T-5 UC
- Industrial Uses:
 - Added Self Storage use category (did not exist before in table): Restricted to three districts, RMX, LI, and T4-NA. Added as a Conditional use in RMX where it will have to be screened by a liner building, E in T4-NA where there are many warehouse buildings, and a permitted use in the industrial district. Moreover, this would be consistent with the code which allows open yard storage in the same districts only, and excludes T-5 UC.
 - Changed use Section 3.8.2 A, to only RMX for storage.

3.2.1 Overview of Use Categories, G. RMX/T5-UC Split Zones

- Revision: Added a new subsection stating that for properties split-zoned RMX/T5-UC, one district's lot and design standards must be chosen at the development process start, with T5-UC standards applied if urban blocks from Appendix C adjoin the site.
- Explanation: This clarifies development consistency in split-zoned areas, prioritizing T5-UC standards near urban blocks to maintain a cohesive urban form. It simplifies planning but may limit flexibility, impacting developers who prefer RMX's less restrictive standards.

3.6.2 C Commercial Use Category

- Cleaned up language on indoor entertainment consistent with table, allowing it in T4-NA as consistent with existing buildings and intent of trail artisan district.
- Bed and Breakfast: clarified only breakfast, not other meals can be served.



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3.13 Overlay District Conservation Subdivision:

Intent

- The Conservation District aims to balance residential development with environmental preservation, targeting low-density housing (e.g., single-family homes) alongside expansive conserved areas. This reflects Beaufort's commitment to maintaining rural character and protecting natural resources. The goal is to create an option for property owners wishing to annex and conserve land, or for owners of large tracts in the City who may wish to conserve land.

1. Street Patterns and Pedestrian and Bicycle Connectivity

- a. Land Pattern: The rural style with larger lots, setbacks, and conservation subdivisions (e.g., 80% open space) minimizes environmental impact. Looping streets enhance connectivity, reducing dead-end isolation, which supports emergency access and community interaction.
- b. Arterial and Collector Streets: Buffering residential lots from high-traffic roads reduces noise and safety risks, preserving the rural ambiance and protecting residents.
- c. Local Streets: Rural features like borrow ditches (for drainage) and the absence of curbs/sidewalks maintain a natural aesthetic, though this may limit urban amenities.
- d. Bicycle and Pedestrian Connectivity: Mandatory bike lanes and encouraged crusher fines trails (compacted gravel paths) promote active transportation and leisure, aligning with sustainable design, though the lack of sidewalks may challenge pedestrian safety.

2. Overall Layout, Density, and Process

- a. Layout: Buildings set far back from streets and property lines reinforce the rural feel, reducing visual density and preserving open views.
- b. Approval: Planning Commission review for city-dedicated open space ensures public benefit, adding a layer of oversight to maintain conservation goals.
- c. Trail Corridor: Easement dedication along the Spanish Moss Trail integrates the CD with regional recreational networks, enhancing connectivity.



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- d. Contiguous: Requiring contiguous property ensures cohesive conservation areas, preventing fragmented development.
- e. Residual and Developed Land: The 10-acre minimum residual land (undeveloped) with development clusters (20-30%) supports a high conservation ratio, balancing housing with nature.
- f. Percentage of Developable/Conservation Land: The 80/20 (no public water/sewer) or 70/30 (with sewer) split prioritizes conservation, with sewer access allowing slightly higher development (30%) under T3-N density (e.g., 2.5-4 units/acre).
- g. Density: Aligning with septic or T3-N standards limits growth (e.g., 1-2 units/acre without sewer), ensuring low-density compatibility with rural settings.
- h. Residual Land: Perpetual conservation status (via easements or city ownership) guarantees long-term protection, critical for wildlife and flood management in Beaufort's environment.

3. Site Design

- a. Lot Size and General Layout:
 - i. Priority: Preserving sensitive areas (e.g., wetlands, forests) over housing layout fosters ecological health, with compact clusters minimizing land disturbance.
 - ii. Minimum Lot Size: Adhering to T3-N standards (e.g., 4,000-6,000 sq ft) ensures consistency with low-density zoning.
- b. Site Orientation: Designing around natural features (e.g., topography, views) and minimizing road/utility areas reduces environmental footprint and enhances aesthetics.
- c. Flexibility in Lot Size: Adapting to topography and mixing housing types (e.g., larger lots near farmland) supports diversity and environmental sensitivity, improving visual access to conserved land.
- d. Residual Lands:
 - i. Contiguity: Maximizing contiguous open space avoids unusable fragments, benefiting wildlife and recreation.



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- ii-iii. Connectivity: Allowing trails and linking with adjacent conserved land enhances usability and ecological corridors.
- iv-v. Uses: Limiting structures to 5% and restricting them to resident use (e.g., trails, agricultural sheds) preserves the conservation focus.
- vi-vii. Exclusions: Excluding roads/parking (except in 80/20 ratios) and prohibiting subdivision maintains open space integrity.
- viii-ix: Perpetual easements or city dedication, with no subdivision, ensure long-term protection.
- e. Design Requirements:
 - i-iii: Siting structures at farmland edges or near existing development creates cohesive fields and minimizes habitat fragmentation.
 - iv-v: Using fence rows and minimizing driveways reduces visual and ecological disruption, as illustrated in Figure 5-1.

Impact

- **Developers:** Face constraints with high conservation ratios (70-80%) and rural design requirements, potentially increasing costs for larger lots and trails but offering flexibility in layout.
- **Community:** Benefits from preserved natural areas, enhanced trail access (e.g., Spanish Moss Trail), and low-density living, though limited sidewalks may affect accessibility.
- **Environment:** Significant protection of residual land (10+ acres) supports biodiversity and flood resilience.

3: LAND USE PROVISIONS

3.1: APPLICABILITY

3.1.1 USE PERMISSIONS DEFINED

The use table in Section 3.2 assigns 1 of 6 permissions to each use in each district as follows:

- A. **Permitted Use (P):** The use is permitted by-right, with no additional conditions or requirements.
- B. **Conditional Use (C):** The use is permitted by-right, provided that the additional use conditions set forth in this article are met.
 - 1. The specified standards are intended to ensure that these uses are compatible with other development permitted within the districts.
 - 2. Approval procedures for conditional uses are in Section 9.4.2 (Zoning Permit.)
- C. **Special Exception (SE):** The use is permitted only when a Special Exception has been approved.
 - 1. Special Exceptions are required for uses that may be compatible with other uses permitted in a district, but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the city as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location proposed.
 - 2. All applications for Special Exceptions shall, at a minimum, meet the standards for the district in which they are located and the additional standards set forth in this article for that use. There may also be specific building design standards that must be met (Section 4.5).
 - 3. Approval procedures for Special Exceptions are found in 9.13.
- D. **In Existing Facilities Only (E):** The use is permitted only in existing buildings or facilities and in any expansions that do not increase the size of the facility structure by more than 50%.
- E. **Retail Frontage Overlay Required (RF):** Where a block face is designated on the zoning map as a Retail Frontage overlay, the building(s) with direct access to the designated fronting street is permitted to be occupied by certain commercial uses as indicated in the use table.
- F. **T4-Neighborhood Artisan (A):** This use is permitted with conditions only in the T4-Neighborhood Artisan (T4-NA) District. Conditions may be listed in the "Additional Standards" section as appropriate. Other uses permitted in the general T4-N district may have special conditions for T4-NA; those conditions are also listed in the additional standards section as appropriate.
- G. **Prohibited Uses (—):** The use is prohibited in the specified district.

- 3: LAND USE PROVISIONS
3.2: TABLE OF PERMITTED USES

3.2: TABLE OF PERMITTED USES

Land uses in transect-based and conventional districts shall be permitted in accordance with the table below. Special provisions related to uses in the AICUZ Overlay District are in Section 2.7.4. The zoning designation of water is the same as the land it is adjacent to.

P=Permitted Use
C=Conditional Use
SE=Special Exception
E=in Existing Building/Facility Only

RF = Retail Frontage Only
A=T4-Neighborhood Artisan subdistrict Only
— = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T4-NA	T5-DC	T5-UC	RMX	LI	IC	MHP	STANDARDS WHEN APPLICABLE
RESIDENTIAL													3.3
Household Living													
Single-Family Dwelling	—	P	P	P	P	<u>P</u>	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	<u>SE</u>	P	P	—	—	P	—	4.5.5
Rowhome <u>or Townhouse</u>	—	—	—	—	C	<u>SE</u>	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	<u>—</u>	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	<u>P</u>	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	<u>P</u>	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	<u>C</u>	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	<u>P</u>	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	<u>—</u>	—	—	—	—	—	C	3.3.2.G
Group Living													
Group Dwelling (≤ 8 residents)	—	—	—	—	P	<u>—</u>	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	<u>—</u>	SE	P	P	—	P	—	—
PUBLIC AND CIVIC													3.4
Civic/Government Facilities	C	—	SE	SE	P	<u>P</u>	P	P	P	P	P	—	3.4.2.A
Educational Facilities													
College/University/Trade/Vocational	—	—	—	—	C	<u>—</u>	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	<u>C</u>	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space													
Cemetery	C	E	E	E	E	<u>E</u>	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	7.4

- 3: LAND USE PROVISIONS
3.2: TABLE OF PERMITTED USES

INSTITUTIONAL													3.5
Community Service	—	SE	SE	SE	P	<u>P</u>	P	P	P	SE	P	—	—
Day Care Facility													
Family Day Care Home (≤ 6 clients)							See Home Occupation — Minor						
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	<u>C</u>	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	<u>SE</u>	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	<u>—</u>	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	<u>P</u>	P	P	P	—	P	—	3.5.2.B
COMMERCIAL													3.6
Entertainment													
Indoor Entertainment	—	<u>C</u>	<u>C</u>	—	C	<u>P</u>	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	<u>C</u>	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	<u>—</u>	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	<u>C</u>	P	P	P	P	P	—	3.6.2 <u>A</u>
Overnight Guest Accommodation													
Bed and Breakfast	—	—	SE	SE	P	<u>SE</u>	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	<u>C</u>	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	<u>SE</u>	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	<u>—</u>	—	—	SE	—	—	—	—
Retail & Restaurants	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	C	<u>C</u>	C	C	P	—	C	—	3.6.2.D
Animal Hospitals and Kennels	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>P</u>	<u>P</u>	<u>—</u>	<u>—</u>	3.6.2.E
VEHICLE- AND BOAT-RELATED USES													3.7
Vehicle and Boat Sales and Rental	—	—	—	—	A	<u>—</u>	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	<u>—</u>	—	C	C	SE	—	—	3.7.2.B
Fuel Sales/Car Wash	—	—	—	—	—	<u>—</u>	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	<u>—</u>	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	<u>—</u>	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	<u>—</u>	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	<u>—</u>	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	<u>—</u>	P	P	—	—	P	—	—
INDUSTRIAL													3.8
Aviation Services	—	—	—	—	—	<u>—</u>	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	<u>C</u>	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	<u>E</u>	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	<u>—</u>	—	—	—	P	—	—	—
Self Storage	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>E</u>	<u>—</u>	<u>—</u>	<u>C</u>	<u>P</u>	<u>—</u>	<u>—</u>	3.8.2.A
COMMUNICATION & INFRASTRUCTURE USES													3.9

- 3: LAND USE PROVISIONS
3.2: TABLE OF PERMITTED USES

Major Infrastructure/Utilities	—	—	—	—	A	<u>—</u>	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	<u>C</u>	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	<u>—</u>	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	<u>—</u>	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE	C	C	C	C	C	<u>C</u>	C	C	C	C	C	—	3.10

3.2.1 OVERVIEW OF USE CATEGORIES

- A. **Definition of Use Category:** See Section 13.1 (Definitions of Specialized Terms).
- B. **Basis for Classification:** Use categories classify land uses and activities into categories based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered and site conditions. The use categories provide a systematic basis for assigning present and future land uses into appropriate Districts.
- C. **Principal Uses:** Principal uses are assigned to the category that most closely describes the nature of the principal use. The "Characteristics" subsection of each use category describes the common characteristics of each principal use.
 1. **Developments with Multiple Principal Uses:** When all principal uses of a development fall within one use category, the entire development is assigned to that use category. When the principal uses of a development fall within different use categories, each principal use is classified in the applicable category and each use is subject to all applicable regulations for that category.
- D. **Accessory Uses:** Accessory uses are allowed by-right in conjunction with a principal use, unless otherwise stated in this Code. Also, unless otherwise stated, accessory uses are subject to the same regulations as the principal use. Common accessory uses are listed as examples in the use category descriptions. See Section 3.12 for additional standards for accessory uses and structures.
- E. **Use of Examples:** The "Examples" subsection of each use category lists common examples of uses included in the respective use category. The names of these sample uses are generic. They are based on common meanings and not on what a specific use may call itself. For example, a use that calls itself a "wholesale warehouse," but sells mostly to consumers, is included in the "Retail Sales and Service" category rather than the "Wholesale Sales" category. This is because the actual activity on the site matches the description of the "Retail Sales and Service" category.
- F. **Similar Use Interpretation Criteria:** The following considerations shall be used in making similar use interpretations:
 1. The actual or projected characteristics of the activity in relationship to the stated characteristics of each use category.
 2. The relative amount of site area or floor space and equipment devoted to the activity.
 3. Relative amounts of sales from each activity.
 4. The customer type for each activity.
 5. The relative number of employees in each activity.

6. Hours of operation.
7. Building and site arrangement.
8. Vehicles used with the activity.
9. The relative number of vehicle trips generated by the use.
10. How the use advertises itself.

G. RMX/T5-UC SPLIT ZONES:

1. In properties split zoned RMX/T5-UC, one district and corresponding lot and design standards shall be utilized at beginning of the development process. This process shall be followed with commercial and mixed uses developments, with outlots. If urban blocks and lots/street sections, as found in Appendix C, exist adjacent to the RMX/T-5UC district being developed, T-5 UC development standards shall be followed.

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3.3: RESIDENTIAL USES

3.3.1 OVERVIEW OF RESIDENTIAL USE CATEGORIES

A. Household Living:

1. **Characteristics:** Household Living is characterized by the residential occupancy of a dwelling unit by a household. Tenancy is arranged on a month-to-month or longer basis.
2. **Accessory Uses:** Accessory uses include recreational activities, hobbies, accessory dwelling units, enclosed storage, and parking of the occupants' vehicles. Home Occupations are accessory uses that are subject to additional regulations set forth in Section 3.3.2 D.
3. **Examples:** Examples include single-family dwellings, two-family dwellings, triplexes, condominiums, townhouses, and other multi-family dwellings, upper floor residential, retirement center apartments, some congregate care facilities, and manufactured housing and other structures with self-contained dwelling units.
4. **Exceptions:** Living in a dwelling unit where units are rented for less than 30 days is classified in the Overnight Guest Accommodations category.

B. Group Living:

1. **Characteristics:** Group Living is characterized by the residential occupancy of a structure by a group of people who do not meet the definition of "household living." The size of the group may be larger than the average size of a household. Tenancy is arranged on a monthly or longer basis. Uses where tenancy may be arranged for a shorter period are not considered residential. They are considered to be a form of transient lodging (see "Overnight Accommodations" — Section 3.6.1 C. — and "Community Service" — Section 3.5.1 A. — categories). Generally, group living structures have a common eating area for residents. The residents may receive care, training, or treatment.
2. **Accessory Uses:** Accessory uses include recreational facilities, dining facilities, and parking of vehicles for occupants and staff.
3. **Examples:** Examples include group dwellings, dormitories, fraternities and sororities, nursing homes, assisted living facilities, and monasteries and convents.

4. **Exceptions:**

- a. Lodging where tenancy may be arranged for periods of less than 30 days is classified in the Overnight Guest Accommodations category.
- b. Lodging where the residents meet the definition of a household, and where tenancy is arranged on a month to month basis, or for a longer period, is classified as Household Living.
- c. Congregate Care Facilities, where individual units meet the definition of a dwelling unit in Article 13, are classified as Household Living.
- d. Monasteries and convents affiliated with, and attached to — or on the same campus as — a church are considered Religious Institutions.

3.3.2 ADDITIONAL STANDARDS FOR RESIDENTIAL USES

The following additional standards apply to the approval and development of projects where the use is listed in the "Table of Permitted Uses" in Section 3.2 as Conditional (C), Special Exception (SE), or T4-Neighborhood Artisan (A). In addition, any Building Design standards, as set forth in Article 4, apply as applicable.

- A. **2—3 Units Dwelling:** See Section 4.5.5.
- B. **Rowhome (syn. townhome, townhouse, rowhouse):** See Section 4.5.6.
- C. **Multi-family Dwelling:** See Section 4.5.7.
- D. **Home Occupations:** Home Occupations shall be separated into 2 categories and permitted subject to an annual business license, issued by the City of Beaufort and the following provisions.
 - 1. **Home Occupation - Minor:** A Minor Home Occupation shall be deemed an accessory use, and must meet the following standards:
 - a. **Incidental:** Such use shall be clearly incidental and secondary to the principal use of the dwelling.
 - b. **Access:** Entrance to the home office portion of the dwelling shall be from within the dwelling, and not through a new outside entrance, except where this provision conflicts with the requirements of the South Carolina Department of Health and Environmental Control (DHEC).
 - c. **Clients:**
 - i. Instruction in music, dancing and similar services shall be limited to 2 clients at a time.
 - ii. Family Child Care Home is limited to 6 or fewer clients.
 - d. **Employees:** Employees are limited to those persons who reside on the premises.
 - 2. **Home Occupation - Major:**
 - a. **Employees:** A maximum of 2 employees who are not residents of the household may work on-site.
 - b. **Process:** These are permitted by Special Exception (Section 9.13).
 - 3. **Home Occupation Standards:**
 - a. **General to All Home Occupations:**

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- i. **Disturbance:** Such use shall create no disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, unhealthy or unsightly conditions, visual or audible interference in any radio or television receivers off the premises, traffic, or parking problems.
 - ii. **Hours:** Activities involving visitors/clients shall occur only between 8 a.m. and 8 p.m. When Family Day Care Home is a Home Occupation-Minor, it is exempt from this standard.
 - iii. **Parking:** Off-street parking shall be provided in accordance with the standards of Section 5.7 for the type of home occupation maintained. The off-street parking spaces required for the home business shall be maintained in addition to the space or spaces required for the residence itself. No parking spaces, other than driveways, may be located in the required front yard setback. Such use shall not result in off-street parking of more than 3 vehicles at any one time not that are owned by members of the occupant household.
 - iv. **Vehicles:** Only passenger vehicles with a size not exceeding classification as light duty vehicles (8,500 pounds or less), shall be permitted in connection with the home occupation.
 - v. **Trailers:** One vehicle trailer, no more than 12 feet in length, is permitted as part of such use. The trailer shall not be parked in the street right-of-way or in the front yard, unless it is parked in a driveway.
 - vi. **Specialized Use Standards:**
 - a. **Barber Shop/Beauty Parlor:** This use shall be licensed and operated according to the standards set by the South Carolina Department of Labor, Licensing, and Regulation, and shall be limited to 2 chairs. The applicant shall certify that the proposed use is not prohibited by any covenant or deed restriction on the property.
 - b. **Event Venue:** A private home may be used as an event venue and considered a home occupation-major if not more than 1 event occurs per month, on average, with each event lasting no longer than 2 days. Events shall be limited to 501(c)3 non-profit functions.
- b. **Specific to all Home Occupations:**
- i. **Outdoor Activities:** Outdoor operations and storage related to the home occupation are prohibited.
 - ii. **Signs:** No more than one sign or name plate not exceeding 1.5 square feet in area is permitted. No freestanding, illuminated, or animated sign shall be posted. If a home occupation is located in a bed and breakfast establishment, then only one sign shall be permitted for both uses.
 - iii. **Display/Sales:** Products that have been produced on premises may be displayed on front porches and cover up to 25% of the floor/wall area of the porch. Items that are offensive and violate provisions of Section 1.2 of this Code, are not permitted. Display of merchandise in the yard is not permitted.
 - iv. **Sales:** Only articles made on the premises, with the exception of antiques, may be sold. Non-durable articles (consumable products) that are incidental to the service, that is the principal use in the home occupation may be sold on the premises.

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- v. **Maximum Size:** The home occupation shall occupy a maximum of 25% of the floor area of the principal dwelling. There is no maximum percentage of floor area for accessory structures.
 - 4. **Exclusions to Home Occupations:** No home occupation shall be permitted that results in any of the following:
 - a. Makes internal or external alterations inconsistent with the residential use of the building.
 - b. Is visible from the street.
 - c. Generates traffic, parking, sewage, or water use in excess of what is normal in the residential neighborhood.
 - d. Creates a hazard to persons or property.
 - e. Results in electrical interference.
 - f. Results in the outside storage or display of anything.
 - 5. **Prohibited Home Occupations:** The following are prohibited as Home Occupations (Minor or Major):
 - a. Automobile and/or body and fender repair.
 - b. Restaurants.
 - c. Uses that entail boarding, harboring, training, raising, or treating dogs, cats, birds, or other animals on-site.
 - d. Body piercing and tattoo facilities.
 - e. Storage.
 - E. **Live-Aboard Boat:** Such boats shall be located within a marina permitted by the South Carolina Department of Health and Environmental Control Office of Ocean and Coastal Resource Management (SCDHEC-OCRM) or attached to a mooring ball located within a mooring field permitted by SCDHEC-OCRM.
 - F. **Live-Work Unit:** See Section 4.5.8.
 - G. **Manufactured Home:** Manufactured homes are permitted as part of a manufactured home park only. Manufactured home parks standards are listed in Section 4.6.5.

3.4: PUBLIC AND CIVIC USE CATEGORIES

3.4.1 OVERVIEW OF PUBLIC AND CIVIC USE CATEGORIES

- A. **Civic Facility:**
 - 1. **Characteristics:** This category includes public or quasi-public facilities open to the general public that serve a cultural, educational, and/or social function in the community.
 - 2. **Accessory Uses:** Accessory uses include retail uses such as a gift/book shop, restaurant, etc.
 - 3. **Examples:** Examples include aquariums, arboretums, art galleries and exhibitions, civic theaters, facilities for live theater and concerts, historic sites and exhibits, libraries, museums, planetariums, and zoos.

B. Government Facilities:

1. **Characteristics:** Government facilities include offices, storage, maintenance and other facilities for the operation of local, state, or federal government.
2. **Accessory Uses:** Accessory uses include storage, maintenance and fueling facilities, satellite offices, and parking areas.
3. **Examples:** Examples include government offices, government/public buildings, government/public land, jails, City Hall, maintenance facilities, fire, police, and emergency medical and ambulance stations, detention centers, lifeguard services, and post offices.
4. **Exceptions:**
 - a. State, county or city parks are classified as Parks and Open Space.
 - b. Water and wastewater facilities, gas, electric and other infrastructure services — whether public or private — are classified as Utilities.
 - c. Waste and recycling services are classified as Waste-Related Services.

C. Educational Facilities:

1. **Characteristics:** This category includes public and private schools at the primary, elementary, middle, junior high, or high school level that provide state-mandated basic education. This category also includes colleges and other institutions of higher learning that offer courses of general or specialized study that lead to a degree. Colleges tend to be in campus-like settings or on multiple blocks.
2. **Accessory Uses:** Accessory uses at schools include play areas, cafeterias, temporary classroom buildings, recreational and sport facilities, auditoriums, and before-or-after school day care. Accessory uses at colleges include offices, housing for students, food service, laboratories, health and sports facilities, theaters, meeting areas, parking, and maintenance facilities.
3. **Examples:** Examples include public and private daytime schools, boarding schools, military academies, universities, colleges, community colleges, business school, trade and vocational schools, nursing and medical schools that are not accessory to a hospital, and seminaries.
4. **Exceptions:**
 - a. Preschools not affiliated with and attached to primary schools are classified as Day Care uses.
 - b. Learning centers and other similar facilities that do not provide a state-mandated curriculum are classified as Retail Sales and Service.

D. Parks and Open Areas:

1. **Characteristics:** Parks and open areas focus on natural areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, and public squares. These areas tend to have few structures.
2. **Accessory Uses:** Accessory uses include club houses, maintenance facilities, administrative offices for city park personnel, police substations, concessions, single-family and two-family caretaker's quarters, and parking.
3. **Examples:** Examples include parks, shoreline protection areas, beach accesses, publicly-owned golf courses, public swimming pools, public tennis courts, publicly-owned ballfields and basketball courts, cemeteries, open space, public squares, plazas, recreational trails, historically significant sites and structures, botanical gardens, nature preserves, and wildlife refuges.

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4. **Exceptions:** Privately owned facilities, such as golf courses, tennis courts, pools, etc. are classified as Entertainment uses.

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3.4.2 ADDITIONAL STANDARDS FOR PUBLIC AND CIVIC USES

The following additional standards apply to the approval and development of projects where the use is listed in the "Table of Permitted Uses" in Section 3.2 as Conditional (C), Special Exception (SE), or T4-Neighborhood Artisan (A). In addition, any Building Design standards, as set forth in Article 4, apply as applicable.

- A. **Civic Facilities:** The size of structures shall be limited to a 2,500 square foot footprint.
- B. **Educational Facilities:**
 - 1. **School, College/University/Trade/Vocational:**
 - a. **Site Design:** Campuses must be designed to address the public realm with either buildings or public spaces. Service areas and parking must be screened from the street.
 - b. **Specific to LI:** Trade/Vocational schools and branches of College/University facilities are permitted if they relate to an Industrial function that is permitted in this district.
 - 2. **Schools (Public or Private):**
 - a. **Neighborhood Connectivity:** Vehicular and pedestrian connectivity to surrounding residential areas is required. Where a full vehicular connection is impractical, a multi-use trail connection shall be provided.
 - b. **On-Site Circulation:** Pedestrians and bicyclists must have a designated safe path between the adjacent roads, school drives, parking areas, and the school building.
 - c. **Temporary Classrooms:** The siting of all temporary classrooms shall be approved by the Administrator.
 - d. **Lot Size Minimum:** 20,000 square feet.
 - e. **Location, Specific to T3 and T4-HN:** No structure on the property may be closer than 25 feet to any internal side or rear property line if adjacent to T3 or T4-HN zoning district.
- C. **Parks and Open Space:**
 - 1. **Cemetery:**
 - a. **Size:** Minimum of 1 acre.
 - b. **Accessory Uses:** One dwelling unit for a caretaker is permitted on-site as an accessory use. No crematorium shall be permitted.

3.5: INSTITUTIONAL USE CATEGORIES

3.5.1 OVERVIEW OF INSTITUTIONAL USE CATEGORIES

- A. **Community Service:**
 - 1. **Characteristics:** Community Services are uses of a public, nonprofit, or charitable nature that provide a local service to people of the community. Typically, they provide the service on-site or have employees at the site on a regular basis. The service is ongoing, not just for special events.

Community centers or facilities that have membership provisions must be open to the general public to join at any time (for instance, any senior citizen could join a senior center). The use may provide special counseling, education, or training of a public, nonprofit, or charitable nature. Overnight stays are not permitted in these facilities.

2. **Accessory Uses:** Accessory uses include offices, meeting areas, food preparation areas, parking, health and therapy areas and athletic facilities.
3. **Examples:** Examples include senior centers, community centers, public information facilities, visitors' center, civic/business association, the Salvation Army, youth club facilities, and hospices and social service facilities.
4. **Exceptions:**
 - a. Private lodges, clubs, and private or commercial athletic or health clubs are classified as Retail Sales and Service.
 - b. Parks are classified as Parks and Open Areas.
 - c. Uses where tenancy is arranged on a month-to-month basis or for a longer period are residential and are classified as Household or Group Living.

B. Day Care:

1. **Characteristics:** Day care uses provide care, protection, and supervision for children or adults on a regular basis, away from their primary residence, for less than 24 hours per day.
2. **Accessory Uses:** Accessory uses include offices, recreation areas and parking.
3. **Examples:** Examples include preschools, nursery schools, child care centers, latch key programs, and adult day care programs.
4. **Additional Standards:** A Family Day Care Home, where in-home care for six or fewer individuals is provided, is considered a minor home occupation (accessory use) and is subject to the standards of Section 3.3.2 D.
5. **Exceptions:** Day care does not include preschools operated within public or private schools, or facilities operated in connection with an employment use, shopping centers, or other principal use, where children are cared for while parents or guardians are occupied on the premises or in the immediate vicinity.

C. Health Care Facilities:

1. **Characteristics:** Health care facilities include uses that provide medical or surgical care to patients, and offer overnight care.
2. **Accessory Uses:** Accessory uses include outpatient clinics, offices, meeting areas, cafeterias, laundries, parking, maintenance facilities, educational facilities and housing facilities for staff or trainees.
3. **Examples:** Examples include medical centers, hospitals, health center, and medical laboratories and clinics.
4. **Exceptions:**
 - a. Uses that provide exclusive care and planned treatment or training for psychiatric, alcohol, or drug problems, where patients are residents of the program, are classified as Treatment Centers.

- b. Medical clinics that provide care where patients are generally not kept overnight are classified as Offices.

D. **Treatment Centers:**

1. **Characteristics:** Residential care facilities provide a variety of services, including housing and care related to treatment programs.
2. **Accessory Uses:** Accessory uses include club houses, maintenance facilities, administrative offices, police substations, concessions, single-family and two-family caretaker's quarters, and parking.
3. **Examples:** Examples include some group homes for the physically disabled, mentally disabled or emotionally disturbed, homeless shelters, some residential programs for drug and alcohol treatment, and alternative or post-incarceration facilities.
4. **Exceptions:** Congregate care facilities where individual units meet the definition of a dwelling unit are classified as Household Living.

E. **Religious Institutions:**

1. **Characteristics:** Religious institutions primarily provide meeting areas for religious activities.
2. **Accessory Uses:** Accessory uses include Sunday school facilities, playgrounds, child care while parents or guardians are on the premises, parking, cemeteries, caretaker's housing, and group living facilities such as convents, fairs and bazaars up to 3 days, health and therapy areas, and other use directly related to the mission of religious institutions, whether or not such uses require a business license, on the condition that such uses are located in a building owned by a religious institution.
3. **Examples:** Examples include churches, temples, synagogues and mosques.
4. **Exceptions:**
 - a. Preschools and infant day care are classified as Day Care uses.
 - b. Schools are classified as Schools.

3.5.2 ADDITIONAL STANDARDS FOR INSTITUTIONAL USES

The following additional standards apply to the approval and development of projects where the use is listed in the "Table of Permitted Uses" in Section 3.2 as Conditional (C), Special Exception (SE), or T4-Neighborhood Artisan (A). In addition, any Building Design standards, as set forth in Article 4, apply as applicable.

A. **Day Care Facility:**

1. **Specific to T4-HN:** All day care facilities, except for Family Day Care Home, shall be owned and operated by Religious Institutions or Community Service Facilities.
2. **Specific to T4-N:**
 - a. **Number:** Limited to one per block (300 feet radius).
 - b. **Buffering:** A landscaped hedge or fence at least 4 feet in height shall be provided along any rear or side property line adjoining existing single-family residential development.
3. **Exception:** Family Day Care Home (6 or fewer clients) is considered a Home Occupation-Minor. See Section 3.3.2 D.

~~B. Religious Institution:~~

~~1. Lot Size Minimum: 20,000 square feet.~~

~~2. Location, Specific to T3 and T4 HN: No structure on the property may be closer than 25 feet to any internal side or rear property line if adjacent to T3 or T4 HN zoning district.~~

3.6: COMMERCIAL USE CATEGORIES

3.6.1 OVERVIEW OF COMMERCIAL USE CATEGORIES

A. Entertainment:

1. **Characteristics:** Entertainment uses are large, generally commercial uses that provide continuous recreation or entertainment-oriented activities.
2. **Accessory Uses:** Accessory uses include restaurants, concessions, parking, and maintenance facilities.
3. **Examples:** Examples include indoor continuous entertainment activities, such as bowling alleys, game arcades, pool halls, dance halls, banquet facilities, indoor firing ranges, theaters, private membership clubs and lodges, health clubs and gyms, privately-owned golf courses, privately-owned marinas, miniature golf facilities, privately-owned swimming pools, privately-owned tennis facilities (indoor and outdoor), and privately-owned active sports facilities (indoor and outdoor), such as ballfields and basketball courts.
4. **Exceptions:**
 - a. Exhibition and meeting areas with less than 20,000 square feet of total event area are classified as Retail Sales and Service.
 - b. Publicly owned recreational facilities, such as golf courses and tennis courts, are classified as Parks and Open Areas.

B. Office:

1. **Characteristics:** Office uses are characterized by activities conducted in an office setting and generally focus on business, government, professional, medical, or financial services.
2. **Accessory Uses:** Accessory uses include cafeterias, health facilities, parking for vehicles classified as light duty vehicles (8,500 pounds or less), or other amenities that are primarily for the use of employees in the firm or building.
3. **Examples:** Examples include professional services such as lawyers, accountants, engineers, and architects, medical offices for doctors, psychologists, acupuncturists, physical therapists and dentists, emergency medical care offices, financial businesses such as lenders, brokerage houses and financial planners, insurance agencies, real estate agencies, data processing offices, sales offices, public utility offices, radio and television studios, medical and dental clinics and labs, and blood collection facilities.
4. **Exceptions:**
 - a. Offices that are part of and located with a principal use in another category are considered accessory to the firm's primary activity. Headquarters offices, when in conjunction with or adjacent to a principal use in another category, are considered part of the other category.
 - b. Contractors and others who perform services off-site are included in the Office category if there is no parking of vehicles over 8,500 pounds on the site, if equipment and materials

are not stored outside, and if and fabrication, services, or similar work is not carried on at the site.

C. **Overnight Guest Accommodations:**

1. **Characteristics:** Overnight guest accommodations are dwelling units arranged for short-term stays of less than 30 days for rent, lease, or interval occupancy.
2. **Accessory Uses:** Accessory uses include pools and other recreational facilities, parking, limited storage, and offices.
3. **Examples:** Examples include bed and breakfast establishments, hotels, motels, inns, short-term rentals, and interval occupancy facilities, central reception, and check-in facilities.

D. **Retail and Restaurants:**

1. **Characteristics:** Restaurants are establishments that sell food and beverages for consumption on- or off-premises. Retail sales and service businesses are involved in the sale, lease, or rent of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods.
2. **Accessory Uses:** Accessory uses include decks and patios, and outdoor cooking (for restaurants), offices, storage of goods, manufacture or repackaging of goods for on-site sale, and parking.
3. **Examples:** Examples include uses from six groups:
 - a. **Sales-Oriented:** Stores selling, leasing, or renting consumer, home and business goods including art, art supplies, bicycles, books, candy, clothing, dry goods, antiques, hobby supplies, tobacco, toys, drugs/pharmacy, electronic equipment, fabric, florist, furniture, garden supplies, gifts, groceries, hardware, hats, health food, home improvements, household products, jewelry and watches, liquor, magazines, music, newspapers, pets, pet food, photographic supply/cameras, plants, produce, stationary, shoes and videos, and food.
 - b. **Personal Service-Oriented:** Banks and savings and loans, bakeries, barber/beauty shop, body piercing, catering establishments, locksmith/gunsmiths, dry cleaning and laundry drop-off, funeral homes, mortuaries, laundromats, photographic studios, photocopies, photo development and drop-off, quick-print and blueprint services, tanning and personal care services, tattoos, martial arts facilities, acting, art, dance or music classes, secretarial/answering services, taxidermists, animal hospitals, kennels and veterinarians.
 - c. **Repair-Oriented:** Repair of TVs, bicycles, clocks, watches, shoes, guns, canvas products, appliances and office equipment, alterations and tailoring establishments, locksmith, and upholsterer.
 - d. **Artisan-Oriented:** Preparation, display, classes/education, performance- and sale of individually crafted artwork and visual and performing arts such as, jewelry, furniture, sculpture, pottery, leathercraft, textiles, drawing, photography, music, theater, painting, sculpture and writing.
 - e. **Trail-Related:** This limited subset of Retail Sales and Service specifically caters to the Spanish Moss Trail. Retail uses include the sale, rental, and/or repair of outdoor recreational equipment, goods, or clothing.
 - f. **Restaurants:** Includes sit-down restaurants, cafes, coffee shops, drive-ins, fast food establishments, microbreweries, craft distilleries, pubs, yogurt or ice cream shops, and pizza delivery.

4. **Exceptions:**

- a. Laundry and dry-cleaning plants, and self-service storage facilities, are considered Light Industrial Services.
- b. Lumber yards and other building material sales that sell primarily to contractors and do not have a retail orientation are classified as Wholesale Sales.
- c. Repair and service of consumer motor vehicles, motorcycles and light and medium trucks is classified as Vehicle Service.
- d. Restaurants with drive-thrus are classified as Drive-Thru Facility uses. Restaurants located in T4-NA are considered Trail-Related uses. Food trucks are classified as Temporary Uses.

3.6.2 ADDITIONAL STANDARDS FOR COMMERCIAL USES

The following additional standards apply to the approval and development of projects where the use is listed in the "Table of Permitted Uses" in Section 3.2 as Conditional (C), Special Exception (SE), or T4-Neighborhood Artisan (A). In addition, any Building Design standards, as set forth in Article 4, apply as applicable.

A. **Entertainment Uses (Indoor and Outdoor):**

1. **Specific to T3:** Indoor and outdoor entertainment are permitted if the property is owned by a neighborhood association or property owners' association, and if the use is owned and managed by that association.
2. **Specific to T4-N:** Indoor Entertainment shall be limited to 2,500 SF in a standalone building. Indoor entertainment is a permitted use when located in a -unless it is part of a mixed-use development or building.
3. Specific to T4-NA: Indoor Entertainment, Community Service and Office uses are permitted uses.
34. **Specific to T4-N and T5-UC:** Outdoor Entertainment is permitted on parcels 7 acres or larger.

B. **Sexually-Oriented Businesses:** See Section 13.2.1.

C. **Overnight Guest Accommodation:**

1. **Bed and Breakfasts (B&B):**
 - a. **Number of Rental Rooms:** 10 maximum, not including the caretaker's quarters.
 - b. **Signs:** Total sign area for all signs advertising the B&B shall not exceed 5 square feet. All signs shall be constructed of wood or other durable non-plastic materials.
 - c. **Parking:** One space per room, plus 1 space for the resident manager shall be provided on-site. Formalized on-street parking spaces meeting the requirements of Section 5.7.4 B. may count towards this requirement.
 - d. **Spacing:** There shall be no other B&B in a T3 or T4-HN zoning district located within 500 feet of a proposed B&B in either of these districts. Distances shall be measured from the property line.
 - e. **Meals:** Only breakfast shall be served, and ~~Nono-meals~~breakfast will be served to anyone other than registered guests, except as provided for in Section 3.6.2 C.1.f. below. No variances from this condition shall be permitted.
 - f. **Events:** Business meetings, receptions, teas, and other events are permitted, provided that the events are hosted for registered guests. This shall apply to all B&Bs established under the Beaufort Code.

- g. **Operation:** B&Bs shall be operated by a resident manager living on the premises.

2. **Short Term Rental:**

- a. **Specific to T3-S, T3-N, and T4-HN:** Short term rentals, where the owner does not live on the premises, are limited to 6% of the lots in the neighborhood as shown on the City of Beaufort Neighborhoods Map zoned T3-S, T3-N, and/or T4-HN with the following exceptions:
- i. Structures on the City's List of Vacant and Abandoned Structures being rehabilitated for use as a short term rental; and
 - ii. Short term rentals are prohibited in The Point neighborhood, as shown on the City of Beaufort Neighborhoods Map.
- b. ~~Minimum Stay: 2 nights.~~
- c. ~~Permitted Rental Types:~~
- ~~i. Rental of the primary dwelling.~~
 - ~~ii. Rental of an accessory dwelling.~~
 - ~~iii. Rental of a portion of a primary dwelling.~~
 - ~~iv. Rental of a boat in an approved marina.~~
- d. ~~Parking:~~ Parking shall be provided on site and located to the side or rear of the dwelling. On site parking shall be clearly delineated with an improved surface such as pavement, gravel, or another method approved by the administrator. If formalized parking is provided on the street(s) adjacent to the primary or accessory unit, this may be utilized in lieu of on-site parking.
- e. ~~Rental Agreement:~~ The applicant shall provide a copy of the rental agreement that will be used. The rental agreement shall specify the following:
- ~~i. The minimum stay.~~
 - ~~ii. The maximum number of guests which shall be based on the number of beds in the unit. For Primary house rentals, the number of adult guests is limited to 2 per bedroom. For Carriage House rentals, the total number of adult guests is limited to 4.~~
 - ~~iii. The maximum number of vehicles permitted at the unit which shall be based on the number of bedrooms and the design of the driveway. For Primary house rentals, the number of vehicles is limited to 1 per bedroom. For Carriage House rentals, the total number of adult guests is limited to 2.~~
 - ~~iv. Where guests are to park. Where no formalized on-street parking is available, the agreement shall specify that guests are to park on-site and not in the street.~~
 - ~~v. That the City's noise ordinance applies between 9:00 p.m. and 8:00 a.m.~~
 - ~~vi. Prohibit large gatherings such as weddings and reunions unless specifically approved by the City.~~
 - ~~vii. Pets, if permitted, are not to be left outside unattended.~~
- f. ~~Property Management Plan:~~ A property management plan shall be developed and approved by the administrator. The property management plan shall identify a property manager. Where the property owner does not live on the premises, the property manager must be available to appear on the premises to respond a complaint within three hours of

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being notified by the administrator. Where the property owner lives on the premises, a back-up property manager must be identified unless the owner certifies the unit will not be rented when the owner is out of town. The administrator shall be notified when management of the unit changes. Failure to comply with the approved property management plan shall result in the revocation of the zoning permit (Section 9.4).

~~g. **Signs:** No on-site signs shall be permitted.~~

~~h. **Rental Rules:** Rental rules, including use of the sanitation and recycling roll carts, and emergency contact information including the police non-emergency number, shall be posted in a conspicuous location in the unit.~~

~~i. **Monitored Fire Alarm:** A monitored fire alarm is required for all units except boats. Boats are required to provide documentation that a Coast Guard Auxiliary Safety Vessel Check has been performed is required. The Vessel Safety Check can be arranged through this link: <http://www.cgaux.org/vsc>. Existing facilities not meeting this requirement shall be brought into conformance within 6 months of the date of adoption of this Code.~~

~~j. **Outside Approvals Required:** For properties located in a neighborhood with a property owners' association, written confirmation from the association president that short-term rentals are permitted in the neighborhood is required. In multifamily structures, written approval from the property management association is required. For boats in an approved marina, written permission from the marina manager is required.~~

~~k. **Safety Inspection and Licensing:** A Safety Inspection shall be conducted before the Business License for the facility is issued. The facility shall comply with all business license, revenue collection, and health laws of the City of Beaufort, Beaufort County and the State of South Carolina.~~

~~l. **Unlicensed Units:** For units that are found to be operating without approval of the City, the short-term rental application fee shall be \$1,000. If the property owner chooses not to submit a short-term rental application within 60 days of being notified by the City of being in violation of the ordinance, a short-term rental application shall not be approved for a period of 2 years.~~

3. **Inn/Hotel/Motel:**

a. **Specific to T4-N:**

- i. Inns up to 10 rooms are permitted.
- ii. Inns with 11—24 rooms are permitted in retail frontage overlay areas.

b. **Specific to T4-NA:** This use is prohibited.

D. **Retail and Restaurants:**

1. **Specific to T4-N only:** Except for Animal Hospitals/Kennels, Restaurants and Retail are permitted only in Retail Frontage Overlay Districts, and in the T4-NA district per the conditions below. Animal Hospitals/Kennels shall follow the Conditions for T5-UC.
2. **Specific to T4-NA:** ~~The only types of g~~General retail/service uses are permitted ~~are in the~~ Artisan-Oriented ~~and Trail-Related T4-NA District uses~~. The following conditions apply:
 - a. Freestanding signs are limited to one per lot, with a maximum size of 5 square feet.
 - b. No outside amplified music is permitted.
 - c. No alcohol sales are permitted.

- d. New construction and exterior changes to existing structures to accommodate such uses shall be subject to Article 4 (Building Design and Infill Standards) of this Code.
- e. Specific to trail-related uses:
 - i. ~~The floor area of each tenant space is limited to 2,500 square feet.~~
 - ii. On-site parking shall be provided at the rate of 1 space per 300 square feet.
 - iii. The hours of operation shall be limited to between 7:00 a.m. and 6:00 p.m. EST, 7:00 p.m. EDT.
 - iv. Any use that includes outdoor seating shall have a trash container available for disposal of goods consumed on the premises.

~~E. Animal Hospitals and Kennels 3. Specific to T5-UC:~~ Animal Hospitals/Kennels are permitted with the following Conditions:.

- a. **Outdoor Activity:** Outdoor activity is permitted during daylight hours; animals must be boarded indoors at night.
- b. **Permitted Accessory Uses:** Boarding, retail sales, and grooming services are permitted.

~~4. Specific to T5-DC: Animal Hospitals/Kennels are not permitted.~~

~~5. Specific to IC: General retail/service uses are not permitted along Highway 170 west of W.K. Alston Drive.~~

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(Ord. No. O-24-1 , 9-26-2017)

3.7: VEHICLE- AND BOAT-RELATED USES

3.7.1 OVERVIEW OF VEHICLE- AND BOAT-RELATED USE CATEGORIES

A. Parking, Commercial:

1. **Characteristics:** Commercial parking facilities provide parking that is not accessory to a specific use. A fee may or may not be charged. A facility that provides both accessory parking for a specific use and regular fee parking for people not connected to the use is also classified as a commercial parking facility.
2. **Accessory Uses:** Small structures intended to shield parking attendants from the weather are considered an accessory use.
3. **Examples:** Examples include municipal and other public garage or surface parking, short- and long-term fee parking facilities, private property where the sole use is parking, and mixed parking lots (partially accessory to a specific use and partly for rent to others).
4. **Exceptions:**
 - a. Parking facilities that are accessory to a principal use, but that charge the public to park for occasional events nearby, are not considered commercial parking facilities.
 - b. Parking facilities that are accessory to a principal use are not considered commercial parking uses, even if the operator leases the facility to the principal use or charges a fee to the individuals who park in the facility.
 - c. Public transit park-and-ride facilities are classified as Major Utilities.

- d. Dry boat storage is not permitted in Commercial parking lots. It is considered self-service storage, in the Limited Industrial Services category, when it is a primary use.

B. Vehicle and Boat Sales and Rental

1. **Characteristics:** Boat/Vehicle Sales and Service uses provide direct services to motor vehicles and boats. They also may include businesses that service passenger vehicles, light and medium trucks, and other consumer vehicles/boats such as motorcycles and pleasure watercraft.
2. **Accessory Uses:** Accessory uses may include offices, sales of parts and vehicle/boat storage.
3. **Examples:** Examples include sales or leasing of consumer vehicles including passenger vehicles, motorcycles, scooters, golf carts, light and medium trucks and other recreational vehicles, taxi dispatchers, limousine services, and boat dealerships.
4. **Exceptions:** Refueling facilities for vehicles that belong to a specific use (fleet vehicles) are considered accessory uses if they are located on the site of the principal use.

C. Vehicle Service and Repair:

1. **Characteristics:** Vehicle Service and Repair provides direct services to motor vehicles and boats. They also may include businesses that service passenger vehicles, light and medium trucks, and other consumer vehicles/boats such as motorcycles and pleasure watercraft.
2. **Accessory Uses:** Accessory uses include offices, sales of parts and vehicle/boat storage.
3. **Examples:** Examples include quick lubrication services, tire services, and similar facilities with one-hour service, full-service, vehicle repair shops, transmission or muffler shops, towing services, auto body shops, alignment shops auto upholstery shops, auto detailing, and tire sales and mounting.

D. Drive-Thru Facilities:

1. **Characteristics:** A primary or accessory facility where goods or services may be obtained by motorists without leaving their vehicles.
2. **Accessory Uses:** Drive-thrus may be accessory uses attached to the examples listed below.
3. **Examples:** Examples include drive-thru bank teller windows, dry cleaners, fast-food restaurants, coffee shops, photo stores, pharmacies, etc. The category does not include freestanding ATMs, gas station fuel pumps, or other vehicle services, which are separately defined.

E. Passenger Terminals:

1. **Characteristics:** Aviation and surface passenger terminals include facilities for the landing and takeoff of airplanes and helicopters, including loading and unloading areas. Aviation facilities may be improved or unimproved. Aviation and surface passenger terminals also include passenger terminals for bus service.
2. **Accessory Uses:** Accessory uses include freight handling areas, concessions, offices, parking, and maintenance and fueling facilities.
3. **Examples:** Examples include airports, bus passenger terminals, and helicopter landing facilities.
4. **Exceptions:**
 - a. Bus passenger stations for local service such as mass transit stops and park-and-ride facilities are classified as Basic Utilities.

- b. Private helicopter landing facilities that are accessory to another use may be considered accessory uses, subject to all the regulations and approval criteria for helicopter landing facilities.

F. **Water- and Marine-Oriented Facilities:**

1. **Characteristics:** These are facilities for embarking on and disembarking from boats, ferries and water taxis.
2. **Accessory Uses:** Accessory uses include boat fueling, pump-out facilities, docks, boat house walkways, water- or marine- oriented retail, parking areas, dry boat storage facilities, boat servicing areas, offices, watercraft rentals, and ticket sales.
3. **Examples:** Examples include marinas, docking facilities, boat ramps, and facilities for tour boats.
4. **Exceptions:** When watercraft sales and rentals are the primary use of a parcel, the use is classified as Vehicle and Boat Sales and Rental. Residential and community docks are classified as Accessory Uses to residential.

3.7.2 ADDITIONAL STANDARDS FOR VEHICLE- AND BOAT-RELATED USES

The following additional standards apply to the approval and development of projects where the use is listed in the "Table of Permitted Uses" in Section 3.2 as Conditional (C), Special Exception (SE), or T4-Neighborhood Artisan (A). In addition, any Building Design standards, as set forth in Article 4, apply as applicable.

A. **Vehicle and Boat Sales and Rental:**

1. **General Provisions:**
 - a. **Parking:** No vehicles or boats shall be parked in public rights-of-way.
 - b. **Outdoor Display:** No vehicles shall be displayed with their hoods open, except in the display building, which shall be an enclosed structure. Balloons, spinners, pennants, banners, and other wind-blown devices are prohibited.
 - c. **Orientation and Screening:** Service bay doors shall be located perpendicular to the road fronting the site and shall be screened from all other streets and adjacent residential development.
 - d. **Setbacks:** When vehicular use/storage areas are between 50-75 feet from the Critical Line, pervious paving shall be required, and the stalls shall not slope towards the Critical Area.
 - e. **Outdoor Intercoms:** Outdoor amplification of sound (e.g., loudspeakers) shall not be audible beyond the property lines.
 - f. **Orientation:** The structure shall be street-oriented, with pedestrian entrances from the street.
 - g. **Exceptions:** When rental of watercrafts are an accessory use to a Water- and Marine-Oriented Facilities, the provisions above do not apply.
2. **Specific to T5-UC:** Limousine and Taxi Services are only permitted as accessory uses to offices housing the business operation. All vehicles associated with the business shall meet the setback and screening standards for a parking lot.

B. **Drive-thru Facilities:**

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1. **Design Review:** Drive-thru facilities include any building with an external window or station for the purpose of providing services to a person in an automobile. All new drive-through facilities shall be subject to the following standards.
 - a. **Service Window Location:** The drive-thru window shall not be located on the facade of the building facing any Primary Street frontage. In mid-block and alley-accessed locations, the drive-thru service windows must be located in the rear of properties.
 - b. **Drive-Thru Lane Location:** Drive-thru lanes shall not circulate around any Primary Street frontage.
 - i. **Specific to T5-UC:** Drive-thru lanes shall not be visible from any Primary Street frontage. Where the lot configuration makes it impossible to screen the drive-thru lane from the primary street with the building, opaque fencing or vegetation may be permitted to fulfil this requirement, provided all other standards of the ordinance are met.
 - c. **Stacking:** There shall be no minimum or maximum stacking requirements for vehicles; however they must meet the standard in 3.7.2.B.1.b above.
 - d. **Menu Board:** One outside menu or order board is permitted, with a maximum of 24 square feet in size and a maximum height of 8 feet above grade.
 - C. **Fuel Sales/Car Wash:**
 1. **Location:** No more than 2 fuel sales facilities are permitted at an intersection of any Major Thoroughfare with another Major Thoroughfare (See Section 7.2.3 C.2 for a definition). No more than 1 fuel sales facility is permitted at the intersection of other streets, where neither is a Major Thoroughfare.
 2. **Accessory Uses:**
 - a. **Site Storage and Service Areas:** No open storage of any type, including the overnight storage of vehicles, shall occur in conjunction with the operation. Service areas, storage areas, and refuse enclosures shall be oriented away from public view and screened from adjacent sites.
 - b. **Vacuums:** Vacuum stations and similar equipment are prohibited on the sides of the principle structure abutting a Primary Street frontage or a residential use.
 - c. **Vending:** ATMs and other vending machines shall be located within the primary retail building. Where this is not possible — e.g. propane tanks — the sales display shall be screened from any right-of-way or public access drive.
 3. **Design Standards:** See Section 4.5.12.
 - D. **Vehicle Services and Repair:**
 1. **Buffer:** Parking and/or service areas shall be separated from adjoining residential properties by a planting screen, fence, or wall between 6 and 8 feet in height.
 2. **Noise:** No objectionable sound, vibration, heat, glare, or electrical disturbance shall be created that is perceptible beyond the premises. Orientation: The bay doors to the garage shall not be oriented toward the public right-of-way.
 3. **Placement along Water Frontage:** Structures and vehicular use/storage areas shall be set back a minimum of 75 feet from the OCRM Critical Line.

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4. **Outdoor Activities Prohibited:** All operations and storage of parts shall be within a fully enclosed building.
 5. **Screening:** Any wrecked vehicles stored on the site shall be located within a fully enclosed building or shall be stored behind the front building line, and shall be completely screened (100% opacity) from the street and adjoining properties using natural buffers, fencing, buildings, or a combination thereof. Chain link fencing shall not be permitted as a screening material if the fence will be visible from any right-of-way or parking area.
 - a. **Specific to T5-UC:** Any Wrecked Vehicles stored on-site during nonbusiness hours shall be contained in a fully enclosed building.
 6. **Specific to T4-N:** This use is limited to facilities that provide one-hour service, where customers typically wait for the vehicle and cars are not stored overnight on-site.
 7. **Specific to T4-NA:**
 - a. This use is permitted within existing buildings only.
 - b. Rear setback is increased to 25 feet when adjacent to a T3 zoning district.
 8. **Specific to T5-UC:** This use is not permitted in the Historic District.
- E. **Parking, Commercial Surface:** When commercial surface parking lots are located along a Retail Frontage Overlay zone in T4-N district, or along a Primary Street — as designated in the Street Hierarchy Diagram in Appendix C.2 — in any T5 districts, they shall be screened from the street by a liner building.
- F. **Passenger Terminal:** Passenger terminals are limited to bus terminals.

3.8: INDUSTRIAL USE CATEGORIES

3.8.1 OVERVIEW OF INDUSTRIAL USE CATEGORIES

- A. **Aviation Service:**
1. **Characteristics:** Aviation service businesses engage in storage, repair, or servicing of airplanes, helicopters, and related aviation equipment, charter aviation services, flying-related education, and warehousing related to air shipping.
 2. **Accessory Uses:** Accessory uses include offices, parking, warehousing and storage.
 3. **Examples:** Examples include private airports, fixed base operators, flying schools, and air shipment warehouses.
 4. **Exceptions:**
 - a. Car rental agencies associated with commercial air travel are classified as Passenger Terminals.
 - b. Warehousing not associated with air shipping is classified as Warehousing and Freight Movement.
- B. **Light Industrial Service:**
1. **Characteristics:** Light Industrial Service businesses are engaged in the storage, repair or servicing of industrial, business, or consumer machinery, equipment, and products or by-products. Businesses that service consumer goods do so mainly by providing centralized services for

separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Except for self-service storage facilities, few customers, especially the general public, come to the site.

2. **Accessory Uses:** Accessory activities may include offices, parking, retail, living quarters for a resident manager, rental of trucks or equipment, and outside storage of boats and campers.
3. **Examples:** Examples include welding shops, machine shops, tool repair shops, electric motor repair shops, shops providing repair of scientific or professional instruments, building, heating, plumbing or electrical contractors, newspaper publishing plants, printing and lithography services, exterminators, janitorial and building maintenance services, fuel oil distributors, research, testing and development laboratories, laundry, dry cleaning and carpet cleaning plants, photo-finishing laboratories, self-service storage (syn. mini-warehouses) buildings, and dry boat storage.
4. **Exceptions:**
 - a. Contractors and others who perform services off-site are included in the Office category, if major equipment and materials are not stored on-site and fabrication or similar work is not carried on at the site.
 - b. Storage areas are designed to allow private access by the tenant for storing or removing personal property. A transfer and storage business where there are no individual storage areas, or where employees are the primary movers of the goods to be stored or transferred, is considered Manufacturing and Production Services.
 - c. Storage bays shall not be used to manufacture, fabricate, or process goods, to service or repair vehicles, small engines or electrical equipment, or to conduct similar repair activities, garage sales or retail sales of any kind, or any other commercial or industrial activity on the site. They shall not be considered premises for the purpose of assigning a legal address.

C. **Manufacturing and Production Services:**

1. **Characteristics:** Manufacturing and production services businesses are involved in the manufacturing, processing, fabrication, packaging, assembly, warehousing and freight movement, and wholesale sales of goods. Natural, man-made, raw, secondary or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for Businesses or consumers. Goods are generally not displayed or sold on-site, but if so, they are a subordinate part of sales. Warehouse and freight movement may store and move goods made on site or for other businesses. Wholesale sales businesses are primarily involved in the sale, lease, or rental of products intended for industrial, institutional or commercial business use. While a limited amount of customers may visit these facilities to view production, make will-call pick-ups or purchase directly from producers, relatively few customers come to the manufacturing and production services site.
2. **Accessory Uses:** Accessory activities may include offices, cafeterias, parking, retail, restaurants, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets and associated parking and maintenance areas, repackaging of goods, and caretaker's quarters.
3. **Examples:** Examples include manufacturing, processing, assembly and storage operations, processing of food and related products including seafood, woodworking, including cabinet makers, production of chemical, rubber, leather, clay, bone, plastic, stone or glass materials or products, movie production facilities, concrete batching and asphalt mixing, production or fabrication of metals or metal products including enameling and galvanizing, manufacture or assembly of equipment and instruments, including musical instruments, appliances, precision

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items, and other electrical items, production of artwork and toys, sign-making, separate warehouses used by retail stores, such as for storage of materials and equipment, truck terminals, furniture and appliance storage, household moving and general freight storage, cold storage plants, including frozen food lockers, parcel services, stockpiling gravel or other aggregate materials, sale or rental of merchandise, machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures, mail order houses, and wholesalers of food, clothing, auto parts and building hardware.

4. **Exceptions:**

- a. Business[es] that sell or [manufacture] goods to be sold primarily on-site and to the general public, or on a membership basis, are classified as Retail Sales and Service.
- b. Manufacturing, production, transfer, or storage of solid or liquid wastes, or goods derived from composting organic material is classified as Waste Related Service.
- c. Mini-warehouses are classified as self-service storage and is included in the Light Industrial Services use category.

D. **Waste-Related Service:**

1. **Characteristics:** Waste-Related Services are characterized by uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material.
2. **Accessory Uses:** Accessory uses may include recycling of materials, offices, and repackaging and transshipment of by-products.
3. **Examples:** Examples include waste transfer or composting and recycling centers.
4. **Exceptions:** Disposal of dirt, concrete, asphalt, and similar non-decomposable materials is considered "fill."

3.8.2 ADDITIONAL STANDARDS FOR INDUSTRIAL USES

The following additional standards apply to the approval and development of projects where the use is listed in the "Table of Permitted Uses" in Section 3.2 as Conditional (C), Special Exception (SE), or T4-Neighborhood Artisan (A). In addition, any Building Design standards, as set forth in Article 4, apply as applicable.

A. **Light Industrial Services:**

1. **Specific to T4-NA:** Rear setback is increased to 25 feet minimum when adjacent to a T3 zoning district.
2. **Specific to Self-Service Storage:**
 - a. **Screening:** Self-service storage must be screened from public rights-of-way with fencing (per 3.6.2.D.3.F) and/or vegetation, or be located behind another building that would provide appropriate screening. Where fencing and/or vegetation is used, it must meet the requirements for parking lot screening, as set forth in 5.7.8.A. An office component of the building may be used to screen the storage bays from the right-of-way.
 - b. **Specific to T4-NA:** This use is permitted in existing buildings only.
 - c. **Specific to ~~T5-UC~~ and RMX:** Such use shall be setback a minimum of 300 feet from the public right-of-way, with the following exceptions:

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- i. **Multi-Story:** Multi-story structures, with two or more habitable floors, may comply with the standard setbacks if the ground floor contains an office and/or retail component and meets all of the design standards in Section 4.6.
 - ii. **Liner Building:** If a Liner Building exists between the storage units and the right-of-way, these uses may be located less than 300 [feet] from the public right-of-way. See Section 4.5.9 for more requirements and standards for Liner Buildings.
 - d. **Building Appearance:**
 - i. Garage doors serving individual storage units shall be perpendicular to a public or private street, so as to not be visible from adjacent streets.
 - ii. Perimeter or exterior walls visible from a public street or detached residential dwelling shall not include metal as a primary material.
 - e. **Fencing:**
 - i. Fences shall be between 6 and 8 feet tall.
 - ii. Wooden entry gates without sufficient structural support are prohibited.
 - 3. **Operation:**
 - a. No more than one security or caretaker quarters may be developed on the site.
 - b. Except for RVs, including boats, all property stored on the site shall be contained entirely within enclosed buildings.
 - B. **Manufacturing and Production Services:**
 - 1. **Specific to T4-NA:** Rear setback is increased to 25 feet minimum when adjacent to a T3 zoning district.
 - 2. **Access and Circulation:** Businesses that primarily provide wholesaling and distribution services use shall have direct access onto an arterial or major collector road.
 - 3. **Specific to RMX, Separation:** The use shall be located at least 500 feet from any T3 or T4 zoning district (or equivalent within the County), or any IC district parcel that contains residential dwelling units.
 - 4. The operation of the facility shall not become a nuisance to surrounding property owners.

3.9: COMMUNICATION AND INFRASTRUCTURE USES

3.9.1 OVERVIEW OF COMMUNICATION AND INFRASTRUCTURE USE CATEGORIES

- A. **Telecommunications Facilities:**
 - 1. **Characteristics:** Telecommunications facilities include all devices, equipment, machinery, structures, or supporting elements necessary to produce non-ionizing electromagnetic radiation within the range of frequencies from 100 KHz to 300 GHz and operating as a discrete unit to produce a signal or message. Facilities may be self-supporting, guyed, or mounted on poles, other structures, light posts, power poles, or buildings. Facilities also include intertie and interconnection translators, connections from over-the-air to cable, fiber optic, or other landline transmission system.
 - 2. **Accessory Uses:** Accessory use include transmitter facility buildings.

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3. **Examples:** Examples include broadcast towers, communication towers and point-to-point microwave towers.
 4. **Exceptions:**
 - a. Receive-only antennas are not included in this category.
 - b. Radio and television studios are classified in the Office category.
 - c. Radio and television broadcast facilities that are public safety facilities are classified as Basic Utilities.

B. Infrastructure/Utilities (Major and Minor):

1. **Characteristics:** Major utilities are infrastructure services providing City-wide service. Minor utilities are infrastructure services that need to be located in or near the area where the service is provided.
2. **Accessory Uses:** Accessory uses include public utility parking and control, monitoring, and data or transmission equipment. Services may be publicly or privately provided.
3. **Examples:**
 - a. Examples of major utilities include above-ground public utility lines, public utility plants, water towers, waste treatment plants, electrical substations, and telephone exchanges.
 - b. Examples of minor utilities include underground public utility lines, public utility substations, water and sewage pump stations, electrical junction boxes, and block- or neighborhood-scale stormwater management facilities. Minor utility uses generally do not regularly have employees at the site.
4. **Exceptions:**
 - a. Maintenance yards and buildings are classified as Industrial Services.
 - b. Utility offices are classified as Offices.

3.9.2 ADDITIONAL STANDARDS FOR COMMUNICATION AND INFRASTRUCTURE USES

The following additional standards apply to the approval and development of projects where the use is listed in the "Table of Permitted Uses" in Section 3.2 as Conditional (C), Special Exception (SE), or T4-Neighborhood Artisan (A). In addition, any Building Design standards, as set forth in Article 4, apply as applicable.

- A. **Major Infrastructure/Utility, Specific to T4-NA:** This use may be located in existing facilities only.
- B. **Minor Infrastructure/Utility:**
 1. **Location:** Above-ground structures shall be located on interior properties, rather than on properties aligned with other lots that have continuous street frontage. Where this is not possible and the structures must be located on a street, they shall not be located on corners.
 2. **Screening and Buffer:** Structures greater than 3 feet in height that cannot adhere to the scale, volume, spacing, setback, and typology of existing buildings along fronting streets, shall be designed so they do not have an adverse effect on the streetscape. Treatments may include a wall, landscaping, or architectural design solutions as approved by the Administrator.
 3. **Accessory Uses:** No office, commercial operation, storage of vehicles, or equipment shall be allowed on the premises.
 4. **Signage:** No commercial or branding signage is permitted.

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5. **Specific to Public Utility Substations:**
- a. **Screening:** Public utility substations shall be enclosed by a wall or fence at least 6 feet in height above finished grade. Opacity requirements shall meet the standards described in Section 5.7.8 A.
 - b. **Location:** Public utility substations shall not be located where visible from a primary public right-of-way. They shall be located internally on a property and screened from the right-of-way with buildings. Where this is not possible and the structures must be located on a street, they shall not be located on corners.
 - c. **Design:** Building design shall comply with the standards of the specific district as outlined in Article 4.
 - d. **Buffer:** A landscaped strip not less than 5 feet in width shall be planted and maintained around the facility.
 - e. **Accessory Uses:** No office, commercial operations, or storage of vehicles or equipment shall be allowed on the premises.
- C. **Waste Related Services, Buffer:** An additional 10 feet of forested buffer or an 8 foot wall, landscaped with 1 overstory tree per 50 feet, is required around the entire property. If the adjacent property is zoned T3 or T4-HN, both the wall and an additional 25 feet of forested buffer shall be included.
- D. **Wireless Communications Facility:**
- 1. **Collocation:**
 - a. **Due Diligence:** All applications where wireless communication facilities are not being provided through collocation shall include a collocation study that demonstrates there is not a suitable collocation site that can serve the needs of the user. Placement on existing towers, water towers or other tall structures shall be fully considered prior to making an application for a new tower.
 - b. **Proximity:** When a new tower is proposed within two miles of an existing tower, the applicant will be expected to prove that there is no technologically and structurally suitable space available within the search ring. The applicant shall submit satisfactory written evidence such as correspondence, agreements, contracts, etc., that alternative towers are not available for use. The proposed tower, if approved, shall be either camouflaged or stealth in design.
 - c. **Speculation Towers:** Speculation towers are prohibited.
 - d. **Quantity of Locations:**
 - i. All structures less than 125 feet in height shall make provision for at least two locations.
 - ii. Towers between 125 feet and 200 feet in height shall have at least four locations.
 - e. **Expansion:** The design of ground structures for new towers shall be such that modular expansion to accommodate collocation is feasible.
 - 2. **Freestanding Towers:** The following conditions shall be met before a freestanding telecommunication tower is approved:
 - a. **Maximum Height:**
 - i. 125 feet for towers with provisions for two or three locations.

-
- ii. 180 feet for towers for provisions for four or more locations.
 - iii. In the LI zone, heights over 180 feet will be permitted by Special Exception by the Zoning Board of Appeals, subject to Section 9.13.
- b. **Setbacks Requirements:**
- i. **Collapse Zone (syn. Fall Zone):** A collapse zone shall be designed so that tower collapse will occur only within the property owned or leased by the tower company, or controlled by an easement held by the tower company.
 - ii. **Residential Setback:** The tower must be set back a distance of its height plus 50 feet from any residential structure, unless the owner of the structure waives this requirement by a notarized affidavit.
 - iii. **Critical Line Setback:** No tower shall be located within 500 feet, plus one foot for each foot of height of the proposed tower, of the OCRM Critical Line.
- c. **Buffer Requirements:** A 50-foot forested buffer shall be provided around the entire perimeter of the parent property containing the tower (not just the leased area). If a forested buffer does not exist, a new buffer shall be planted in accordance with the Perimeter Buffer in Section 5.5.1 A. For camouflage and stealth towers, the Administrator may approve a modification of this requirement based on site design.
- d. **Lighting Requirements:** All towers 150 feet or taller shall be lighted. Lighting shall be in accordance with Federal Aviation Administration (FAA) Advisory Circular AC 70/7460-1K (and all future updates) and FAA Advisory Circular AC 150/5345-43E (and all future updates) and shall be red strobe lights (L-864) at night and medium-intensity flashing white lights (L-865) during daylight and twilight use, unless otherwise required by the FAA. No general illumination shall be permitted. All commercial communication towers approved by the City of Beaufort prior to the adoption of this amendment and operating in conformance with those approvals shall be deemed to be a lawful, nonconforming use and structures and are not subject to these lighting requirements. Status as a lawful nonconforming use of structure under this section shall terminate upon expiration or revocation of a commercial communication tower's permit, or upon any modification to the height of the tower.
- e. **Visual Impact:**
- i. All applications shall include a visual impact analysis of the proposed tower. The tower shall not adversely affect any historic structure or site.
 - ii. The color of the tower and its antennae shall be one that will blend to the greatest extent possible with the natural surroundings, and shall be approved by the Design Review Board.
 - iii. **Buffer Requirements:** A 50-foot forested buffer shall be provided around the entire perimeter of the parent property containing the tower (not just the leased area). If a forested buffer does not exist, a new buffer shall be planted in accordance with the Perimeter Buffer in Section 5.5.1. For camouflage and stealth towers, the Development Review Authority may approve a modification of this requirement based on site design.
 - iv. **Perimeter Security:** The tower shall be appropriately secured by means of a wall, fence, or other device at least 7 feet high; however, razor wire shall not be permitted directly adjacent to a public right-of-way. Fencing shall either be painted or PVC-coated dark green, brown, black, or gray. The immediate

perimeter of the fence or wall surrounding the tower and associated structure shall be planted with evergreen shrubs capable of obtaining a height of 12 feet, with a maximum spacing of 10 feet. These plants shall be at least three gallon container plants or 24 inches tall at the time of planting.

- f. **Signage:** A sign of no more than two square feet shall be mounted in an easily noticeable location, no more than four feet above the ground, providing tower identification and an emergency notification number.
 - g. **Application Disputes:** If disputed evidence occurs in the review of the application, the City may hire, at the developer's expense, a communications expert or engineer of its own choosing to assist in determining the facts.
 - h. **Abandonment:** All towers, antennae, accessory structures, or equipment that is not used for communication purposes for more than 180 days shall be considered abandoned and shall be removed by the owner within 60 days. Removal costs shall be the responsibility of the communications tower owner. The City of Beaufort reserves the right to dismantle any abandoned communications structure and associated equipment that has not been removed within the allotted time period. In that event, the City of Beaufort may retain any and all materials, and dispose, use, or sell said materials unless reimbursed by the communications tower owner within 30 days of being sent an invoice.
3. **Roof-Mounted Telecommunication Towers:** The following conditions apply to roof-mounted telecommunication towers:
- a. No tower may be located on any residential structure.
 - b. A proposed roof-mounted tower shall not extend more than 20 feet above the highest part of the structure.
4. **Special Exceptions:** The Zoning Board of Appeals may approve towers up to 300 feet in height in the Industrial Districts after a public hearing and findings of fact based on the both of the following criteria:
- a. All application requirements and all conditions outlined in Subsection 3.10.5 B. are met.
 - b. The applicant has demonstrated that additional height is necessary for service to occupants of an area within the City. The ZBOA has the authority to establish setback requirements and such additional conditions as it deems necessary to remove danger to health and safety, and to protect adjacent property.

3.10: FORESTRY, AGRICULTURE AND HORTICULTURE

3.10.1 OVERVIEW OF FORESTRY, AGRICULTURE AND HORTICULTURE USE CATEGORIES

- A. **Characteristics:** Agriculture includes activities that primarily involve producing crops.
- B. **Accessory Uses:** Accessory uses include dwellings for proprietors and employees of the use and animal training.
- C. **Examples:** Examples include agricultural farms and horticulture nurseries, forest management and tree farms (silviculture), stables, riding academies, truck gardening and wholesale plant nurseries.
- D. **Exceptions:**

1. Processing of animal or plant products that requires commercial trucking for distribution is classified as Manufacturing and Production.
2. Plant nurseries that are oriented to retail sales are classified as Retail Sales and Service.

3.10.2 ADDITIONAL STANDARDS FOR FORESTRY, AGRICULTURE AND HORTICULTURE USES

The following additional standards apply to the approval and development of projects where the use is listed in the "Table of Permitted Uses" in Section 3.2 as Conditional (C), Special Exception (SE), or T4-Neighborhood Artisan (A). In addition, any Building Design standards, as set forth in Article 4, apply as applicable.

A. Specific to Forestry:

1. **Acreage:**
 - a. **Specific to T1, T3-S, IC:** Parcels must be a minimum of 5 acres.
 - b. **All other zones:** Parcels must be a minimum of 10 acres.
2. **Buffer:** No clearing of timber, trees, or understory vegetation will be permitted in the front, side, and rear buffers as established in Section 5.4 (Tree Removal), or within 20 feet of the property line of an adjoining property in a T3 District, except for any road/driveway necessary to serve the property.
3. **Development:** No development plan shall be approved within 2 years of the clear-cutting of timber. This applies to properties that were cleared in another jurisdiction and then annexed into the city as well. Exceptions may be granted where all removed trees were specifically planted for harvesting. The applicant is responsible to provide proof of this scenario.

- B. **Specific to Agriculture, Horticulture:** This use shall be permitted according to the zoning district, as specified in Section 8.5.3.

3.11: ACCESSORY USES AND STRUCTURES

3.11.1 PURPOSE

This section authorizes the establishment of accessory uses and structures that are incidental and customarily subordinate to principal uses. The city's intent in adopting this section is to allow a broad range of accessory uses. Such uses shall be located on the same site as the principal use, and shall comply with the standards set forth in this section in order to reduce potentially adverse impacts on surrounding lands.

3.11.2 USES CUSTOMARILY ACCESSORY TO RESIDENTIAL DWELLINGS

TYPE ²	#/LOT ¹	SIZE ¹	ADDITIONAL STANDARDS ⁴
C. Accessory Dwelling Unit (syn. Carriage House) - detached	See Section 4.5.3 for complete standards ³		
D. Accessory Dwelling Unit - attached	1	Min.: 240 sf Max.: 50% of the footprint of the primary unit, or 1,500 SF	1. All standards from 4.5.3 apply, with the following addition: Any additional entrances will be located in the side or the rear of the primary structure. Additional external stairways or fire ladders are strongly discouraged but may be permitted at the discretion of the Fire Marshal when no practical alternative exists.

		max., whichever is smaller	
E. Garage/Carport/Workshop	2 ³	Maximum: 50% of the footprint of the primary unit, or 1,500 SF max., whichever is smaller	1. Specific to T3-N, T4, T5, RMX and IC Districts: prefabricated/per-manufactured metal structures are not permitted when visible from a public right-of-way. 2. May be provided with electricity, sink and a commode but shall not be used as an ADU. 3. If a carport is used for storage, any side visible from an adjacent property or street right-of-way must be enclosed to screen the building contents.
F. Shed	2	Max.: 320 SF	1. Specific to T3-N, T4, T5, RMX and IC Districts: prefabricated/pre-manufactured metal structures are not permitted when visible from a public right-of-way. 2. Shed may be provided with electricity, sink and a commode but shall not be used as an ADU. 3. Any shed that is 3' or closer to a house shall meet the fire protection prescribed for Garages in the IRC. 3. Specific to T3-N, T4-N and T4-HN: Side and rear setbacks may be reduced to 2' if the following conditions are met: a. Residential Sheds are <200 SF and Commercial sheds are <120SF. b. Shed doesn't contain plumbing or HVAC and is not used as a habitable space. c. Lot size is 6,000 SF or less.
G. Pool	1	n/a	1. Barriers shall be required per Section 305 of the 2015 International Swimming Pool and Spa Code, or equivalent as updated. All pool permits shall include such barrier. Before the pool can be filled with water, barriers shall be installed, inspected and approved.
H. Pool House	1	Max.: 50% of the footprint of the primary unit, or 640 SF max., whichever is smaller	1. Standards from 4.5.3.B.8 apply.
I. Covered/Open-Air Structure (ex. Gazebos and Trellises)	2	Max.: 320 SF	1. May not be used for parking. If used for storage, any side visible from an adjacent property or street right-of- way must be enclosed to screen the building contents.
J. Greenhouse	1	Max.: 320 SF	1. See 8.5.4 for additional standards on food production.
K. Outdoor Living and Recreation	Playhouses, picnic tables, dog houses, chicken coops, flagpoles and furniture designed specifically for outdoor use are permitted, and do not require a Project Permit, if they are not permanently affixed to the ground (e.g., on a slab or pier foundations). If a structure under roof (e.g., playhouse, doghouse, chicken coop) is		

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	permanently affixed to a the ground, it is considered a shed and shall comply with the standards in paragraph C of this section.
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¹ The number and size of the units shall not cause the property to exceed the maximum lot coverage by roofs in 2.4.1.A.3 or total impervious coverage found in 2.4.2.B.3. The total number of Accessory Structures per lot is limited to 4.

² Location for all Accessory Types shall meet the Accessory Building Placement standards in 2.4.1.C, unless specifically noted in this section.

³ A maximum of 2 garage/carport/workshops are permitted, regardless of whether they are attached or detached, or contain an Accessory Dwelling Unit; however only one of each type is permitted per lot. *Example: A lot may have one attached garage and one detached garage but cannot have two detached garages.*

⁴ Items B-I may not be built before the Primary Structure on a lot.

3.11.3 USES CUSTOMARILY ACCESSORY TO RETAIL BUSINESS, OFFICE USES AND RECREATIONAL FACILITIES

- A. **Parking:** Off-street parking or a storage area for customers, clients, or employee-owned vehicles is considered an accessory use.
- B. **Storage for Merchandise:** A completely enclosed building for the storage of supplies, stock, or merchandise is permitted. Steel cargo storage containers, or modified versions thereof, are not permitted.
- C. **Storage for Equipment:** Sheds or tool rooms for the storage of equipment used in operations or maintenance are permitted. Steel cargo storage containers, or modified versions thereof, are not permitted.
- D. **Specific to the T4-NA, RMX, and LI:** Open yard use for the storage of materials or equipment is permitted with the following conditions:
 - 1. Such uses shall be separated from adjoining properties by an opaque screen, fence, or wall at least 7 feet in height above finished grade. If adjacent to a public right-of-way, the screening fence shall be placed at or beyond the building setback line.
 - 2. Junk or other salvage is not permitted as part of an open storage yard.
 - 3. Nonconforming areas must come into compliance with this Code within 2 years from the date of its adoption.
 - 4. This section does not apply to vehicles or boats for display in association with the sales of such vehicles.
- E. **Light Manufacturing and Repair:** A light manufacturing and/or repair facility, incidental to the principal use is permitted, provided that it is not a nuisance to adjacent parcels, and provided such operation is not otherwise specifically prohibited in the District in which the principal use is located.
- F. **Specific to Marinas:** Marinas may include a mooring field, boat tours, boat fueling and pump-out facilities, restrooms, and a marina office or store.

3.11.4 USES CUSTOMARILY ACCESSORY TO PUBLIC USES, BUILDINGS OR ACTIVITIES

There shall be no limitations regarding accessory uses to any use, building, or activity operated within the publicly owned property or land, except that such uses, buildings, or activities must be directly related and subordinate to the principal public use.

3.11.5 SATELLITE DISHES

- A. **General Requirements:** No form of advertising shall be allowed on the dish or framework, other than the manufacturer's small identification plate.
- B. **Within Transect-Based Districts:** Satellite dishes shall be placed in the side or rear yard or on the roof. Dishes shall not be allowed in any front yard, or in a location that is visible from the public right-of-way, unless a company licensed to install satellite dishes in the city certifies that the front yard is the only place for the dish to be operational. Satellite dishes shall be screened from the street, and to the degree feasible, from adjoining properties. Such screening can be accomplished through fencing, landscaping, or placement of the dish between or behind architectural features of the building.
- C. **Within Conventional Districts:** The preferred location for all dishes is in the rear yard or on the roof. Dishes are encouraged to be screened from the street and to the degree feasible, from adjoining properties. Screening can be accomplished through fencing, landscaping, or placement of the dish between/behind architectural features of the building. Dishes greater than 2 meters in diameter must be located in the side or rear yard, or on the roof, and must be screened from the street, and to the degree feasible, from adjoining properties.

3.12: TEMPORARY USES

3.12.1 PERMITS REQUIRED

Unless otherwise provided, all permitted temporary uses listed below shall require a temporary use permit that shall be reviewed and issued by the administrator, subject to the procedures outlined in Section 9.4 (Zoning Permit). If a use is not on the list below, it is prohibited.

3.12.2 PERMITTED TEMPORARY USE

- A. Carnival, circus or fair, for a period not to exceed 21 days, in the LI District.
- B. Open lot sale of seasonal produce and plant products including Christmas trees, in the T4-N, T5-UC, and RMX Districts for a period not to exceed 45 days.
- C. Temporary real estate sales offices (e.g., mobile trailer), in conjunction with an approved subdivision or development project, in any district, for a period not to exceed 1 year, provided no cooking or sleeping accommodations are maintained in the structure. These may be renewed, upon written request, for periods of 6 months at a time if the subdivision has an active Project Permit.
- D. For new construction, a contractor's office and equipment sheds, including steel cargo storage containers, in any district districts, for a period of 6 months, provided a Project Permit has been issued for construction on the site, and such facilities are placed on the property to which it is appurtenant..
- E. Temporary classroom facilities shall not be located at any school, religious institution, or other similar use, unless a plan for improvements designed to eliminate the temporary classrooms at a time certain in the future — within 24 months — has been approved by the administrator. Such plan shall include a

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review of the placement of the temporary classrooms, and may require screening and buffering in order to comply with this Code. Extensions of up to 1-year may be permitted by the administrator, upon written request, if the units have not proven to be a nuisance and the plan for elimination is still active.

- F. **Food Trucks/Concession Stands:** See Part 7 Chapter 16 of the City of Beaufort Code of Ordinances, or updated section as applicable, for regulations.
- G. **Farmers Markets::** Farmers markets shall comply with the following standards:
1. Farmers Markets are permitted in T4-N, T5-UC, RMX, IC, and LI Districts.
 2. An on-site manager is required.
 3. A management plan is required, including the following:
 - a. The regular days and hours of operation on a weekly or monthly basis.
 - b. Parking locations for vendors and customers.
 - c. Setup areas for vendors.
 - d. Signage - On-site temporary signage is permitted on the day of the market. This includes, but is not limited to, sandwich board signs, easels, and banners meeting the requirements in Article 6.
 - e. Location of temporary restrooms, trash/recycling containers, electricity sources.
 - f. Strategy for removal or storage of trash/recycling, tents, kiosks, vans, trailers or other market equipment when the market is not open.
 - g. Rules and regulations for the market.
 4. **Types of Products:**
 - a. At least 60% of the vendors shall sell "Farm Products," the majority of which shall be sold direct to consumer. Farm Products are defined as fruits, vegetables, mushrooms, herbs, nuts, eggs, honey or other bee products, flowers, plants, meat, milk, cheese and other dairy products, fish, and value-added products containing the above-mentioned items. Brokers - participants who have bought any farm products from a grower and do not grow anything themselves - are not permitted.
 - b. Up to 40% of vendors may sell prepared foods. The majority of their sales shall be direct to consumer.
- H. Portable steel storage containers are permitted in any district for purposes of loading or unloading, for a period not to exceed 14 days.
- I. Cargo or freight storage containers, or modified versions thereof, are permitted to be used as temporary storage facilities in the LI and RMX Districts for up to 3 consecutive months in any 12-month period, on the condition that the containers are not visible from the street.

3.13: OVERLAY DISTRICT STANDARDS

Certain areas of the City may fall into one or more of the following overlay districts. When a property is newly assigned, reassigned, or annexed into one of these districts, the owner shall be required to formally acknowledge

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that they are within such district by signing a notification form, provided by the City and recorded at the Beaufort County Register of Deeds Office.

3.13.1 BEAUFORT HISTORIC DISTRICT (HD) OVERLAY

- A. **Purpose:** The purpose of the Beaufort Historic District is to promote the educational, cultural, and general welfare of the public through the preservation, protection, and enhancement of the old, historic or architecturally significant structures and areas of the City and to maintain such structures and areas as visible reminders of the history and cultural heritage of the City, the state, and the nation. The Historic District is a pedestrian-oriented area.
- B. **Applicability:** Properties within the Beaufort Historic District are subject to specific standards found in this section, and to the review procedures of the Historic District Review Board as described in Section 10.7.
- C. **Beaufort Historic District Designated:** For the purpose of this section, the Beaufort Historic District is hereby established. The boundaries of this district shall be designated on the official Zoning Map of the City of Beaufort. The boundaries of the Beaufort Historic District and the Beaufort National Historic Landmark District are the same with the following clarifications/exceptions:
1. Where boundaries are designated at specific roads, the centerlines of the rights-of-way of those roads shall be deemed said boundaries.
 2. The east and south boundaries of the district are established at the Beaufort River. These boundaries are established at the parcel lines, seawalls, or at mean high water mark, whichever extends further from the high ground.
 3. Structures attached to the high ground are deemed to lie within the district and shall be reviewed in entirety in accordance with the provisions of this section. High Ground (Historic District) - any parcel that is at or above the mean high-water mark within or directly adjacent or attached to the boundaries of the Historic District. An example of a structure attached to the High Ground but not within the boundaries of the district would be the Beaufort marina adjacent to Historic Downtown Beaufort.
- D. **Subdistricts Established:** The Beaufort Historic District shall be composed of 2 subdistricts identified as the Beaufort Preservation Neighborhood (BPN) and the Beaufort Conservation Neighborhood (BCN). There may be established one or more of each subdistrict within the Beaufort Historic District, provided that all such districts shall consist of at least five acres of contiguous land. The boundaries of these subdistricts shall be designated on the official Zoning Map of the City of Beaufort. Where the term Beaufort Historic District (or a similar reference, such as "historic district") is used in this section or in any supplementary materials, it shall apply to both subdistricts. However, where there is a specific reference to a subdistrict, that specific reference shall apply and supersede any reference to the Beaufort Historic District.
- E. **Trash and Recycling Screening:** All private trash and recycling receptacles shall be hidden or screened from view. Unscreened facilities shall come into compliance with the provisions of this section within 18 months of adoption of this Code.
- F. **Exemptions:**
1. The Bladen Street Redevelopment District overlay zone is exempted from Historic District Overlay standards (See Section 2.7.3 F.).

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2. Routine maintenance and repair of any of the existing features of a structure that does not involve a change in design, type of materials, or outward appearance shall be exempt from the review and approval requirements of this section.

3.13.2 RETAIL FRONTAGE OVERLAY

- A. **Purpose and Intent:** In certain districts, it is desirable to maintain a residential character while permitting mixed uses to occur in buildings that front designated streets.
- B. **Certain Commercial Permitted:** Where a block face is designated on the Zoning Map as a retail frontage overlay, the building with direct access to the designated fronting street is permitted to be occupied by certain additional commercial uses, as indicated in the Table of Permitted Uses in Section 3.2.
- C. **Designation:** Retail frontage overlays are designated on the Zoning Map by a dashed line, as indicated in the map key.

3.13.3 REDEVELOPMENT DISTRICT OVERLAYS

- A. **Purpose and Intent:** The City hereby finds that it is necessary to create certain districts to encourage redevelopment in specific areas. These districts are based upon traditional standards for City buildings, derived from the existing conditions in the City and from a number of sources in planning literature - See Appendix B.1.1.
- B. **Applicability:** All parcels designated "redevelopment district" as indicated on the Zoning Map shall be subject to these provisions.
- C. **Application of Standards:** The majority of standards for the existing Redevelopment Districts - Boundary Street and Bladen Street - have been incorporated into the body of the Code. However, where special standards apply for the district, they are listed in this section. In the case of conflict between the standards set forth in the redevelopment districts and any other local land development regulation, these standards shall apply.
- D. **Administration:** Interpretation of all standards in the redevelopment districts - both architectural and streetscape standards - shall be the responsibility of the Administrator (syn. City Architect). See Section 9.8.2 5.b. for the approval and appeal processes.
- E. **Parking Requirements:**
1. **Parcels ½ acre and smaller:** There are no parking requirements.
 2. **Parcels greater than ½ acre:** one parking space for every 1,000 square feet of leasable or saleable building area is required.
 3. **Location:** These parking spaces may be located either on-site, on-street (along property frontage and/or directly across the street), in shared parking situations, or in any public parking facility, the closest outside edge of which facility is located no more than 500 feet from the entry to the proposed building. Documentation establishing the legal right for the applicant to use or share parking spaces shall be provided.
 4. **Parking Stall Sizes:** Head-in or diagonal spaces shall be a minimum of 9 feet x 18 feet. Parallel parking spaces shall be a minimum of 7 feet x 20 feet.
 5. **Drive Aisle Widths:** Drive aisles in parking lots shall be 22 feet wide for two-way circulation and to provide adequate backup space for 90-degree head-in parking. Diagonal parking and parallel parking spaces may be accessed with one-way, 10 foot wide drive aisles. All parking lot

dimensions are at the discretion of the Fire Marshal, based on evaluation of adequate fire apparatus access and industry-approved standard.

F. Specific to the Bladen Street Redevelopment District:

1. Application of Standards:

a. Redevelopment District is Exempted from Historic Overlay Standards: Construction of new structures and renovation or expansion of existing non-contributing structures not listed on the most recent "Above-Ground Survey of Historic Resources" within a designated redevelopment district shall be exempt from the standards of the historic overlay.

b. Historic Structures: Demolition, renovation, or expansion of structures that are listed as "contributing" on the most recent "Above-Ground Survey of Historic Resources" shall be subject to approval by the HRB in accordance with Section 9.10.

2. Exceptions to Section 3.2 Table of Permitted Uses: Inns and Hotels are permitted by-right in this redevelopment district, and are not subject to the conditions in 3.6.2.C.3.

3. Street Hierarchy: The hierarchy of streets in this district is as follows, from highest to lowest: Bladen Street, North Street, Duke Street, Prince Street, Adventure Street. Bladen Street is the most important street in the redevelopment district.

4. Master Plan: See Appendix B.2.3 for the original Bladen Street Master Plan.

G. Specific to the Boundary Street Redevelopment District:

1. Existing Planned Unit Developments: For existing City-approved planned unit developments (PUD) in the district, the PUD shall apply through February 6, 2032, a period of up to 25 years from the date of adoption of the Boundary Street Redevelopment District. Once 25 years pass, said PUDs are no longer applicable and shall then fall under the regulations of the Boundary Street Redevelopment District and underlying zoning.

2. Existing Buildings: With respect to existing buildings within the Redevelopment District, their use may be maintained despite changes made to allowable uses. In the event the building undergoes either structural or cosmetic modifications, if the cost of improvements exceeds 50% of the Fair Market Value of the building, it will be subject to the standards set forth by this code. This does not include repairs to a building, provided that the configuration is not modified or altered during the repairs. The Administrator (syn. City Architect) will have final jurisdiction over this matter. Signs not conforming to the requirements of this section shall be altered, removed, or otherwise brought into compliance with the requirements of this section at the time that the required building improvements are made.

3. Specific Standards:

a. Exceptions to Section 3.2 Table of Permitted Uses: Single-family detached uses are permitted regardless of the zoning district, except along Boundary Street and Robert Smalls Parkway. They are subject to all development standards laid out in this Code.

b. Streets: All applications for development in the Boundary Street Redevelopment District shall include the design of street elements adjacent to the applicant's property. These designs shall be according to the street type adjacent to the property, as identified in the Street Regulating Plan (Appendix C). The street type and the appropriate thoroughfare sections inform the applicant regarding how parking, sidewalk, tree plantings and other elements are to be sized and arranged. Contact with the City architect will provide clarification about the required design for each street. All streets and alleys shall connect to other streets. Cul-de-sacs and T-turnarounds are not permitted.

i. **Street Hierarchy:** The hierarchy of streets/street types in this district is as follows, from highest to lowest: Boundary Street (US 21), Ribaut Road, Robert Smalls Parkway (SC 170), Parallel Street, Edge Drive, Main Street, Park Street, Neighborhood Street, House Street. This hierarchy serves as an informal phasing and prioritization plan.

ii. **Construction of New Streets:** See Section 7.2.1 D.

c. **Alleys:** Alleys are required in the Boundary Street Redevelopment District to minimize curb cuts and to provide access to parking and service areas behind buildings. Alley requirements may be waived by the City architect for access to detached single-family residential lots greater than 45 feet in width in situations in which proper street front orientation, pedestrian circulation, and parking can still be accomplished. Alley locations and dimensions are not fixed but shall be designed to accommodate the alley's purpose. Alleys may be incorporated into parking lots as drive aisles and fire lanes. Recommended sections for alleys are included in Appendix C.

4. **Master Plan:** See Appendix B.3.2 for the Boundary Street Illustrative Master Plan.

3.13.4 AIR INSTALLATION COMPATIBILITY USE ZONE (AICUZ) OVERLAY DISTRICT STANDARDS

A. **Purpose:** The Air Installation Compatibility Use Zone (AICUZ) District shall overlay other zoning districts. The AICUZ District includes all lands within an established footprint affected by airport operations at the Marine Corps Air Station Beaufort (MCAS Beaufort). The footprint includes all lands underlying the noise zones of 65 DNL (day-night average sound level) and greater, and accident potential zones shown on the 2013 AICUZ Accident Potential Zones and/or Noise Zones Map associated with the F-35B, on file at the City of Beaufort Department of Planning and Development Services. Properties within Noise Zone 1 are exempt from the requirements of this section. In order to increase public awareness, and to ensure the general safety and welfare of persons affected by adverse impacts common to military aircraft operations, Section E. of this ordinance requires that property owners within the AICUZ District be properly notified of their location. In addition, Section 2.7.4 K. sets forth limitations and restrictions that shall apply to certain land uses that have been determined to be incompatible according to federal standards.

B. **Obstruction Height Zones:** There are hereby created and established certain zones that include all of the land lying beneath the primary, clear zone, approach clearance, inner horizontal, conical, outer horizontal, and transitional surfaces as they apply to MCAS Beaufort. An area located in more than one of the described zones is considered to be only in the zone with the more restrictive height limitation. The various zones are hereby established and defined as follows:

ZONE	DEFINITION	MAXIMUM HEIGHT
Primary Zone	An area located on the ground or water, longitudinally centered on each runway with the same length as the runway — the width of the primary zone is 1,500 feet	No object or structure will be permitted within a primary zone that is not part of the landing and take-off facilities and is of a greater elevation above mean sea level (AMSL) height than the nearest point of the runway centerline.
Clear Zone	The fan-shaped area adjacent to the landing threshold,	No object or structure will be permitted within the first 200 feet of a clear zone that is

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(Supp. No. 1)

	<u>beginning at each end of each primary zone and expanding to 2,284 feet wide, 3,000 feet from the threshold at an angle of 7 degrees, 58 minutes, 11 seconds, commencing 200 feet from the threshold</u>	<u>not part of the landing and take-off facilities and is of a greater elevation AMSL height than the nearest point of the runway centerline. No object or structure will be permitted within the remaining 800 feet of a clear zone that is not part of the landing and take-off facilities and is of a greater elevation AMSL height than those heights prescribed as the maximum heights for the approach clearance zone and transitional zone.</u>
<u>Approach Clearance Zone</u>	<u>An area longitudinally centered about each runway centerline extended, beginning 200 feet beyond each end of the primary zone and extending outward for 50,000 feet — the width of the approach clearance zone is the same as the primary zone, uniformly flaring to 16,000 feet at 50,000 feet distance</u>	<u>No object or structure will be permitted within the approach clearance zone beginning 200 feet from the runway end, that has a height greater than the runway end elevation at its centerline, the height above the runway end increasing with horizontal distance outward one foot vertically for every 50 feet horizontally until reaching a height 500 feet above the established airport elevation, then remaining at this AMSL elevation until a distance of 50,000 feet from the beginning point is reached.</u>
<u>Inner Horizontal Zone</u>	<u>An area around each military airfield constructed by scribing an arc of 7,500 feet about the end of each runway at its centerline and interconnecting the arcs by tangents</u>	<u>No object or structure will be permitted in the inner horizontal zone that has a height greater than 150 feet above the established airport elevation.</u>
<u>Conical Zone</u>	<u>An area extending outward from the periphery of the inner horizontal zone outward and upward at a slope of 20:1 for 7,000 feet</u>	<u>No object or structure will be permitted in the conical zone that has a height greater than 150 feet above the established airport elevation at its inner boundary with permitted height increasing one foot vertically for every 20 feet of horizontal distance measured outward from the inner boundary to a height 500 feet above the established airport elevation at the outer boundary.</u>

<u>Outer Horizontal Zone</u>	<u>An area extending outward from the outer periphery of the airport's conical zone for a distance of 30,000 feet</u>	<u>No object or structure will be permitted in the outer horizontal zone that has a height greater than 500 feet above the established airport elevation.</u>
<u>Transitional Zones</u>	<u>Areas extending outward from the sides of the primary zone, the first 200 feet of the clear zone, and the approach clearance zone, connecting them to the inner horizontal zone, the conical zone, and the outer horizontal zone</u>	<u>No object or structure will be permitted within the transitional zone that is greater in height than the primary zone, the clear zone, and the approach clearance zone at their adjoining boundary lines, increasing at a rate of one foot vertically for every seven feet horizontally, measured perpendicular to the runway centerline or centerline extended, until the transitional zone height matches the height of the inner horizontal zone, the conical zone, or the outer horizontal zone.</u>

(1) Outside of the zones established in Section 2.7.4 B., no object or structure will be permitted within the City whose height would:

- (a) Exceed 500 feet above ground level at its site.
- (b) cause an existing MDA, MOCA, MVA, or a decision height to be raised. (Note: minimum descent altitude (MDA) is the lowest AMSL altitude to which descent is authorized on final approach or during circling-to land maneuvering in execution of a standard instrument approach procedure (SIAP) where electronic glide slope is not provided. Minimum obstruction clearance altitude (MOCA) is the lowest published altitude between radio fixes on federal VOR airways, off-airway routes, or route segments that meets obstruction clearance requirements for the entire route segment and assures acceptable navigational signal coverage only within 22 miles of a VOR. Minimum vectoring altitude (MVA) is the lowest AMSL altitude at which aircraft operating on Instrument Flight Rules (IFR) will be vectored by a radar controller, except when otherwise authorized for radar approaches, departures, or missed approaches).
- (c) impose either the establishment of restrictive minimum climb gradients or nonstandard take-off weather minimums for any runway at MCAS Beaufort.

C. Accident Potential Zones (APZ): APZs are divided into three types along primary flight paths:

- The "clear zone" (CZ) is an area at either end of a runway that possesses a high potential for accidents.
- APZ-1 is the area normally beyond the CZ, which possesses a significant potential for accidents.
- APZ-2 is an area normally beyond APZ-1, which has a measurable potential for accidents. APZs are shown on the 2013 AICUZ Accident Potential Zones and/or Noise Zones Map associated with the F-35B, on file at the City of Beaufort Department of Planning and Development Services.

D. Noise Zones:

1. Definition: The noise exposure from aircraft operations is measured using the day-night average sound level noise metric (DNL). The DNL averages aircraft sound levels over a 24-hour period

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with an adjustment for increased sensitivity to nighttime noise. The DNL visually is depicted as a noise contour that connects points of equal value. The area between two noise contours is known as a "noise zone". Noise zones are hereby established as follows:

AIRPORT NOISE ZONE	DNL VALUES
<u>1</u>	<u>Less than 65 DNL</u>
<u>2a</u>	<u>65 to 70 DNL</u>
<u>2b</u>	<u>70 to 75 DNL</u>
<u>3</u>	<u>Greater than 75 DNL</u>

Noise zones are shown on the 2013 AICUZ Accident Potential Zones and/or Noise Zones Map associated with the F-35B, on file at the City of Beaufort Department of Planning and Development Services. Noise Zone 1 covers that portion of the City that lies outside of the Air Installation Compatible Use Zone. As indicated in Section 2.7.4 A., properties within Noise Zone 1 are exempt from the requirements of this section.

2. **Residential Construction Restrictions:** Aside from the residential construction restrictions imposed by this overlay, more stringent requirements of the base zoning district may also apply. For the purposes of this section, "gross density" means the total number of dwelling units (which include any building or portion thereof used as a place of residence, such as single-family dwellings, multi-family dwellings, commercial apartments, live/work units, garage apartments, accessory dwelling units, etc.) on a site divided by the entire site area.

- a. Residential development is not permitted in a Clear Zone.
- b. Single-family residential development within Accident Potential Zone (APZ 1 and APZ 2) and/or within Noise Zone 3 (DNL 75 and above) may not exceed a gross density of one (1) dwelling unit per three (3) acres.
- c. Residential development within Noise Zone 2b (DNL 70 to 75) may not exceed a gross density of one (1) dwelling unit per acre.
- d. Residential development within Noise Zone 2a (DNL 65 to 70) may not exceed a gross density of two (2) dwelling units per acre. 2.7.4

E. **Notification:**

1. At all real estate closings involving a property in an APZ or noise zone as depicted on the 2013 AICUZ Accident Potential Zones and/or Noise Zones Map associated with the F-35B, on file at the City of Beaufort Department of Planning and Development Services, the buyer, seller, and witnesses shall sign the following AICUZ disclosure form which shall be filed with the deed and/or plat at the Beaufort County Register of Deeds Office. Property owners may contact the City of Beaufort Department of Planning and Development Services to obtain information concerning a property's designation on the AICUZ Maps.

Air Installation Compatible Use Zone Disclosure Form

The property at _____ (address/location) is located in proximity to the Marine Corps Air Station Beaufort. The City of Beaufort has determined that persons on the premises will be exposed to accident potentials and/or significant noise levels as a result of the airport operations. The City has established certain noise zones and accident potential zones (APZs).

Pursuant to the 2013 AICUZ Accident Potential Zones and/or Noise Zones Map associated with the F-35B, the above property is located in:

Noise Zone (2a, 2b, or 3) _____ and

Accident Potential Zone (CZ, APZ-1, or APZ-2) _____.

The City has placed certain restrictions on the development and use of property within these areas. Before purchasing the above property, you should consult the Administrator to determine the restrictions that have been placed on the subject property.

CERTIFICATION

As the owner of the subject property, I hereby certify that I have informed _____, as a prospective purchaser, that the subject property is located in an Air Installation Compatibility Use Zone District.

Dated this _____ day of _____, _____.

Witness _____ Owner _____

As a prospective purchaser of the subject property, I hereby certify that I have been informed that the subject property is in an Air Installation Compatibility Use Zone District, and I have consulted the Administrator to determine the restrictions which have been placed on the subject property.

Dated this _____ day of _____, _____.

Witness _____ Purchaser _____

2. All prospective renters signing a commercial or residential lease shall be notified by the property owner through a written provision contained in the lease agreement if the leased property is located within the AICUZ District.
3. All subdivision plats, planned unit development plats, rowhome plats and /or condominium documents in the AICUZ District shall contain the following Acknowledgement:

Air Installation Compatible Use Zone Disclosure Statement

This property lies in an Air Installation Compatible Use Zone District, which applies to property in proximity to the Marine Corps Air Station Beaufort. The City of Beaufort has determined that persons on the premises will be exposed to accident potentials and/or significant noise levels as a result of the military operations. Future purchasers and lessors of this property or portions thereof will be required to sign a disclosure form per the City of Beaufort Planning Department and file the form with the deed and/or plat at the Beaufort County Register of Deeds Office (RMC Office). All or a portion of this property lies within:

Pursuant to the 2013 AICUZ Accident Potential Zones and/or Noise Zones Map associated with the F-35B, all or a portion of this property lies within:

Noise Zone (2a, 2b, or 3): _____, which has an associated DNL (Day-Night Average Sound Level) of: _____

Accident Potential Zone (CZ, APZ-1, or APZ-2): _____

In the case of new construction, a signed AICUZ Acknowledgement shall accompany the building permit application.

<u>AICUZ OVERLAY TABLE OF PERMITTED AND PROHIBITED USES^{1, 2}</u>	<u>AIRPORT HAZARD ZONE</u>			<u>AIRPORT NOISE</u>
	<u>CLEAR</u>	<u>APZ-1</u>	<u>APZ-2</u>	<u>ZONE 3</u>
Recreation, Education, Public Assembly				

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<u>Community-Oriented Cultural Facilities</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Institutional Care Facilities</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Detention Facilities</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Hospitals and Health Clinics</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Assembly and Worship/Religious Institutions</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>School, Public or Private</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Commercial Day Care Centers</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Commercial Lodging/Overnight Guest Accommodations</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Restaurant, Cafe, Coffee Shop</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Commercial Amusement (Indoor & Outdoor)/Indoor Recreation and Entertainment/Outdoor Entertainment</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Health/Fitness Facility</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>
<u>Commercial Retail Center</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Parks with Active Recreation</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Mobile/Manufactured Home Parks</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Storage of Explosive, Flammable or Toxic Materials in Above-Ground Tanks</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Petroleum Refining and Related Industries</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>
<u>Chemical Manufacturing, Manufacturing of Plastic and/or Rubber</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Group Home/Community Residence/Temporary Shelter</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>
<u>Residential</u>				
<u>2-3 Unit Buildings or Multi-Family (syn. Apartment House)</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Single Family Attached</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Single-Family/Unit: 1 unit or less per 3 acres 3</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
<u>Single-Family/Unit: 1 unit or less per 1 acre 3</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Single-Family/Unit: 2 unit or less per 1 acre 3</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>N = Not permitted use Y = Permitted if underlying district allows use (see Section 3.2 Permitted Land Uses)</u>				

¹ A definition of each listed use type is in Article 13 (Definitions).

² Similar uses, and any other retail business or service establishment permitted or conditionally permitted as determined by the Administrator, shall be of the same general character as the listed uses.

³ See Section 2.7.4 D.2. for complete information on Residential Construction Restrictions based on specific Noise Zones.

F. Notice to Military Installations:

1. S.C. Code 1976 § 6-29-1610, as amended, sets forth notice requirements pertaining to federal military installations. The provisions of this subsection shall apply to the following types of land use and zoning decisions when such decisions involve land located within an Accident Potential Zone or Noise Zone, pursuant to the 2013 AICUZ Accident Potential Zones and/or Noise Zones Map associated with the F-35B:

- a. Adoption of or amendment to the City of Beaufort Comprehensive Plan;
- b. An appeal to the City of Beaufort Zoning Board of Appeals (ZBOA);

c. A request to the ZBOA for a variance from the provisions of City of Beaufort Unified Development Ordinance; or

d. A request to the ZBOA for approval of a Special Exception Use.

(Ord. No. O-19-17, (Att.), 7-25-2017)

3.13.5 BEAUFORT COUNTY AIRPORT OVERLAY DISTRICT STANDARDS

A. **Description:** The Airport has one runway designated as Runway 7/25. The runway accommodates aircraft over 12,500 pounds and is therefore classified as "other than utility runway." Since aircraft can land in either direction, non-precision-instrument approaches with visibility minimums greater than three-fourths of a statute mile have been approved and published by the FAA for both ends of Runway 7/25 at the Airport. These classifications are current as of October 2006. The following prescribes the airport height zones and limitations for Beaufort County Airport as dictated by Title 14 Code of Federal Regulations Part 77. A property located in more than one of the described zones is considered to be in only one zone with the more restrictive height limitation.

B. **Airport Overlay Zones:**

1. **Primary Zone:** This is an area longitudinally centered on a runway, extending 200 feet beyond each end of that runway with the width so specified for each runway for the most precise approach existing or planned for either end of the runway. The width of the primary zone is as follows: 500 feet for non-precision instrument runways having visibility minimum greater than three-fourths of a statute mile.
2. **Horizontal Zone:** This is the area around a civil airport with an outer boundary perimeter of which is constructed by swinging arcs of specified radii from the center of each end of the primary zone of each airport's runway and connecting the adjacent arcs by line tangent to the arcs. The radius of the arc specified for each end of a runway will have the same arithmetical value. That value will be the highest composite value determined for either end of the runway. The radius of each arc is:
 - a. **Runway 7 End:** Ten thousand feet for non-precision instrument runways having visibility minimum greater than three-fourths of a statute mile.
 - b. **Runway 25 End:** Ten thousand feet for non-precision-instrument runways having visibility minimum greater than three-fourths of a statute mile.
3. **Conical Zone:** This is the area extending outward from the periphery of the horizontal zone for a distance of 4,000 feet.
4. **Approach Zone:** This is an area longitudinally centered on the extended runway centerline and extending outward from each end of the primary surface. An approach zone is designed for each runway end based upon the type of approach available or planned for that runway end.
 - a. The inner edge of the approach zone is the same width as the primary zone (i.e., 500 feet) and it expands uniformly to a width of:
 - i. **Runway 7 End:** Three thousand five hundred feet for non-precision instrument runways having visibility minimum greater than three-fourths of a statute mile.
 - ii. **Runway 25 End:** Three thousand five hundred feet for non-precision instrument runways having visibility minimum greater than three-fourths of a statute mile.

b. The outer width of an approach zone to an end of a runway will be that width prescribed in this Subsection for the most precise approach existing or planned for that runway end.

c. The approach surface extends for a horizontal distance of:

i. **Runway 7 End:** Ten thousand feet for all non-precision-instrument runways other than utility.

ii. **Runway 25 End:** Ten thousand feet for all non-precision-instrument runways other than utility.

5. **Transitional Zone:** This is the area extending outward from the sides of the primary zones and approach zones connecting them to the horizontal zone. Height limits within the transitional zone are the same as the primary zone or approach zone at the boundary line where it adjoins and increases at a rate of one foot vertically for every seven feet horizontally, with the horizontal distance measured at right angles to the runway centerline and extended centerline, until the height matches the height of the horizontal zone or conical zone or for a horizontal distance of 2,000 feet from the side of the part of a precision approach zone that extends beyond the conical zone.

C. **Use Limitations:** The following special requirements shall apply to uses within the Airport Overlay that are allowed in the base zone:

1. Lights or illumination used in conjunction with streets, parking, signs or use of land and structures shall be arranged and operated in such a manner that is not misleading or dangerous to aircraft operating from the airport or in the vicinity thereof as determined by the airport operator.

2. No operations of any type shall produce smoke, glare or other visual hazards within three miles of a usable runway.

3. No operations of any type shall produce electronic interference with navigation signals or radio communication between the airport and the aircraft.

4. No use of land shall be permitted which encourages large concentrations of birds, waterfowl or other wildlife within the vicinity of the airport.

D. **Official Map:** The airport height zones defined in Section A. are shown on the map entitled "Beaufort County Airport Overlay District" which is incorporated herein by reference.

E. **Notification:** At all real estate closings involving a property in the approach zone or transitional zone, the buyer, seller and witnesses shall sign the following form, which shall be filed with the deed and/or plat at the Beaufort County Register of Deeds Office.

Airport Overlay Disclosure Form

(For Properties within the Approach Zone or Transitional Zone of the Beaufort County Airport Overlay District)

The property at _____ (address/location) is located within the _____ Zone of the Airport Overlay District for the Beaufort County Airport (73J). Beaufort County has determined that persons on the premises may be exposed to noise and accident potentials from aircraft over flight as a result of airport operations.

The County has placed certain height restrictions on this property for both man-made and natural obstructions based on its location within this airport height zone. Before purchasing the above property, you should consult with the Beaufort County Zoning and Development Administrator to determine the restrictions that have been placed on the subject property.

CERTIFICATION

As the owner of the subject property, I hereby certify that I have informed _____, as a prospective purchaser, that the subject property is located in the _____ Zone of the Beaufort County Airport Overlay District.

Dated this _____ day of _____ / _____ / _____.

Witness _____ Owner _____

As a prospective purchaser of the subject property, I hereby certify that I have been informed that the subject property is in the _____ Zone of the Beaufort County Airport Overlay District, and I have consulted with the Beaufort County Zoning and Development Administrator to determine the restrictions which have been placed on the subject property.

Dated this _____ day of _____ / _____ / _____.

Witness _____ Purchaser _____

Division 3.4: Overlay Zones

Beaufort County Airport Overlay (BC-AO) District

3-76 Beaufort County Community Development Code

2. All subdivision plats, planned unit development plats, townhouse plats and/or condominium documents shall contain the following disclosure statement:

Airport Overlay Disclosure Statement

(For Properties within the Beaufort County Airport Overlay District)

This property lies within an Airport Overlay District for the Beaufort County Airport. There are structure height restrictions imposed on this property based on its location within an airport height zone. Purchasers should contact the Beaufort County Community Development Department for information regarding these restrictions.

All or a portion of this property lies within:

Airport Height Zone: _____

F. **Non-Conforming Uses and Structures:** See Article 11 for all non-conformities.

G. **Variances:** The Zoning Board of Appeals (ZBOA - See Section 10.3) shall not act upon a request for a variance from this section affecting lands within the AO Zone until they have received an advisory opinion from the Beaufort County Aviation Advisory Board. If an advisory opinion is not received within 30 days of notification, the ZBOA may proceed to act on the request without the opinion.

3.13.6 CONSERVATION OVERLAY DISTRICT (CD)

Intent. The Conservation District (CD) is intended to provide for a primarily low-density housing types and large areas of conservation.

1. *Street Patterns and Pedestrian and Bicycle Connectivity.*

a. *Land Pattern:* Development should occur in a rural style, including larger lot sizes, sizeable setbacks, and expansive areas dedicated to conservation. Dead end streets and cul-de-sacs are discouraged in favor of looping and connected street patterns. Conservation subdivisions should

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follow conservation design development concepts, where a significant portion of the property is permanently protected as open space and a small percentage is developed for low density residential lots that are placed to minimize impacts to environmental resources.

- b. *Arterial and Collector Streets:* Conservation District subdivisions should have direct access to these roadways via a local road and all residential lots should have a substantial buffer. No lots should have a direct access to an arterial or collector street.
- c. *Local Streets:* Streets are intended to be rural in nature, characterized by borrow ditches and no curb and gutter or sidewalks. Street trees and streetlights will not be required.
- d. *Bicycle and Pedestrian Connectivity:* Painted bike lanes or shared bike lanes are required on local streets. Bike racks should be provided where public or private amenities are provided. Crusher fines off-street trails as transportation or leisure routes are heavily encouraged..

2. *Overall Layout, Density, and Process.*

- a. *Layout:* Sites should be designed in a rural style with buildings built far from the street and other property lines in according with the requirements of this section.
- b. *Approval:* The Planning Commission will review any conservation subdivisions which desire to dedicate open space to the City and make a recommendation to the City Council.
- c. *Trail Corridor:* All properties abutting the Spanish Moss Trail, shall dedicate the necessary easement or ROW as determined by the City.
- d. *Contiguous:* All property included within a conservation development shall be contiguous.
- e. *Residual and Developed Land:* All conservation developments shall consist of two segments: (1) the development cluster or clusters, on which the residential units are located, and (2) the designated private residual land to be held in conservation. The minimum size for residual land is 10 acres.
- f. *Percentage of Developable/Conversation Land:* The following minimum percentages of land are required in cluster and residual segments:

Table 3.: Conservation Development Site Design

<u>Conservation Development Type</u>	<u>Required Residual Land in Conservation (%)¹</u>	<u>Permitted Developable Land in Cluster(s) (%)</u>
<u>No public water/sewer</u>	<u>80</u>	<u>20</u>
<u>Provides public sewer</u>	<u>70</u>	<u>30</u>

- g. *Density:* As per Table 3.4, 80 percent of the total project (10 min. acres) must be reserved as conserved residual land as provided in this Section. The remaining 20 percent can be developed with a density consistent with State septic standards. On lots served by sewer, 70 percent of the total project (10 min. acres) must be reserved as conserved residual land as provided in this Section. The remaining 30 percent can be developed with a density consistent with T-3 N standards.
- h. *Residual Land:* All residual land shall be maintained and remain undeveloped in perpetuity in accordance with appropriate use plan for residual land and/or common area as provided in of this Code.

3. *Site Design.*

- a. *Lot Size and General Layout.*

-
- i. Even within the development cluster, the highest priority for site layout shall be the preservation of environmentally sensitive areas and agricultural uses. The location of home sites and the corresponding layout of lots and streets shall have a lower priority and shall be designed to create a compact development pattern.
 - ii. Minimum lot size is required in the development cluster shall follow T3N standards
 - b. Site layout shall be oriented to:
 - i. Achieving the best possible relationship between development and features of the land;
 - ii. Minimizing alteration of the natural site features and topography;
 - iii. Relationship to surrounding properties;
 - iv. Improving the view from and the view of buildings; and
 - v. Reducing the area devoted to roads and utilities.
 - c. Flexibility in lot size is encouraged to:
 - i. Promote a design that is sensitive to the natural environment;
 - ii. Adapt to the natural topography of the site;
 - iii. Accommodate the mix of residential land uses and housing types proposed within the development
 - iv. Design for compatibility with agricultural uses and other existing and allowed uses.
 - v. To the extent practical, home sites should be located to enhance visual access to residual land both from the proposed development and from adjacent lands.
 - d. Residual Lands.
 - i. Residual land in conservation developments shall be designed to achieve the maximum contiguous amount of open space possible while avoiding the creation of small, isolated, and unusable areas.
 - ii. Roads, pedestrian walkways, and trails may connect through the residual land.
 - iii. Where practical, residual land should be located contiguous to and be connected with other residual land on the site or residual land adjacent to the conservation development boundaries. Connectivity is based on visual connections for residents of the development and, where applicable, physical connections for wildlife habitat.
 - iv. Residual land may include such uses as pedestrian and bicycle areas, buffer areas and common area devoted exclusively to the use of the residents of the conservation development and their guests.
 - v. Residual land areas containing environmentally sensitive areas or features can not contain any structure or improvements, except walkways or trails, provided such areas are determined to be appropriate for walkways or trails and they can be constructed with minimal disturbance to environmentally sensitive areas.
 - vi. Residual land areas shall not include road rights-of-way or parking areas, except in projects with a ratio of 20 percent developed area to 80 percent residual land, the road right-of-way, up to 70 feet in width, may be included in the calculation of the required residual land.

- vii. Uses in residual land are limited to such uses, accessory structures, and improvements necessary for agricultural uses or for the educational, cultural, recreational, or social enjoyment of the residents of the conservation development and their guests, and any utility services, including community sewer systems, providing the coverage of all structures and improvements in the residual land does not exceed five percent of the residual land.
- viii. All residual land not developed as part of the conservation easement must be held or dedicated as a perpetual conservation easement, or as open space to the City of Beaufort.
- ix. Residential conservation tracts shall not subdivided.

e. Design Requirements.

- i. Structures shall be sited to optimize the shape and configuration of farmable parcels and fields. Fragmented farmland and wildlife habitat shall be avoided to the maximum extent practicable.
- ii. Structures shall be located at the edges of farmland to allow the creation of cohesive farm fields.
- iii. New structures or development shall be located at the edge of existing developed areas in compact configurations. Where possible, development should be located at the edge of farmland or natural features such as a ridgeline, tree stand, bluff, or stream.
- iv. Fence rows shall be used where practicable to define productive parcels and developed areas.
- v. Driveways shall be located along fencerows or other natural features that are not incorporated into farm fields. The distance and number of driveways shall be minimized to the maximum extent practicable. See Figure 5-1 below.

3.14: ALTERNATIVE DEVELOPMENT PATTERNS

3.14.1 SMALL-SCALE PLANNED INFILL DEVELOPMENT

- A. **Purpose:** The alternative development options of this section allow for variety in development standards while maintaining the overall character of a neighborhood. These options have several public benefits:
- They allow for development that is more sensitive to the environment, especially in areas with water features, natural drainage-ways, and significant trees;
 - They allow for the preservation of open and natural areas;
 - They promote better site layout and opportunities for private recreational areas;
 - They promote opportunities for affordable housing by allowing for a mixture of lot and building sizes; and
 - They promote energy-efficient development.

- B. **Definition:** A small-scale planned infill development is a residential subdivision in which the lots are allowed to be smaller (in area and width), have reduced setbacks, and/or are oriented in a different manner than otherwise required for the underlying base zoning district, but in which the overall density cannot exceed the maximum density limit for the underlying zoning district.
- C. **Applicability:** Subdivisions that comprise a minimum size of 1/2 acre (in T3 or T4 districts only) or an entire block face may utilize these standards.
- D. **Conflict with Other Regulations:** If there is a conflict between the small-scale planned infill standards of this section and any other requirement of this Code, the standards of this section take precedence. Otherwise, a small-scale planned infill is subject to all other applicable requirements of this Code.
- E. **Approval Procedures:** Small-scale planned infill developments are subject to the subdivision review procedures set forth in Section 9.9 with the following exceptions:
1. In the Historic District, these developments are also subject to review by the Historic Review Board (Section 9.10).
 2. In T3-S these developments are permitted by Special Exception and are subject to review by the Zoning Board of Appeals (Section 10.3).
- F. **Lot Size:** There is no set minimum lot size (area or width) requirement within a small-scale planned infill development. Individual lot sizes shall be adequate to meet all required density and development standards. Minimum lot sizes may be established by the Planning Commission during the subdivision process.
- G. **Setbacks and Building Separation:** The minimum setback and frontage standards of the base zoning district apply along the perimeter of a small-scale planned infill development. All detached structures within a small-scale planned infill development shall be separated by a minimum distance of 10 feet. This distance may be reduced subject to the building code.
- H. **Open Space Requirement:** A portion of the gross area of the development shall be reserved for some type of usable, common open space. See Section 7.4.2 and 3 for required amounts and appropriate types of open space. See Section 7.4.5 for ownership and maintenance requirements.

3.14.2 COTTAGE COURTS (A.K.A. BUNGALOW COURTS, POCKET NEIGHBORHOODS, COURTYARD HOMES)

- A. **Purpose:** The alternative development options of this section allow for development of smaller dwelling units, organized around a common outdoor space, that are appropriate to the character of the surrounding neighborhood. They provide a space-efficient and economical alternative to traditional single dwelling unit development. The ownership model may be either fee-simple or condominium-style, and can achieve the same benefits as those listed in Section 2.8.1 A.
- B. **Definition:** A Cottage Court development is a residential development in which small buildings are oriented around a central green or open space that is accessible by all residents.
- C. **Density:** Additional density is permitted, as follows, in exchange for the buildings having a limited footprint, size, and height:
1. In T3-S the overall density is permitted to be up to 1.25 times the maximum density limit.
 2. In T3-N the overall density is permitted to be up to 2 times the maximum density limit.
- D. **Applicability:** Cottage Courts are permitted in T3 and T4 districts only. They are not permitted in the Historic District.

E. **Lot Size:** Prior to development, lots or combinations of lots shall meet the following dimensional standards:

1. 160 feet wide by 100 feet deep where formalized parking on-street exists on adjacent streets and no on-site parking is required.
2. 180 feet wide by 100 feet deep if on-site parking is required.
3. **Exception:** In T3-S, Cottage Courts are limited to lots greater than 1 acre.



F. **Conflict with Other Regulations:** If there is a conflict between the cottage courts standards of this section and any other requirement of this Code, the standards of this section control. Otherwise, cottage courts are subject to all other applicable requirements of this Code.

G. **Approval Procedure:** Cottage courts are subject to the subdivision review procedures set forth in Section 9.9.

H. **Number of Buildings:** Cottage courts shall contain a minimum of 4 residential buildings. For courts that have 8 or more buildings, a community structure shall be provided. Examples of these include garden sheds, pavilions, community houses, etc.

I. **Building Size and Details:**

1. Buildings may have a maximum 800 square foot footprint (not including porches), and may be no more than 1.5 stories tall.

2. Front porches shall be provided facing the common space, and they shall be a minimum of 8 feet deep.

3. Where a building is located on both a public street and a public space, it shall address the street with either a porch or stoop, and shall provide entries onto both spaces.

4. The public spaces of the home shall be located facing the common space. These include living, dining, and kitchen areas. First-floor bedrooms should not be located fronting the civic space. An exception to this shall be made on corner lots, where public spaces may face the street.

J. **Setbacks and Building Separation:** The minimum setback and frontage standards of the base zoning district apply along the perimeter of a cottage court development. Buildings may be attached or detached. All detached structures within a cottage court development shall be separated by a minimum distance of 10 feet. This distance may be reduced, subject to the building code.

K. **Parking Requirements and Configuration:** One space per unit is required. Adjacent on-street parking spaces may count towards this requirement. Parking shall be screened from the public right-of-way by buildings. A common parking area, accessed via an alley, is recommended. If this is not possible, access easement(s) shall be provided as part of the final plat. Parking shall be screened from neighboring properties per the requirements of Section 5.7.8 A.

L. **Open Space Requirement:** A minimum of 400 square feet of common open space is required per unit. The open space shall be connected to the public right-of-way either by opening up to the street, or via a paved path no less than 8 feet wide. Ownership and maintenance requirements shall be in accordance with Section 7.4.5.



3.14.3 TRADITIONAL NEIGHBORHOOD DEVELOPMENT FLOATING OVERLAY DISTRICT

A. **Purpose and Intent:** The Traditional Neighborhood Development (TND) overlay District is established to:

- Support the development of fully integrated, mixed-use, pedestrian-oriented neighborhoods with a variety of housing choices.
- Prevent the development of large, single-use, homogenous subdivisions.
- Minimize traffic congestion, suburban sprawl, infrastructure costs and environmental degradation.

- Create a streamlined way to transition the City's zoning to the Transect-zones.

B. Process and Applicability: The application of the TND overlay district shall depend upon the size of the site in accordance with the provisions below. The TND overlay district shall not be applied to any site with a T1 (Natural Preserve District) base district designation.

1. General Process:

- Master Plan:** Applicants shall first develop and present a master plan, complying with the Sketch Plan requirements in 9.3.1.B, for the entire parcel which shall include land allocations by Transect zone, proposed subdivisions of property, required open space, street regulating plan, neighborhood structure(s) and other information required to indicate compliance with this section. Upon approval by the MPC - and subsequent rezoning approval as applicable - the master plan is vested.
- Preliminary Plat:** Upon approval of the Master Plan, the applicant shall proceed towards approval of a Preliminary Plat (Section 9.9.3).

2. Applicability:

TND APPLICABILITY SUMMARY TABLE	
SITE AREA	PROCESS TYPE
<u>15 acres to 40 acres</u>	<u>Optional with Conditional TND designation (See a., below)</u>
<u>40 acres to 100 acres</u>	<u>Optional with By-Right TND designation (See b., below)</u>
<u>100 acres or larger</u>	<u>Mandatory with By-Right TND designation (See c., below)</u>

- 15—40 acres:** Sites having at least 15 acres but less than 40 acres may be developed under a TND overlay district. Development sites with a base zoning of T3 shall be subject to the rezoning process consistent with Section 9.16. Development sites with a base zoning of T4 or T5 shall follow the procedures for Major Subdivisions found in Sections 9.9.3 and 9.9.4.
- 40—100 acres:** The TND overlay District designation shall automatically apply by-right to all development sites of at least 40 acres but less than 100 acres. Applicants shall have the option of developing such sites using the standards of the TND overlay district or the standards of the underlying base zoning district. The approval of TND master plans on such properties shall follow the procedures for major subdivisions found in Sections 9.9.3 and 9.9.4.
- 100+ acres:** The TND overlay District designation shall automatically apply by-right to all development sites of at least 100 acres. Development sites of this size are required to follow the standards of the TND overlay district. The approval of TND master plans on such properties shall follow the procedures for major subdivisions found in Sections 9.9.3 and 9.9.4.
- Exceptions:** Land designated as LI and IC districts are not subject to these provisions and may be developed as more conventional, single-purpose developments.

C. Land Allocation by Transect Zones: When composing the TND master plan, the Transect-based districts in Section 2.3.2 shall be used as sub-districts within the ranges noted in the following chart. The allocation of land by Transect zone shall be made a part of all applications and approvals for TND

master plans. All development shall conform to the standards of the designated form-based sub-district in which it is located, unless otherwise noted in this section.

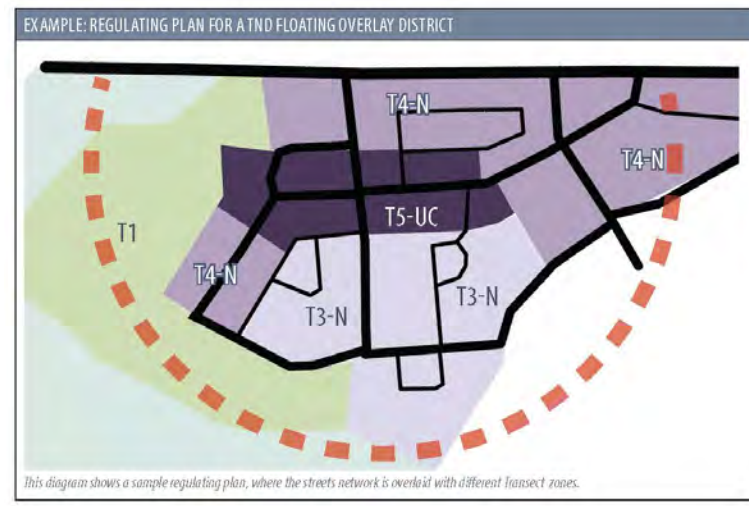
BASE ZONE	TRANSECT ZONE	15—40 ACRES		GREATER THAN 40 ACRES	
		MINIMUM AREA*	MAXIMUM AREA*	MINIMUM AREA*	MAXIMUM AREA*
T3	T3 districts	30%	85%	30%	75%
	T4 districts	10%	50%	10%	50%
	T5 districts	None	10%	None	30%
T4	T3 districts	None	50%	None	60%
	T4 districts	10%	50%	20%	90%
	T5 districts	None	30%	None	40%
T5	T3 districts	None	30%	None	40%
	T4 districts	10%	50%	10%	50%
	T5 districts	20%	80%	30%	80%

* Listed as % of gross land area.

Note: T4-NA sub-district may be incorporated as no more than 1/3 of the permitted T4 allocation.

D. Land Uses:

1. The TND master plan shall include a regulating plan designating each Transect zone (T-zone) by parcel.
2. Land uses shall be limited to those permitted in the designated T-zone.
3. Similar T-zones shall generally front across streets. Dissimilar categories shall abut at rear lot lines or transition mid-block.

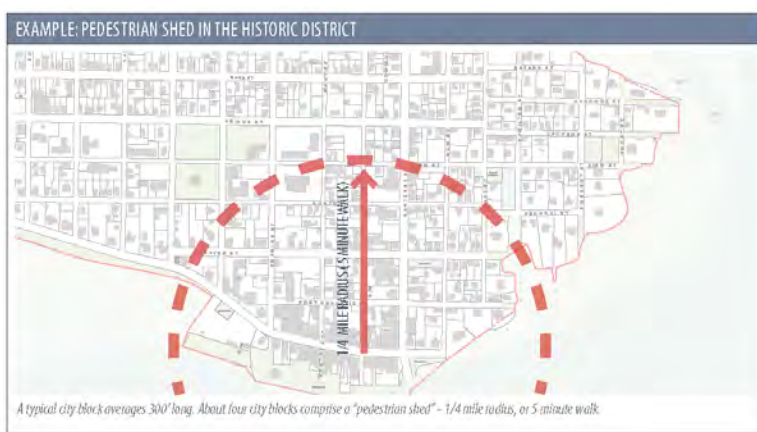


E. Civic/Open Space:

1. Development shall be required to reserve usable, common open space in accordance with the standards for the underlying base district(s), as specified in Sections 7.4.2 and 3.
2. No portion of the TND shall be further than ¼ mile from a Community Green Space, as defined in Section 7.4.3. Existing common open spaces outside of the TND boundaries may be used to satisfy this requirement.
3. On parcels 40 acres and larger, a minimum of 2% of the gross land area shall be reserved for the construction of community structures, (schools, community buildings, religious institutions, etc.) and their support facilities (parking areas, etc.). These sites shall be counted towards the open space requirement. Such sites shall be easily accessible within the neighborhood — and to the greater community where appropriate — and shall help to visually anchor important vistas. See Section 4.5.13 for building design standards for civic buildings. If after 5 years, the community facilities are not constructed, the land may be converted to common open space.

F. Neighborhood Structure:

1. TNDs shall be organized by individual pedestrian sheds (or walking areas) with a ¼-mile radius (1,320 linear feet).



2. Neighborhood centers/main streets shall be located at or near the center of all pedestrian sheds, and shall include:
 - a. The area of the TND with the greatest intensity of development.
 - b. One or more civic buildings and/or uses, and
 - c. One or more Community Green Spaces.
3. Each pedestrian shed is encouraged to include a variety of uses, building types, and housing types, so that the majority of lots within the TND are within walking distance (no more than ½ mile) of a neighborhood center, and at least 2 types of housing are provided (e.g., single-family detached, rowhomes, duplexes, apartments) per pedestrian shed.
4. Street networks shall be interconnected using a grid or modified grid. Exceptions and special designs can be considered due to geography and special site conditions.

-
5. **Block Size:** Blocks shall be compact so that they are comfortably walkable and appropriate for their context.
- In T3-S zones, block sizes are flexible, but the perimeter shall not exceed 2,640 linear feet ($\frac{1}{2}$ mile). An average block perimeter less than 2,000 feet is preferred.
 - In T3-N zones, block sizes are flexible, but the perimeter shall not exceed 1,700 linear feet ($\frac{1}{2}$ mile). An average block perimeter less than 1,500 feet is preferred.
 - In T4, and T5 zones, blocks shall be no more than 400 feet on any side. An average block length of 250-300 feet is preferred. The block perimeter shall not exceed 1,320 linear feet ($\frac{1}{4}$ -mile).
 - Exceptions may be made for natural elements such as wetlands, trees, topography, to be incorporated into the site design.
6. Within 200 feet of all parcels outside the TND, lot widths, depths, and building types shall provide a graduated transition to adjacent development, particularly any such areas that are of a lower intensity/density.
- G. **Relief:** Modifications to these standards may be reviewed and permitted by the MPC if the plan is found to still be in compliance with the intent of this Code.

3.14.4 PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

- A. **Purpose and Intent:** The PUD is intended to encourage innovative land planning and site design concepts that cannot be achieved by other mechanisms provided by this Code. PUDs should achieve a high level of environmental sensitivity, aesthetics, high quality development and other community goals by:
- Allowing greater freedom in selecting the means to provide access, open space and design amenities.
 - Promoting quality urban design and environmentally sensitive development by allowing development to take advantage of special and unique site characteristics, locations, building types and land uses.
- B. **Process and Applicability:**
- General Process:** PUDs are considered a two step process. First, there is a Rezoning which follow the general procedures of Section 9.16. Second, a Final Plat approval, per Section 9.9.4 shall occur. A complete master plan and written report shall be developed and submitted for approval as part of the rezoning process in order to determine the desired standards and design of the project. Those documents shall be submitted in accordance with the following standards:
 - Master Plan:** Applicants shall first develop and present a master plan, complying with the Sketch Plan requirements in 9.3.1.B, for the entire parcel which includes, but is not limited to:
 - Size:** Size, in acres, shall be listed on the master plan. For redevelopment sites, as defined in Section 8.3.2 A., PUDs shall have a minimum of 4 acres. For all other developments PUDs shall have a minimum of 10 acres. If the project is intended to be developed in phases, the master plan shall include all phases.
 - Districts:** Land allocations by zoning district, including specific modifications to the Code requirements of those districts clearly highlighted.

-
- iii. **Street Layout and Regulating Plan:** the design and location of the streets shall be provided. Streets shall conform with the street sections in Appendix C of this Code. Additional bicycle and pedestrian circulation shall also be indicated.
 - iv. **Lot Layout:** Proposed subdivisions of property, required open space, street regulating plan, neighborhood structure(s). The PUD shall have provisions to allow for a systematic methodology to provide a variety of lot sizes.
 - v. **Open Space:** Open space requirements are 1.5 times the standards set in Section 7.4.2 with the exception that a minimum of 10% open space is required for all PUDs, regardless of size or zoning district. These should be clearly indicated on the master plan.
 - vi. **Community Space:** the requirements of 2.8.3.C.3 shall be met.
 - vii. **Stormwater Requirements:** Stormwater shall be considered on a PUD-wide basis and the general locations shall be indicated. Floodplain information shall also be included on the master plan.
 - viii. **Resources:** The general location of all historic, cultural, and environmentally sensitive resources shall be depicted on the master plan.
- b. **Written Report:** A written report shall be submitted to explain the type, nature, intent and characteristics of the proposed development, and shall specifically include:
- i. **Site Description:** A general description of the proposal, including a detailed description of the site, location, context, and any cultural, environmental and/or historic resources.
 - ii. **Vision Statement:** The goals, tenets, any special initiatives which the development intends to achieve shall be clearly identified for review and discussion.
 - iii. **Incompatibilities:** A detailed description of the provisions of the Code which prevent the development, as desired shall be provided. This shall include analysis showing how the general Land Development standards in Article 7, and the TND Floating Overlay District standards in Section 2.8.3 limit the intended development.
 - iv. **Modification to Code:** A detailed description of exceptions or variations from the requirements of this Code, per the incompatibilities listed above. All items not explicitly listed as modifications will be subject to the requirements of this Code.
 - v. **Land Allocation:** Tables showing the total number of acres in the proposed development and the percentage designated for each proposed type of land use, including open spaces, recreation areas, public facilities, wetlands and wetland impacts. This should be coordinated with the Districts as shown in the master plan. If the development is intended to be phased, the phasing plan shall be indicated on the tables.
 - vi. **Program:** A complete development program, including number of residential units and proposed densities, building types, minimum and maximum lot sizes, and square feet and identification of other nonresidential uses.

- vii. **Building Design Standards:** Guidelines to achieve aesthetics and high quality development shall be included. These may be further elucidated in the covenants after all City approvals have been secured.
 - viii. **Compatibility Statement:** A statement of how the proposed development is consistent adopted plans and documents, including, but not limited to, the Civic Master Plan, the most recent Comprehensive Plan, applicable stormwater regulations, other model ordinances and/or applicable development standards.
 - ix. **Other:** Additional relevant information as requested by the Administrator.
 - c. **Performance Guarantee:** Before approval of a PUD, the City Council may require a contract with safeguards satisfactory to the City guaranteeing completion of the development plan in a period to be specified by the City, but which period shall not exceed 5 years unless extended by the City for due cause show. Such guarantee may include the submission of a performance bond in an amount set by the City.
 - d. **Final Plat:** Upon approval of the Rezoning (inclusive of the master plan), the applicant shall proceed towards approval of a Final Plat (Section 9.9.4).
- C. **Expiration of Approval:** The City shall have the right to review a concept plan approved as part of a PUD when no building permits have been issued in the past 5 years, and may choose not to issue further permits within the PUD until a revised concept plan has been approved.

3.14.5 LEGACY PLANNED UNIT DEVELOPMENT DISTRICT (LPUD)

- A. **Purpose:** The legacy planned unit development (LPUD) zoning district is intended to be utilized only for the continuation of previously established PUDs.
- B. **Minor Plan Amendments Permitted by the Administrator:** The amendment of previously approved PUDs shall be approved by the Administrator, if the amendment results in a development intensity that is no greater than the previously approved intensity in terms of total square feet, total number of units, height, and build-upon area. Additionally, a minor plan amendment shall be limited to technical considerations that could not be reasonably anticipated during the approval process, or any other change that has no material effect on the character of the approved PUD development or any of its approved terms or conditions.
- C. **Major Plan Amendments Permitted by City Council Approval Only:** All major changes not subject to B. above, shall be reviewed by the Planning Commission (PC) and approved by City Council in accordance with the procedures outlined in Section 2.8.4 B.1.
- D. **Rezoning a PUD:** Any existing LPUD may choose to rezone to a standard City zoning district by going through the rezoning process in accordance with the procedures outlined in Section 9.16.

(Ord. No. O-14-23 , 9-26-2023)



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CURT FREESE
Community Development
Director

Date: October 1, 2025

From: Curt Freese, Community Development Director

To: PC

ISSUE: Chapter 4 Summary of Revisions (Design Standards)

Chapter 4 Standards

Analysis:

The Design Chapter is perhaps the core of the Form Based Code. Staff including Meadors Architecture, both reviewed our code based on practical experience with projects (for Meadors, this includes over 6 years of experience in Beaufort) and then began researching other form based codes and ideas in other jurisdictions. The following three design principles were the focus of the revisions:

- **Enhanced Aesthetic and Contextual Harmony:** The addition of detailed architectural standards (e.g., street frontage emphasis, four-sided design, diverse housing models) strengthens Beaufort's unique character and is a response to current development pressures. Staff wished to enhance vernacular architecture, require a mixture of uses and buildings that fit with surrounding neighborhoods. This includes major revisions to each type of building.
- **Increased Design Flexibility with Oversight:** New discretionary guidelines encourage innovation while ensuring compatibility, with the Planning Commission playing a key role in balancing creativity and tradition.
- **Diversity and Scale Management:** Requirements for varied building designs (e.g., 2-3 designs for 2-3 unit houses, rowhomes, apartments) and articulation (e.g., 35 ft wall limits, garage detailing) prevent monotonous development, particularly in multi-family and large-scale projects, enhancing visual interest and neighborhood identity. When combined with lot diversity standards, it requires mixed use developments which are not monotonous in scale and design.

4.2.2 Applicability:

- Removed T-3 Exemption from the design requirements.



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4.3.2 Specific Guidelines:

- **Architectural Theme:** Added a unifying architectural theme for all buildings (including canopies) within a development, prohibiting domineering canopies, and ensuring scale appropriateness with surrounding structures.
- **Massing and Articulation:** Added new guidelines for new construction to complement neighboring massing (roof forms, facade differentiation) and address large-scale buildings with specific articulation elements (siting, setbacks, facade treatments).

4.4 Private Frontage Types:

- Removed Forecourt, also not common in Low-country architecture, and was abused for larger scale projects in the past.
- Removed Arcade, as it is not a typical low country feature, and not utilized.

4.5 Building Types:

4.5.1 General: C. Local Design Quality: Added, discouraging symbolic/corporate design but allowing limited signature elements with Design Review Body approval, prohibiting prototype architecture with similar flexibility.

4.5.4 Single-Family Detached House: B. Added detailed standards for street frontage architecture (courtyards, columns, towers, porches), architectural design (massing, roof lines, materials, no fluorescent colors), four-sided architecture, corner lot features, garage limits (30% street facade, 10 ft setback in T3-S), and front yard landscaping (diverse species, regionally sourced materials, one ornamental tree).

4.5.5 2-3 Unit House: Added housing model diversity (2-3 distinct designs based on unit count, no adjacent similar buildings), street frontage architecture, architectural design, four-sided architecture, and an 18-inch elevation requirement.

4.5.6 Rowhome/Townhouse: Added housing model diversity (2-3 distinct designs based on row



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count, no adjacent similar buildings), street frontage architecture, architectural design, four-sided architecture, 3 ft elevation (with 18-inch exception), garage limits (max 4 fronts, internal parking encouraged), and rear garage wall articulation (55 ft max length, 30 ft max uninterrupted with specific features).

4.5.7 Apartment House: Added 3 ft elevation (with 18-inch exception), design diversity standards (variety in massing, articulation every 36 ft with specific features, roof combinations), color limits (max 2 adjacent similar colors), and garage articulation (same as rowhomes).

4.5.8 Livework/Mixed-Use: Added wall articulation (35 ft max uninterrupted length, no blank walls unless concealed), facade treatment (continuity on exposed sides), and window proportions (vertical where possible).

4.5.9 Liner Building: Added 25 ft minimum depth for detached buildings, 12 ft for attached (or unique facade), mandatory use in RMX, wall articulation (35 ft max uninterrupted length, no blank walls unless concealed), two story requirement, facade treatment, and window proportions.

4.5.10 Large Footprint Building: Added wall articulation (35 ft max uninterrupted length, no blank walls unless concealed), facade treatment, and window proportions.

4.6.3 Building Standards General to All Applicable Districts:

- 4.6.3 Eliminated Tabby from materials for walls and foundations. Considered historically inappropriate and is not often successfully accomplished.
- 4.6.3 Added prohibition on vinyl windows on contributing Historic District buildings.

4.6.3 C Windows

- 1. Fenestration/Transparency:



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- Added a definition clarifying that fenestration/transparency refers to glass on windows or doors without coatings (e.g., frosted, tinted, or spandrel glass) or treatments, ensuring visibility of the building interior from outside.
- 2. Specific to Zones T4 and T5:
 - Added a requirement for commercial or mixed-use buildings facing streets, waterways, or public spaces to have a minimum of 40% transparent fenestration on the ground floor and 20% on upper floors. For apartment houses, this ground floor minimum can be adjusted by the Design Review Body but not below 30%.
- Proportion and Details:
 - c. Visual Clearance: Added a requirement for a minimum 6-foot visual clearance behind glass, allowing 3D display windows of at least 6 feet deep to count toward transparency requirements.
 - d. Ground Floor Windows: Added a mandate for commercial ground floor windows to remain clear at night with internal illumination, offering alternatives (e.g., display windows, public art) if internal functions conflict with transparency.
 - c. Specific to Zones RMX, T4, T4 HN, and T5:
 - i. Facade Window Sizes: Added a guideline for facades to feature varied window sizes, with smaller windows above, especially for buildings over two stories.
 - ii. Mullions/Muntins: Added a requirement for thin mullions or muntins on windows larger than 2 feet in any direction (except shopfronts), with depth equal to width.
 - iii. Historic District: Added a specification that windows in the Historic District must use exterior-applied muntins with interior spacer bars (SDL) or true divided lite (TDL) windows.

Analysis:

- **Enhanced Transparency and Visibility:** The definition of fenestration/transparency and the 40%/20% minimums in T4 and T5 zones promote openness, improving pedestrian experience



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and safety by allowing visibility into commercial spaces. The 30% floor for apartments balances functionality with design goals.

- **Aesthetic and Historical Integrity:** Requirements for architectural surrounds, varied window sizes, and Historic District-specific window types (SDL/TDL) reinforce Beaufort's traditional architectural character,
- **RMX, T4, T4 HN, and T5:** Varied window sizes and mullion/muntin standards add visual hierarchy and detail, enhancing multi-story building compatibility with surrounding contexts, especially in historic or high-density areas. RMX is now included.
- **Functional Flexibility:** The allowance for 3D display windows and alternative activations (e.g., public art) accommodates commercial needs while maintaining sidewalk vitality, particularly in mixed-use areas.
- **Commercial Ground Floors:** The night-clearing and illumination requirement boosts security and aesthetics, with alternatives ensuring flexibility for internal uses (e.g., storage), benefiting businesses in T4, T5, and mixed-use zones.

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 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.

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.

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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 identifies lot standards and~~ use allowances by district and establishes 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) 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.

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.



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.

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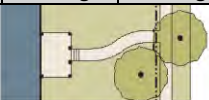
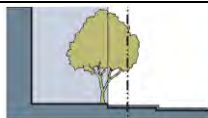
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D.C. **Massing and Articulation:**

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. New construction in which no neighboring buildings in close proximity exists should create their own rhythm and massing consistent with the design requirements of this Section.

- 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					T4, T5, RMX, IC

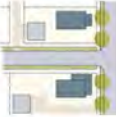
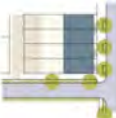
- 4: BUILDING DESIGN AND INFILL STANDARDS
4.4: PRIVATE FRONTAGE TYPES

entry yards and/or shared garden space. Forecourts may be used in commercial and mixed-use buildings to provide areas for outdoor dining, 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 feet in width. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.		
DC. 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
ED. 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		T4, T5, RMX, IC, LI

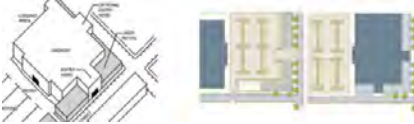
- 4: BUILDING DESIGN AND INFILL STANDARDS
4.4: PRIVATE FRONTAGE TYPES

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.		
FE. 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
GF. 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 a minimum of 3 feet for privacy,			T4-N, T5, RMX, IC

- 4: BUILDING DESIGN AND INFILL STANDARDS
4.5: BUILDING TYPES

and are typically accessed by stoops. They may also utilize the forecourt and porch frontage types.		
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 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 210,000 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.		T4, T5, RMX, IC, LI

- 4: BUILDING DESIGN AND INFILL STANDARDS
4.5: BUILDING TYPES

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

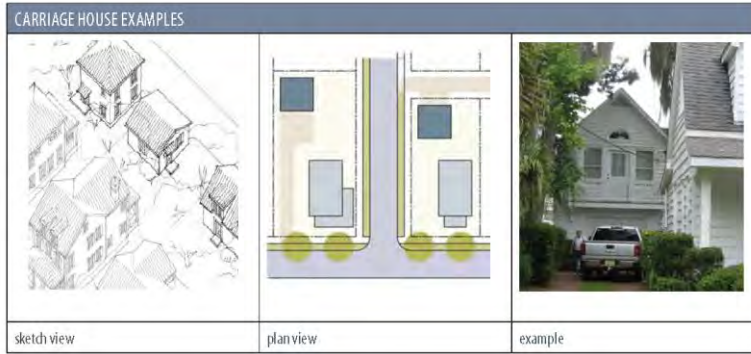
4.5.1 GENERAL

- 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, 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



- 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 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 sketch plan showing the potential build-out, including parking, of the site is required;
 - The size(s) must be appropriate to permit a primary structure without exceeding the maximum lot coverage; and
 - 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:**

- Frontage Types:** Common Yard, Porch, Stoop.
- 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.
- Street Frontage Architecture: Architectural emphasis from the street through use of a courtyard; columns; or tower element; or a covered porch.
- 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
- 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.
- 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.

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

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.

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

iii. Regionally sourced or manufactured landscape construction materials, such as lumber, mulches, pavers, trees, shrubs, groundcover, and quarried gravel/cobbles/rocks or other hardscape materials, should be utilized where practical.

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

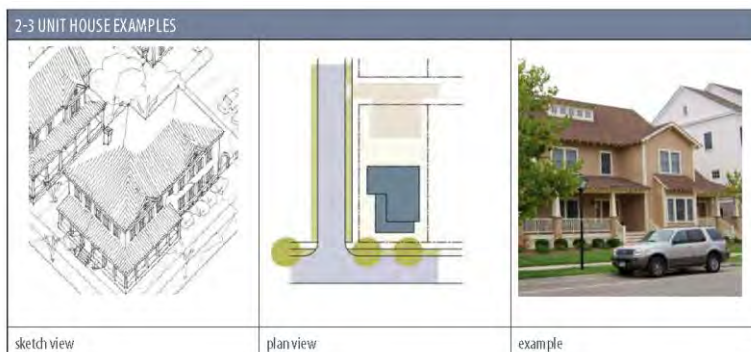
v. Trees must be planted ten feet away from utility lines extending to the residence.

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

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

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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-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. 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.

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

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.

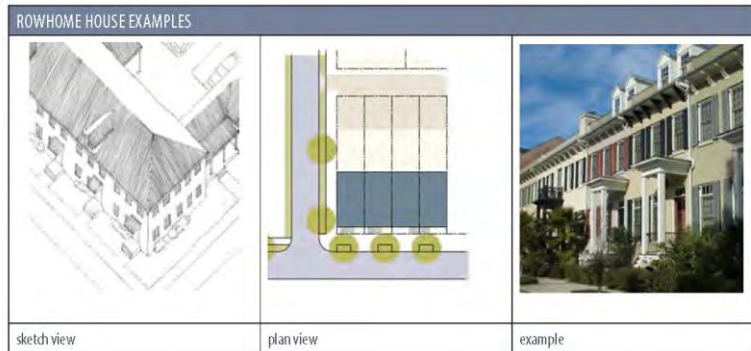
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7. Four Sided Architecture: Side or rear elevations shall not be a solid blank wall with no articulation; structures shall be designed so as to break up long walls by the use of offsets, shadow lines, facade treatments and the architectural theme on 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: A duplex or Triplex new construction shall be elevated at least eighteen inches in height above grade to avoid a slab-on-grade foundation type

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4.5.6 ROWHOME/TOWNHOUSE



- 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.~~ They may also utilize ~~the the forecourt and~~ porch frontage types.
- 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. **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.

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

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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.

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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

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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.

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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.

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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. **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) **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) **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. change in wall plane of at least six inches,

b. change in material or masonry pattern,

c. change in roof plane,

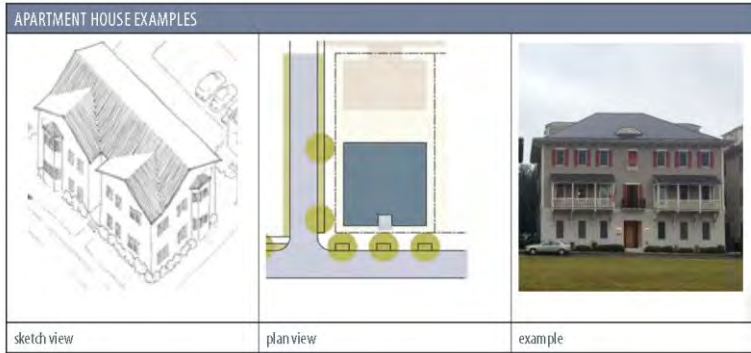
d. windows,

e. doorways,

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

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



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:** 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.
3. **Parking:** On-site parking must be located behind the building and accessed off a rear alley.
4. **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.

5. **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.

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6. **Design Diversity Standards:** Multi-family units, including condominiums and apartments. Applicants seeking to build multi-family units shall achieve a balance between repetition and variety in the architecture of these buildings. Each multi-family dwelling containing more than four dwelling units shall feature a variety of massing proportions, wall plane proportions, roof proportions and other characteristics. The following specific standards shall apply to multifamily stacked units, including condominiums and apartments:

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a. **Individual building identity.** For all developments consisting 50 or more multi-family dwelling units, a floor plan may be repeated; however, identical building facades must not be replicated more than twice within the development. During the site plan approval process, the applicant shall illustrate how the development will comply with the requirements set forth in this section.

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b. Articulation. Each multi-family dwelling or condominium shall be articulated with projections, recesses, covered doorways, balconies, box or bay windows and/or other similar features, dividing large facades and walls into human-scaled proportions. Each multi-family building shall feature walls that are articulated by a least three of any of the following elements within every 36-foot length of the facade:

i. Recesses, projections or significant offsets in the wall plane;

ii. Distinct individualized entrances;

iii. Chimneys that project from the wall plane;

iv. Balconies and/or other outdoor living space; or e. Bay or box windows.

v. Height differentiation between buildings.

c. Roofs. Each multi-family building shall feature a combination of primary and secondary roofs. Primary pitched roofs shall be articulated by at least one of the following elements:

i. Changes in plane and elevations;

ii. Dormers, gables or clerestories;

iii. Transitions to secondary roofs over entrances, garages, porches, or bay windows.

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

8. 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. 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. 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) 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) 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. change in wall plane of at least six inches,

b. change in material or masonry pattern,

c. change in roof plane,

d. windows,

e. doorways,

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

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

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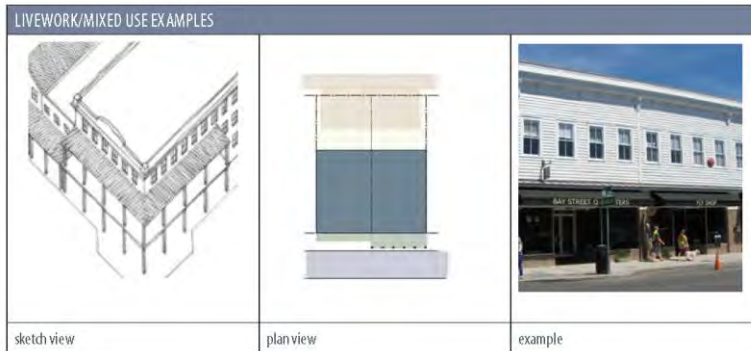
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4.5.8 LIVEWORK/MIXED-USE



- A. **Description:** This is a building that 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. 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. 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. 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.

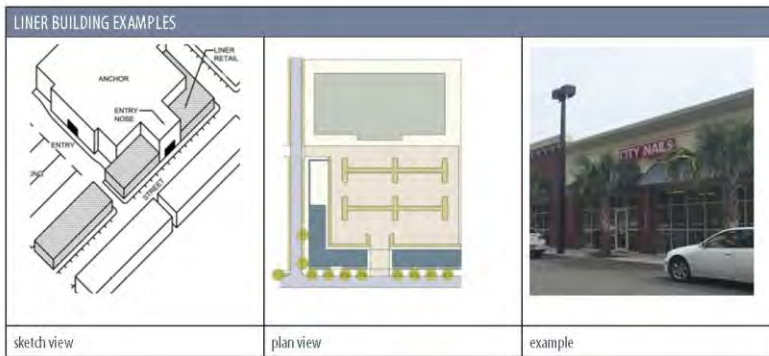
e. Buildings with flat roofs shall provide a parapet with an articulated cornice.

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.

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

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4.5.9 LINER BUILDING



- 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 2+ stories; 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. Depth: Detached Line Buildings shall a 25' 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. Required in RMX. Attached or detached liner buildings shall be required in the RMX zoning district.
 7. 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

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

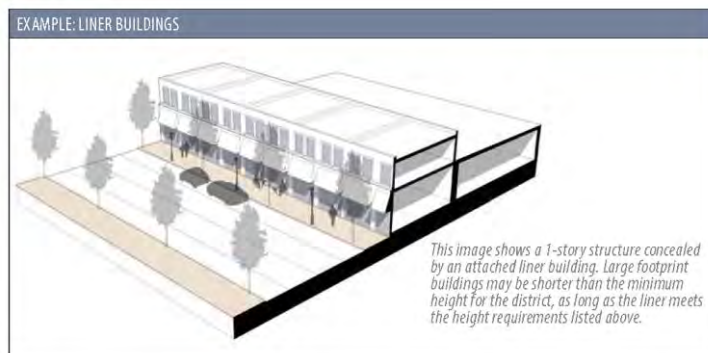
d. Continuous cornice lines or eaves are encouraged between adjacent buildings.

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

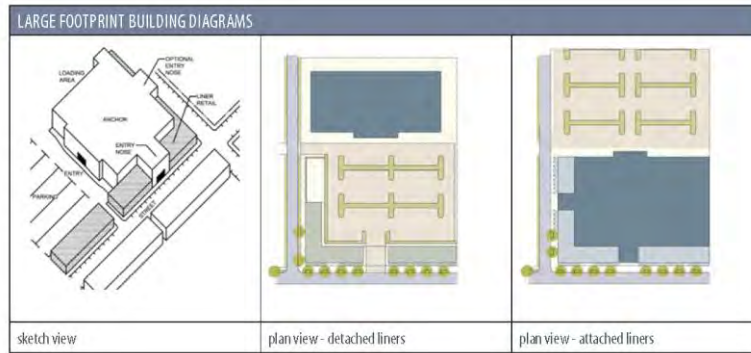
8. Facade treatment. The architectural treatment of the front facade shall be continued, in its major features, around all visibly exposed sides of a building visible from adjacent residential and commercial zoned districts. Blank walls at side and/or rear elevations visible to the general public are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

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



4.5.10 LARGE FOOTPRINT BUILDING



- A. **Description:** This is a building that has a footprint greater than 210,000 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:**
- Frontage Types:** Shopfront/Awning, Gallery/Colonnade, ~~Arcade~~ — Balconies may be used if there is true habitable space on the upper floor(s).
 - 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.
 - 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.
 - 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.
 - Entrances:** See Section 2.5.1 D.
 - Location:** In the Historic District, except along Boundary Street, these are permitted by special exception only.

6. Wall articulation.

- 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
- 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.

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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.

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

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

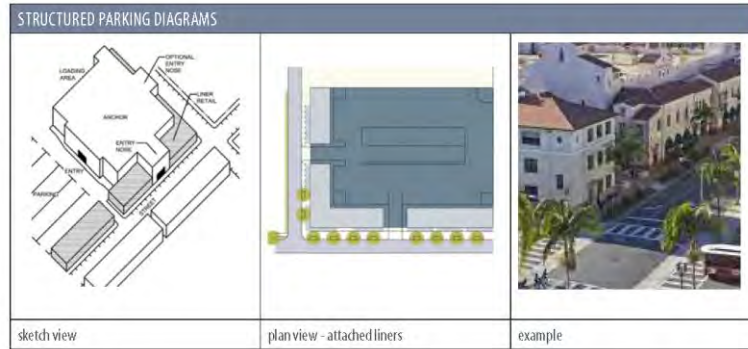


96. Size: Building footprints shall not be larger than a single block. Floor area of buildings shall not cantilever over public rights-of-way.

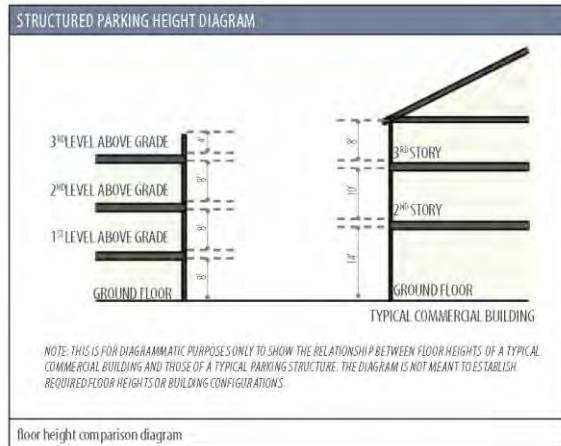
107. Parking Location:

- 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.



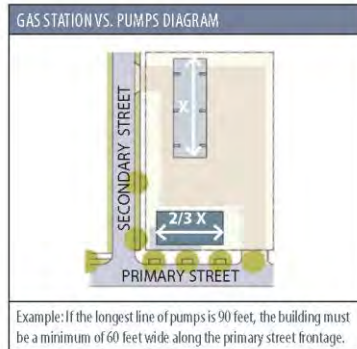
E. Special Requirements Specific to Transect Zones:

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



- 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 $\frac{3}{4}$ as long (measured parallel to the street) as the distance along the longest line of pumps — see the following diagram.



- 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.
- 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 identity, 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:**

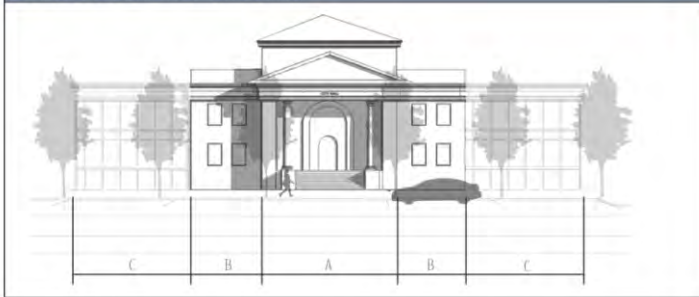
1. The primary massing of civic buildings should be symmetrical in form. The appearance of a balanced design increases the level of formality, which is appropriate to the public use.

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.

4.6: 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 identity, 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.

~~1. **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.).~~
 - gf. 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.
 - i. 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.

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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.
2. 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%.



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.

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.

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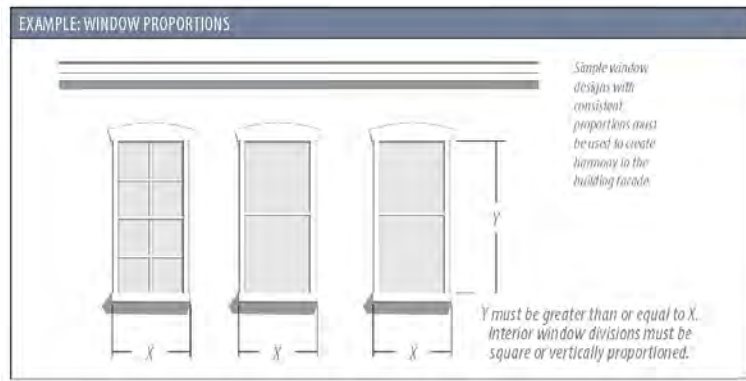
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- ii. Thin mullions or muntins shall be required on windows larger than 2 feet in any direction, except for shopfronts. The depth of the mullion shall not be less than the width.

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



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.).~~
 - gf. Corrugated metal.
 - gh. 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.~~
 - dc. Specific to LI District: Painted CMU block is permitted.

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

1. In 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 building outlined in Section 4.5.10, 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 of whether they are proposed for sale or lease-shall undergo Subdivision Review (Section 9.9).
- H. **Posting:** The "certificate of occupancy" 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.

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- 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.

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