

**CITY OF BEAUFORT  
PLANNING COMMISSION  
WORKSESSION AGENDA**

1911 Boundary Street, Beaufort, SC 29902  
Phone: 843-525-7011 ~ Fax: 843-986-5606

**Monday, March 16, 2026, 2:00 P.M.**

**City Hall, Planning Conference Room, 1<sup>st</sup> Floor – 1911 Boundary Street, Beaufort, SC**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82022977988?pwd=KvX2vvSsRuFTcWP6guZVvFIQmtqpyL.1>

Password: 203334 Meeting ID: 820 2297 7988 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."

Please note, this meeting will be broadcast via zoom and live-streamed on YouTube. You can view the meeting at the City's page; City Beaufort SC

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I. Public Comment

II. Discussion of Chapters 2,3, and 4 of the Development Code:

Chapter 2

- 2.5.1 Alternate Entrances
- 2.6.3 Two Story Height Requirements
- 2.5.9 Lot diversity

Chapter 3:

- 3.6.2 C Bed and Breakfast

Chapter 4 Building Design and Infill Standards

- Liner Buildings, Section 4.5.9 B.2

III. Adjournment

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

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## 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.

### 2.5.1.A.1.d – Alternative Entrance Orientation

Where a building entrance is required to face the street, the Planning Commission or Administrator may permit the primary entrance to be located on the **side of the building** when the entrance opens directly onto a **pedestrian patio, courtyard, or forecourt** that ~~is connected to~~ functions as an extension of the public sidewalk.

The alternative entrance shall meet the following requirements:

1. Direct Pedestrian Connection - The patio or courtyard shall be connect **directly accessible from the sidewalk to the public sidewalk through a clear pedestrian path at least 6 feet wide.**
2. Street Visibility - The entrance shall remain **clearly visible from the street through the pedestrian patio space.**
3. Active Frontage – The pedestrian-facing façade shall contain doors and transparent windows consistent with the ground-floor transparency requirements of Chapter 4.
4. Pedestrian Design Elements – The pedestrian space shall include pedestrian amenities such as seating, landscape planting, paving, or outdoor dining areas.
5. No Vehicular Conflicts – The pedestrian space shall not function as a driveway, parking aisle, or service area.



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).

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- 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).

EXAMPLE: CORNER SURFACE PARKING TYPE TO BE ELIMINATED



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).

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### 2.6.3 TWO-STORY HEIGHT REQUIREMENTS

2.6.3.A – Intent: The intent of the two-story building requirement near Significant Intersections is to reinforce the urban character of the T4-N and T5-UC zones by creating a sense of enclosure, visual prominence, and pedestrian activity at key street crossings.

Buildings located near Significant Intersections should:

1. Define the Street Edge – establish a strong and continuous street wall that frames the intersection and contributes to a walkable urban environment.
2. Provide Vertical Presence – create a building form that expresses a two-story scale or greater, contributing to the spatial enclosure of the street and reinforcing the importance of the intersection within the urban fabric.
3. Active the Pedestrian Realm – provide building frontage, entrances, windows, and pedestrian-oriented spaces that encourage walking, gathering, and active ground-floor uses.
4. Support Flexible Building Programs – allow for creative architectural solutions that achieve the intent of this section without requiring unnecessary interior program or forcing inefficient building layouts.

Alternative building configurations – including mezzanines, double-height spaces, forecourts, or pedestrian courtyards – may be permitted when they demonstrably achieve the intent of providing strong urban frontage, pedestrian activation, and architectural presence at significant intersections.

Architectural elements intended solely to simulate an additional story without providing meaningful building depth, usable space, or architectural articulation shall not be used to satisfy the two-story requirement.


**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.

### 2.6.3.C – Alternative Single-Story Building Form

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Notwithstanding the minimum two-story building requirement in this section, a single-story building may be permitted where the Planning Commission or Administrator determines that the proposed building form provides equivalent pedestrian enclosure and street activation through the design of a forecourt, patio, or courtyard integrated with the building frontage. 

A single-story building may be approved when all the following conditions are met:

**1. Building Placement**

The building shall be located so that the primary façade maintains a strong relationship to the street and frames the outdoor space as an extension of the public realm.

**2. Minimum Outdoor Space Dimensions**

The patio, forecourt, or courtyard shall have a minimum depth of 12 feet and a minimum width of 20 feet, and shall be proportioned to function as usable pedestrian space rather than residual setback area.

**3. Pedestrian Use**

The space shall be designed as an active pedestrian environment and shall include at least two of the following:

- Seating areas or outdoor dining
- Landscape planting including canopy trees
- Low walls or planters defining the space
- Shade structures, awnings, or similar pedestrian amenities

**4. Street Activation**

The space shall be directly accessible from the public sidewalk and visually open to the street.

**5. Building Activation**

The building façade facing the outdoor space shall include windows and doors meeting the transparency requirements of Chapter 4.

**6. Architectural Massing**

The building façade along the street shall incorporate architectural elements such as parapets, clerestory windows, steeply pitched roofs, dormers, or other vertical articulation that maintain a perceived two-story scale.

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## 2.5.9 LOT DIVERSITY (New Section):

- a. Applicability: only required in the T-4 N, RMX, IC (where applicable), and T5-UC districts.
- b. Mix of housing required. 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 or mixed use developments containing 21-100 dwelling units or residential lots, including such plans that are part of a phased overall development;
  - ii. A minimum of three housing diversity types shall be required in residential or mixed developments containing more than 101-200 dwelling units or residential lots including such plans that are part of a phased overall development;
  - iii. A minimum of four housing diversity types shall be required in residential developments containing more than 201 dwelling units or residential lots, including such plans that are part of a phased overall development.
- c. 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.
- d. In addition to the minimum number of housing diversity types required in subsection b., each of the required housing diversity types shall constitute the following minimum percentage of the total dwelling units or residential lots in the development (including phased developments). Percentages are calculated on the total number of approved units/lots in the individual development plan.
  - i. For developments containing 21–100 dwelling units or residential lots (minimum of two housing diversity types required): each required type shall comprise at least 30 % of the total.
  - ii. For developments containing 101–200 dwelling units or residential lots (minimum of three housing diversity types required): each required type shall comprise at least 20 % of the total.
  - iii. For developments containing more than 200 dwelling units or residential lots (minimum of four housing diversity types required): each required type shall comprise at least 15 % of the total.Notes for administration: The remaining percentage (up to 40 %) may be allocated to any of the required types or to additional permitted housing diversity types from the list in subsection d.
- e. The percentages shall be verified at the time of final plat or site plan approval and shall be maintained through all phases. Rounding up to the next whole unit/lot is required when calculating (e.g., 15 % of 150 units = 23 units minimum).

d. The following list provides housing diversity types constitute one diversity type to satisfy this Lot Diversity requirement.

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- i. Single-family detached dwellings with rear loaded garages as per Section 4.5.4
  - ii. Two-family dwellings and three family dwellings as per Section 4.5.5.
  - iii. Townhouses and rowhouses as per Section 4.5.6.
  - iv. Livework and Mixed-use buildings as per Section 4.5.8
  - v. Multi-family dwellings containing no more than four to seven units per building as per Section 4.5.7;
  - vi. Multi-family dwellings containing more than seven units per building (limited to 16 dwelling units per building) as per Section 4.5.7.
  - vii. Liner buildings as per Section 5.5.9
  - viii. Commercial buildings under 20,000 sq. ft.
  - viii. Commercial large footprint buildings as per Section 4.5.10 (does not include apartments)
  - ix. Civic Buildings, schools and churches as per Section 4.5.13

Specific to T-4 N

- i. Single-family detached dwellings with rear loaded garages.
- ii. 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

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- 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. **Guestrooms/—Number of Rental Rooms:** residential-type lodging facilities that have three to ten guestrooms ~~10 максимум~~, not including the innkeeper ~~secretaker~~'s quarters. A guestroom means a sleeping room, or a combination of rooms for sleeping and sitting, which includes, among other amenities:
  - i. a bed or beds;
  - ii. A private or shared bathroom;
  - iii. clothes hanging and storage amenities; and
  - iv. a selection of furniture and lighting;

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- 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. Residential Kitchen: Means a private home-type kitchen in a bed and breakfast used for food service to registered guests as well as the innkeeper.
- f. Innkeeper: means the proprietor of the bed and breakfast.
- e. **Meals:** A bed and breakfast with a residential kitchen, may provide the following food service:
  - 1. A continental or full style breakfast to registered guests only;
  - 2. A tea type service to registered guests only;
  - ~~3. No meals 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.~~
  - 4. No other food services except those listed are 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 an owner-resident manager/innkeeper living on the premises.

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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.~~
- e. ~~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.~~

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**LATEST REVISED VERSION WITH REDLINED CHANGES – AS DISCUSSED  
AT PC WORKSESSION ON 12/01/2025  
4: BUILDING DESIGN AND INFILL STANDARDS**

**4.1: PURPOSE AND INTENT**

**4.1.1 PURPOSE**

The purpose of this section is to:

- A. Protect and enhance Beaufort's unique aesthetic character.
- B. Support **high** quality streetscapes and public spaces.
- C. Encourage architecture that blends harmoniously with the natural **and built environment-surroundings and neighboring development.**
- ~~D. Safeguard property values and long term economic assets.~~
- D. 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.

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

#### 4.2.3 RELATIONSHIP TO HISTORIC DISTRICT STANDARDS

- A. **Applicability:** In addition to the standards and guidelines in this article, any development located within the Beaufort Historic District is subject to the standards, guidelines, and procedures established in Section 9.10.
- B. **Conflicts:** In the event of a conflict between the requirements of this article and the requirements and guidance provided by the documents listed in 9.10.2.B, the later shall take precedence.

#### 4.2.4 RELATIONSHIP TO LAND USE PROVISIONS

- A. **Applicability:** Article 2, and Article 3 (Land Use Provisions) identify lot standards and use allowances by district and establish ~~es~~ additional standards applicable to specific uses. These provisions shall also apply in conjunction with the standards outlined in this article.
- B. **Conflicts:** In the event of a conflict between the requirements of this article and the requirements of Article 2, and Article 3, the most stringent requirement, as determined by the Administrator, shall apply.

### 4.3: CONTEXTUAL DESIGN GUIDELINES

#### 4.3.1 PURPOSE AND APPLICABILITY

All buildings possess a number of common elements that combine to express a structure both as an entity and as a part of the larger community. No building is so insulated from its surroundings as to avoid an impact on the

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surrounding context. Applications that require Major Design Review (Section 9.8.2) and Certificate of Appropriateness, Major (Section 9.10.2), are subject to the additional contextual design guidelines of this section. These guidelines shall be used by the Design Review Body as applicable, to evaluate the appropriateness of the proposed construction to its immediate context and the character of the broader community.

- A. **Design Guidelines.** The following design principles serve as criteria for staff and the Design Review Body for decision-making as they relate to the City of Beaufort's Lowcountry Vernacular in the review of proposed development and redevelopment throughout the Town. The goal of the design standards is to maintain the traditional small village city/town feel of Beaufort as it continues to grow. The purpose of this section is to:
- Protect and enhance Beaufort's unique aesthetic character
  - Support high quality streets and public spaces
  - Encourage architecture that respects the historical context and/or blends harmoniously with the natural surroundings and neighboring development
  - Safeguard property values and long-term economic assets
  - Carefully preserve the character of Beaufort's National Historic Landmark District while permitting appropriate growth within and beyond the Historic District.
- B. **Intent.** The standards and guidelines in this Section are not meant to stifle innovative design or creativity. Instead, they are intended to serve as the minimum standards and guidelines necessary to ensure that new development and redevelopment meets the purposes described above. Designs should respond to the Lowcountry's climate, landscape, and cultural heritage, promoting human-scaled, pedestrian-oriented development that complements Beaufort's established patterns of streets, blocks, and buildings. The use of authentic materials, simple building forms, and balanced proportions is essential to achieving the visual harmony and timeless quality characteristic of Beaufort's architecture.

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

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

- C. **FindingsLowcountry Vernacular.** The architectural vernacular ~~architecture~~ of Beaufort embodies the qualities found throughout the historic Lowcountry, prior to the advent of air conditioning, and Atlantic seaboard towns—simple in form, functional in design, and authentic in material expression. These buildings were constructed with practical intent and shaped by local design and craftsmanship, adapted to the climate, and shaped by local design and craftsmanship. These designs required a deep understanding of the local climate, building materials, sun and wind angles, and flood levels to ensure buildings could survive and remain comfortable in a hot, humid environment. Future development should continue this tradition by drawing inspiration from the simplicity, proportion, and detail of Beaufort's vernacular heritage, ensuring that new construction strengthens the city's distinctive sense of place. By incorporating these principles, new construction becomes inherently more sustainable, resilient, and connected to the land. ~~architectural identity.~~

### 4.3.2 SPECIFIC GUIDELINES

- A. **Conformity to Civic Master Plan:** The Civic Master Plan provides site-specific guidance for the development of many parcels within the city. The intent of this Code is to facilitate the vision and ensure the visions are permitted. In instances where the Civic Master Plan provides guidance for building and site design standards on a particular parcel, development applications on that parcel should meet the general intent of such guidance to the extent practicable, as determined by the Design Review Body.
- B. **Rhythm of Development on the Street:** Monolithic massing that disrupts the predominant building pattern of the neighborhood and corridor is strongly discouraged. **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.
- ~~4-D.~~ **Simplicity of Massing and Form.** Traditional Lowcountry buildings are characterized by clarity of form and restraint in composition. Historically, structures were built by hand using straightforward methods, which naturally resulted in simple, functional shapes rather than elaborate or decorative massing. This economy of form produced buildings that were both efficient and elegant, reflecting practicality, proportion, and human scale. New construction should continue this tradition by employing simple, well-composed masses, typically organized as one or more complementary ~~rectangular~~ volumes. Complex geometries, excessive articulation, or irregular forms are inconsistent with the Lowcountry vernacular and should be avoided. Each building element should contribute to a coherent overall form that reflects craft, simplicity, and purpose.
  - ~~2-1. Residential character: Commercial buildings should resemble, when possible, residential structures, or if larger, draw inspiration from historical vernacular warehouses, barns, local businesses and packing sheds.~~
- E. **Legible Hierarchy and Order of Elements.** Traditional Lowcountry buildings express a clear hierarchy—primary forms are emphasized, while secondary elements are simplified. The most important portions of a building receive greater attention to proportion and detail, while supporting components remain

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subordinate. New buildings should maintain this order through distinct primary, secondary, and tertiary masses, ensuring a coherent composition where each element's importance is visually legible.

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

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

- a. Human scale: Prioritize vertical proportions, so that architectural features appear taller than they are wide, using historical proportions. This reinforces the human scale of the streetscape, rather than a monolithic or oversized horizontal one.
  - b. Narrow frontages: Like Charleston's single houses, narrow street frontages allow for a greater variety of unique building fronts along the sidewalk, making the pedestrian experience more engaging.
  - c. Mixed-use appearance: Multi-family and mixed-use buildings should maintain the character of large single-family residences. Any commercial elements should be expressed through simple, compatible modifications to the residential form.
- G. **Consistent Arrangement of Elements.** Traditional architecture arranges openings, columns, and elements of the building in a manner that is based on practicality, ease of construction, and time efficiency. Window openings must be arranged regularly and symmetrical along a building face.
- H. **Top, Middle, and Base.** Vertical elements must be composed of a clearly visible top, middle, and base. These three separate concepts are rooted in classical patterns, provide order, and give articulation to a building. Building elevations must clearly illustrate a visually pronounced first floor or base level, a middle ground consisting of all floors above the base level, and an articulated top consisting of the final floor or top level with defined cornice or sloped roof profile.
- I. **Relationship to the Street.** Traditionally, structures were placed and arranged so that the most public portion of the building (e.g., the entrance) orients outward toward the public realm (i.e., a street, park, plaza, or private courtyard area connecting to a street). The front of buildings must be arranged to create a strong and discernible connection with the public realm.
- J. **Relationship to Environs.** Lowcountry vernacular architecture responds to and connects with the natural environment and regional climate. Building placement, orientation to the sun, natural light and ventilation, materiality, and shading all lend toward developing a strong sense of character that is unique to Beaufort Lowcountry Vernacular. New construction must incorporate elements that relate well to the natural setting and climate.
- a. Porches and arcades: Provide shelter for pedestrians using elements like arcades, colonnades, marquees, or awnings. Like traditional piazzas, these features offer shade and protect people from the elements.
  - b. Raised foundations: Lowcountry buildings should incorporate proportional raised foundation(s) or water table, often of stucco or brick, to protect against flooding and accommodate the low-lying terrain.
  - c. Southern orientation: Buildings should be oriented to take advantage of prevailing breezes and river views, using porches and piazzas to provide shade.
  - ~~e-d. Maximizing air flow through single-room wide floor plans.~~

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

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

a. ~~Material Specifics:~~

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

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

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

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

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

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

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

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

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

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

v. ~~Roofing~~

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

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

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

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

vii. ~~Windows and doors:~~

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

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

3. ~~Shutters: Use operational, non-reflective shutters.~~

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

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

- K. **Detailing.** Primary building materials were limited to those readily available in the area—predominantly wood and brick. Roofs generally feature a hipped or gabled roof, often with broad eave overhangs and exposed rafter tails or fascia trim. Boxed eaves, when present, feature a traditional pedimented gable or return detail. Roofing materials are historically metal standing seam or 5-V crimp and later shingles. Windows are abundant for light and ventilation. Window shapes and panes are taller than wide. Windows occur as singles, pairs or, in some instances, triples with a single, wide “picture frame” trim. Decorative trim and detailing is generally limited to the pedestrian areas of the building, such as display windows and entry elements, although some simple variations of cornice trim may be found at the eaves and in the gables. Large porches are common at the primary entries, with square wood columns that are often chamfered or simple round Tuscan columns.
- a. Tactile details at street level: The ground floor of commercial buildings should feature high-quality, durable materials and detailed craftsmanship. This can be achieved by using a different material or a slight setback to define a distinctive "base" for the building.
  - b. Surface articulation: Use architectural features like columns, pilasters, and canopies to divide large wall areas into smaller, visually interesting components, as opposed to a single, flat facade.
  - c. Refined craftsmanship: Echo the tradition of expert craftsmanship found in Beaufort's simpler historic buildings by protecting and celebrating distinctive materials, features, finishes, and construction techniques.
- L. **Vista and View Shed.** Lowcountry Vernacular structures are generally framed within their settings, often incorporating large trees and roadways into a visual experience. Where it is reasonably practical, proposed structures shall not impede scenic views from the main road, from existing structures, or from natural settings. Structures must strengthen and maintain vistas and view sheds.
- M. **Relationship to Adjacent Structures.** Although maximum site densities and special site requirements defined for particular use districts shall be preserved, proposed structures shall not dominate, in an incompatible manner, an adjacent building, nor in surrounding general development substantially in compliance with this chapter.
- N. **Cohesive Design.** Cohesive design elements create harmony through related massing, scale, proportion, detail, materials, color, site planning, and landscaping.
- a. All elevations of a structure shall be in harmony with one another in terms of scale, proportion, detail, material, and color. The side and rear elevations of buildings shall be as visually attractive as the front elevation. Rooflines and architectural detailing shall present a consistency in quality design.
  - b. All buildings and structures within a proposed development, including canopies, shall utilize a unifying architectural theme and be uniform in character to create a harmonious whole. However, it is not to be inferred that buildings must look alike to achieve a harmony of style. The scale of buildings and accessory structures (including canopies) shall be appropriate to the scale of structures located in the surrounding area. Canopies designed as domineering or overpowering architectural features are not allowed.
  - c. The architecture, landscaping, and building siting must work in concert to create a unified appearance that contributes to the existing/developing streetscape.

**O. Architectural Compatibility.**

- a. The architectural design and material finish of buildings, signage, gasoline pump canopies, and other necessary structures shall be compatible with one another, and with adjacent and surrounding structures where such structures are substantially in compliance with this section.
- b. In reviewing a proposed structure, specific considerations shall be given to its compatibility with adjacent structures.
- c. Proposed structures shall be shown to scale, in a streetscape view with adjacent buildings, by using elevations or, in certain instances, photographs, of adjacent structures.

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




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

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


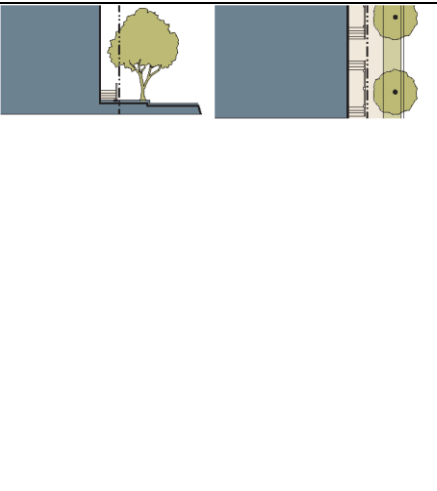

#### 4.4: PRIVATE FRONTAGE TYPES

	SECTION		PLAN		PERMITTED ZONING DISTRICT(S)
	Lot - Private Frontage	R.O.W. Public Frontage	Lot - Private Frontage	R.O.W./ Public Frontage	

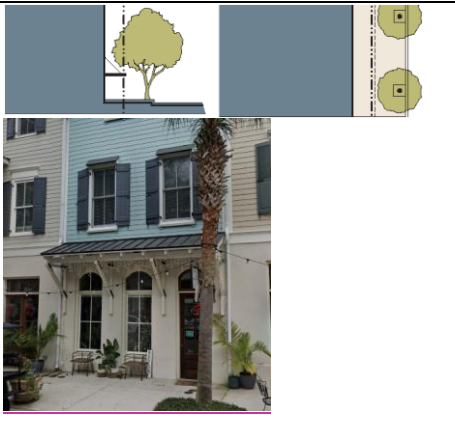
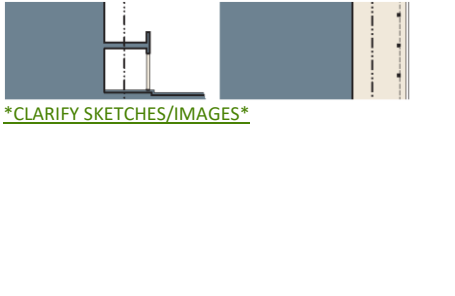
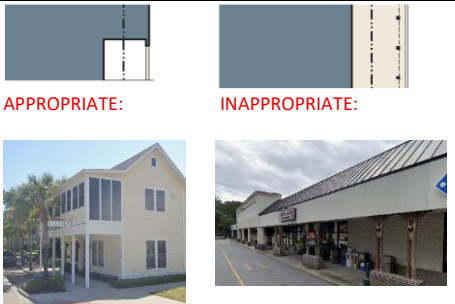
- 4: BUILDING DESIGN AND INFILL STANDARDS  
4.4: PRIVATE FRONTAGE TYPES

<p><b>A. CommonFront Yard:</b> 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.</p>		<p>T3</p>
<p><b>B. Porch:</b> 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.).</p>		<p>T3, T4</p>
<p><b>C. Forecourt:</b> This is a frontage wherein a portion of the <b>facade building's massing</b> is close to the frontage line and the central portion is set back <b>to create a void in the building's form</b>. They serve as <b>transitional areas between private and public space and Forecourts</b> may be used in residential buildings to provide entry yards and/or shared garden space. <b>Forecourts may be used</b>, or in commercial and mixed-use buildings <b>to provide areas</b> for outdoor dining, display of merchandise, entries to individual tenants, or vehicular drop-off areas. Where provided, forecourts shall be a minimum of <del>12</del> <b>16</b> feet in depth and <del>12</del> <b>16</b> feet in width. This type</p>		<p>T4, T5, RMX, IC</p>

- 4: BUILDING DESIGN AND INFILL STANDARDS  
 4.4: PRIVATE FRONTAGE TYPES

<p>should be allocated in conjunction with other frontage types. <del>Large trees within the forecourts may overhang the sidewalks.</del> Breezeways in any form do not constitute a forecourt and are not to be interpreted as such. A forecourt's form must continue up all floors, not just the ground floor.</p>		
<p><b>D. Stoop:</b> 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.</p>		<p>T4, T5, RMX, IC</p>
<p><b>E. Balcony:</b> This is a frontage wherein the facade is aligned close to the frontage line with an attached cantilevered or bracketed balcony(ies) above at least 50% of the facade, including major entries. This type is conventional for apartment houses and livework/mixed-use buildings. The balcony shall be no less than 3 feet deep and must be visually supported. French balconies (ones that are flush with the building) may be used, but are not considered balcony frontage, and would need to be combined with another frontage type.</p>		<p>T4, T5, RMX, IC, LI</p>

- 4: BUILDING DESIGN AND INFILL STANDARDS  
4.4: PRIVATE FRONTAGE TYPES


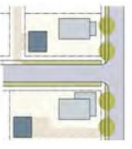

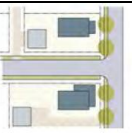

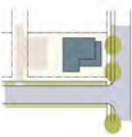
<p><b>F. Shopfront/Awning:</b> This is a frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level. This frontage may also be used in conjunction with forecourt, 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.</p>	 <p>The sketches show a cross-section of a building facade with an awning over the sidewalk and a plan view showing the awning's depth. The photograph shows a two-story building with a large glass frontage and a dark awning over the entrance.</p>	<p>T4, T5, RMX, IC, LI</p>
<p><b>G. Gallery/Colonnade:</b> 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.</p>	 <p>The sketches show a cross-section of a building facade with a cantilevered shed or colonnade over the sidewalk. Below the sketches is the text: <i>*CLARIFY SKETCHES/IMAGES*</i></p>	<p>T4, T5, RMX, IC, LI</p>
<p><b>H. Arcade:</b> 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.</p>	 <p>The sketches show a cross-section of a building facade with an arcade over the sidewalk. Below the sketches are the labels: <b>APPROPRIATE:</b> and <b>INAPPROPRIATE:</b>. The photographs show a modern building with a wide arcade and a traditional building with a narrow arcade.</p>	<p>T4, T5, RMX, IC, LI</p>
<p><b>I. Formal Entry Courtyard:</b> This is a frontage defined by an outdoor space that is partially enclosed by the form of the building (typically enclosed on three sides), and functions as a private or semi-</p>	<p><b>INSERT DIAGRAM SECTION AND PLAN</b></p> <p><b>APPROPRIATE:</b></p>	<p>T4, T5, RMX, IC, LI</p>

- 4: BUILDING DESIGN AND INFILL STANDARDS  
4.4: PRIVATE FRONTAGE TYPES

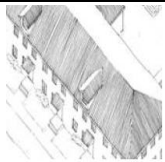
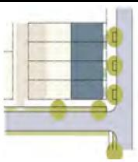

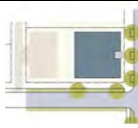


private open space for light, air, recreation, circulation, or landscaping. This frontage type is primarily used for multi-unit apartment buildings, in which several units face into this courtyard. Windows are to be placed in units that are visible from the courtyard. The formal entry courtyard serves as the primary entrance point for a building, in which the main entrance is clearly defined at the geometric center of the courtyard.



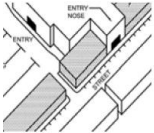
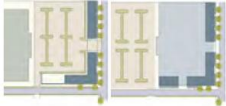

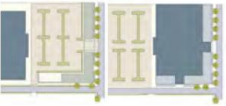
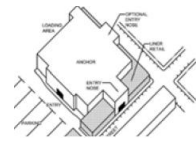

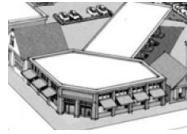

**4.5: BUILDING TYPES**

	SKETCH	PLAN	PERMITTED ZONING DISTRICT(S)
<p><b>A. Carriage House:</b> 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.</p>			T3, T4, T5, RMX, IC
<p><b>B. Single-Family Detached House:</b> 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.</p>			T3, T4
<p><b>C. 2-3 Unit House:</b> 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 <del>off of</del> from the street, but may share a common entrance. They are located under one roof and do not have parapets dividing the units.</p>			T3, T4, T5, IC

- 4: BUILDING DESIGN AND INFILL STANDARDS  
4.5: BUILDING TYPES

	SKETCH	PLAN	PERMITTED ZONING DISTRICT(S)
<p><b>D. Rowhome/Townhouse:</b> 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, and are typically accessed by stoops. They may also utilize the forecourt and porch frontage types.</p>			T4-N, T5, RMX, IC
<p><b>E. Apartment House:</b> 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.</p>			T4, T5, RMX, IC
<p><b>F. Livework/Mixed-Use:</b> This is a building that buildings contains commercial space, typically at grade, with office or residential living, typically located on the upper level(s). They are typically attached, but may be freestanding structures. The ground floor has a substantial amount of glazing, and often utilizes the shopfront frontage type.</p>			T4, T5, RMX, LI, IC

- 4: BUILDING DESIGN AND INFILL STANDARDS  
4.5: BUILDING TYPES

	SKETCH	PLAN	PERMITTED ZONING DISTRICT(S)
<p><b>G. Liner Building:</b> 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.</p>			T4, T5, RMX, IC
<p><b>H. Large Footprint Building:</b> This is a building that has a footprint greater than <del>21</del>20,000 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.</p>			T4, T5, RMX, IC, LI
<p><b>I. Structured Parking:</b> This is a multi-level parking deck that may take up all or a significant portion of a block.</p>			T4, T5, RMX, IC, LI
<p><b>J. Gas/Fuel Station &amp; Car Wash:</b> This is a building type that contains a series of fuel pumps in conjunction with a convenience or retail store. Car washes feature pull-through lanes in which customers may or may not exit their vehicles.</p>			T5, RMX
<p><b>K. Drive-Thru Facilities:</b> This is a commercial building type that includes a vehicular lane along a portion of the building to serve the public through a drive-thru window or other area in which</p>	<p>SKETCH</p>	<p>PLAN</p>	T5, RMX

- 4: BUILDING DESIGN AND INFILL STANDARDS  
4.5: BUILDING TYPES

customers do not leave their vehicles.		
<p><b>L. Churches and Institutional Buildings:</b> Civic Buildings: This is a civic, institutional or religious building in which program, massing, and height vary. For religious buildings such as churches, heights and frontages are to be determined by the Code Administrator. Churches and institutional buildings in Beaufort play an essential role in defining the community's cultural and architectural character. Their design should express permanence, craftsmanship, and civic pride.</p>	<p align="center">SKETCH                      PLAN</p>	<p>T3, T3-N, T4, T4-N, T4-HN, T5-UC, T5-DC, RMX, IC</p>

**4.5.1 GENERAL**

- A. The transect provides a framework for determining where specific types of buildings can be located. This section gives an overview of the most common building types in Beaufort, and where and how they are permitted based on their transect zone. Some building types are permitted in multiple zones, but have different requirements based on their district. In case of a conflict between this section and Article 2, whichever requirement is stricter shall take precedence.
- B. This section is not intended to limit the variety of buildings or stifle creativity. Other building types may be permitted by the Design Review Body, as specified in Article 9, if the building meets the guidelines and requirements of this Article.
- ~~C. **Local Design Quality.** Structures that are of symbolic design for reasons of advertising, corporate identity or corporate continuity shall be highly discouraged; however, the Design Review Body or staff may work with applicants to incorporate limited signature design elements into buildings (repeated in 4.3), to allow recognition of certain corporate or signature identity, while still retaining the ability to achieve a project design unique to the City of Beaufort. Similarly, prototype architecture is prohibited; however, the appropriate Design Review Body or staff may work with applicants to incorporate limited signature design elements into buildings, to allow recognition of certain corporate or signature identity, while still retaining the ability to achieve a project design unique to Beaufort.~~

**4.5.2 APPLICABILITY**

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

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

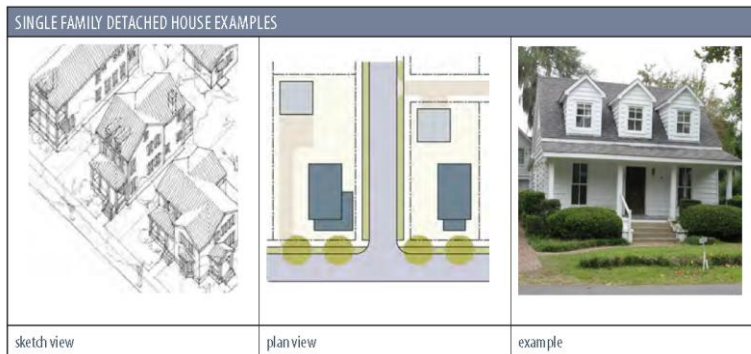
#### 4.5.3 CARRIAGE HOUSE



- 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~~ per lot, **an additional ADU may be allowed as a Special Exception (see Section 9.13) except in T3-S where 1 per lot is permitted.**
  3. **Placement on the Lot:** The carriage house shall be located to the rear of the primary structure, or to the side as a secondary option, with the following exceptions:
    - a. Units may be placed at the front of a lot where the front of the primary structure is not the street, and the structure has clearly been designed to take advantage of unique site amenities, such as location on the water.
    - b. Units may be placed in the front of the lot where the prevailing character of the neighborhood has other similarly-placed units.
  4. **Frontage Type:** No frontage type is prescribed unless the building is close to the street; in which case, appropriate frontage types are: porch, stoop.
  5. **Maximum Number of Bedrooms:** 2.
  6. **Minimum Size:** 240 square feet in total area.
  7. **Maximum Size:** The footprint shall not exceed 50% of the footprint of the primary building, or 1,500 square feet, whichever is smaller. Conversions of existing accessory structures that exceed this maximum may be permitted if the administrator determines that there is no adverse impact on surrounding property.
  8. **Compatibility with Primary Structure:** Architectural details, including color, siding, roof pitch, window detailing, roofing materials, height, and foundation, shall be compatible with the primary dwelling unit.

9. **Parking:** 1 parking space per Carriage House is required, and shall be clearly defined. See Section 7.3 for additional parking standards.
10. **Timing:** The carriage house(s) shall be permitted to be built prior to the primary structure on the lot if the following requirements are met:
  - a. A sketch plan showing the potential build-out, including parking, of the site is required;
  - b. The size(s) must be appropriate to permit a primary structure without exceeding the maximum lot coverage; and
  - c. Materials of the future primary structure must coordinate with the carriage house.

#### 4.5.4 SINGLE FAMILY DETACHED HOUSE



- A. **Description:** This is the predominant residential building type in Beaufort. This house sits on a private lot and can vary in size from a small cottage to a large mansion. Setbacks and frontage types vary by Transect Zone.
- B. **Special Requirements:**
  1. ~~Frontage Types~~**The allowed frontage types are:** Common Yard, Porch, Stoop.
  2. **Housing Model Diversity:** For any **\*NEW\*** development containing at least four single-family detached dwellings, ~~but~~ there shall be at least two distinctly different building designs. For any such development containing more than eight separate single-family detached dwellings, there shall be at least three distinctly different building designs. For any such development containing more than sixteen separate single-family detached dwellings, there shall be at least four distinctly different building designs. The Administrator will determine the required amount of building designs for any development greater than 24 single-family structures. 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 CONSIDERED SIMILAR UNLESS THEY ARE DISTINGUISHED BY COLORS, MASSING ELEMENTS OF SOME COMBINATION OF UNIQUELY DESIGNED ENTRYWAYS, PORCHES, WINDOWS AND ROOF LINES, SUCH THAT THEY PLAINLY LOOK DIFFERENT ONE FROM THE OTHER. SQUARE FOOTAGE CHARACTERISTICS DO NOT HAVE TO BE DIFFERENT.\* 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.~~

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

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

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

3. **General Architectural design of dwellings**~~Design.~~ 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. 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 no less than 24" deep, 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.

4. **Lowcountry Design Elements:** Single family detached houses shall reflect traditional Beaufort Lowcountry architectural elements as described in Section 4.3.2 and materials as described in Sections 4.6.3 and 4.6.4.

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

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

6. **Corner Lots.** Dwellings Facades on corner, end, or double frontage units visible from a public right-of-way, internal alley, or open space such as a park shall include architectural features including transparent fenestration, frontage types such as porches or stoops, and other elements that match those found on the primary frontage. Blank facades with no articulation within the wall plane are prohibited.

7. **Garages.** ~~(INSERT BILL BARDENWERPER'S 4.5.4 DRAFT LANGUAGE ON SFH GARAGE. NOT INCLUDING FRONT PORCH)~~

~~- INCLUDE IN "FAÇADE" DEFINITION AT END: "...EXCLUDING A FRONT PORCH."~~

a. Garages shall be placed behind the main building, or to the side of the building behind the main building's primary frontage if site constraints prohibit a rear-accessed garage. **Side garage facades shall be placed a minimum of 5 feet behind the primary frontage wall of the main house.**

**(INSERT DIAGRAM)**

b. Garages shall be accessed from a rear alley wherever possible. If a garage cannot be accessed from a rear alley, driveways are permitted, but the garage shall be placed so as to be hidden from the public right-of-way.

c. Garages may be attached to a building through a breezeway or small corridor. Attached garages that are incorporated into the massing of the main house are prohibited.

d. Garage doors shall not be visible from a public right-of-way wherever possible. "Front-loaded" garages are prohibited.

(INSERT SALEM BAY EXAMPLE IMAGE THAT SHOWS FRONT-LOADED GARAGE BUILT INTO OVERALL BUILDING MASSING)

e. ~~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 feet setback in T3-S districts.

f. Large garage doors that span wider than a single vehicular bay are prohibited (i.e. two-car garage doors). Single garage doors shall not be wider than 12 feet.

g. Garage doors shall also utilize architectural elements such as flat/raised panels composed of applied trim – Stamped metal, vision lites, and faux wood grain textures are not allowed.

h. Refer to additional garage standards in Section 4.6.1.E.

8. **Front Yard Landscaping.** Front yard (or front and side yard if on a corner) landscaping shall visually integrate the adjacent natural landscape where applicable with the following standards:

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

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

c. Vegetation species for groundcover, (ornamental) grasses, shrubs, trees that are native to the South Carolina coast (Lowcountry) as well as regionally sourced or manufactured landscape construction materials, such as lumber, mulches, pavers, ~~trees, shrubs,~~ groundcover, and quarried gravel/cobbles/~~rocks~~-stone or other hardscape materials, shall be used.

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

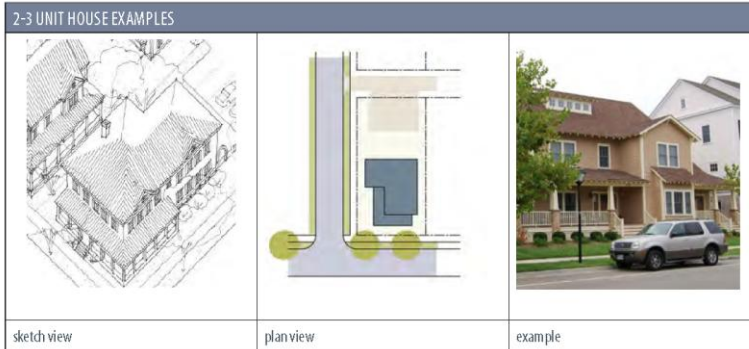
~~e. The usage of water intensive landscaping, like grass sod, should be discouraged for more water conservative, low maintenance and drought tolerant landscaping, i.e. xeriscaping.~~

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

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

~~g-h. Each front yard should have at least one ornamental tree. Front yard trees should be of at least ~~one two~~ and one-half-inch caliper in size (is this already addressed somewhere else?).~~

#### 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. **The allowed frontage types are Frontage Types:** Common Yard, 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. No variances to this provision are permitted.
  3. **Location, Specific to T3-ST3-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 **\*NEW\*** 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 CONSIDERED SIMILAR UNLESS THEY ARE DISTINGUISHED BY COLORS, MASSING ELEMENTS OF SOME COMBINATION OF UNIQUELY DESIGNED ENTRYWAYS, PORCHES, WINDOWS AND ROOF LINES, SUCH THAT THEY PLAINLY LOOK DIFFERENT ONE FROM THE OTHER. SQUARE FOOTAGE CHARACTERISTICS DO NOT HAVE TO BE DIFFERENT.\*** ~~Building designs shall be further distinguished by including unique architectural elevations and unique entrance features, within a coordinated overall theme of roof forms, massing proportions and other characteristics. Such variation among buildings shall not consist solely of different combinations of the same building feature.~~
  5. **General Architectural Design:** 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

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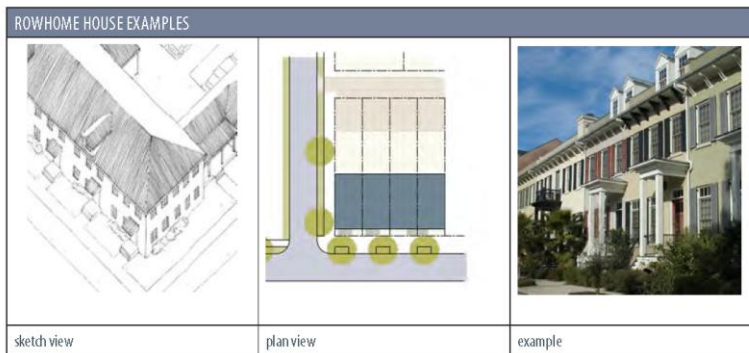
or intense colors shall not be used on any wall or roof of any dwelling or accessory structure. Side or rear elevations shall not be a solid blank wall with no articulation; structures shall be designed so as to break up long walls by the use of offsets no less than 24" deep, shadow lines, façade treatments and the architectural theme on the front of the house shall be continued

6. **Lowcountry Design Elements:** 2-3 unit houses shall reflect traditional Beaufort Lowcountry architectural elements as described in Section 4.3.2 and materials as described in Sections 4.6.3 and 4.6.4.
7. **Elevation:** New 2-3 unit houses shall be elevated at least 18" in height above final grade.
8. **Corner Lots.** Facades on corner, end, or double frontage units visible from a public right-of-way, internal alley, or open space such as a park shall include architectural features including transparent fenestration, frontage types such as porches or stoops, and other elements that match those found on the primary frontage. Blank facades with no articulation within the wall plane are prohibited.
9. **Garages**
  - a. Garages shall be placed behind the main building, or to the side of the building behind the main building's primary frontage if site constraints prohibit a rear-accessed garage. Side garage facades shall be placed a minimum of 5 feet behind the primary frontage wall of the main house.
  - b. (INSERT DIAGRAM)
  - c. Garages shall be accessed from a rear alley wherever possible. If a garage cannot be accessed from a rear alley, driveways along the side of a building are permitted, but the garage shall be placed so as to be hidden from the public right-of-way.
  - d. Garages may be attached to a building through a breezeway or small corridor. Attached garages that are incorporated into the massing of the main house are prohibited.
  - e. Garage doors shall not be visible from a public right-of-way wherever possible.
  - f. Side loaded garages are allowed a reduced 10 feet setback in T3-S districts.
  - g. Large garage doors that span wider than a single vehicular bay are prohibited. Single garage doors shall not be wider than 12 feet.
  - h. Garage doors shall also utilize architectural elements such as flat/raised panels composed of applied trim – Stamped metal, vision lites, and faux wood grain textures are not allowed.
  - i. Refer to additional garage standards in Section 4.6.1.E.
10. **Front Yard Landscaping:** Front yard (or front and side yard if on a corner) landscaping shall visually integrate the adjacent natural landscape where applicable with the following standards:
  - a. The entire front yard shall be landscaped, except for that portion covered by a paved driveway. Landscaping shall mean any combination of trees, shrubs, vines, ground cover, turf, natural grass, decorative gravel, stones, decomposed granite, mulch or other hardscape materials.
  - b. Monoculture and/or plant palettes including five or less species are discouraged.
  - c. Vegetation species for groundcover, (ornamental) grasses, shrubs, trees that are native to the South Carolina coast (Lowcountry) as well as regionally sourced or manufactured landscape construction materials, such as lumber, mulches, pavers, quarried gravel/cobbles/stone or other hardscape materials, shall be used.

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

e. Each front yard should have at least one ornamental tree. Front yard trees should be of at least two and one-half-inch caliper in size (is this already addressed somewhere else?).

#### 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 stoop or the forecourt and porch~~ frontage types.

B. **Special Requirements:**

1. **The allowed frontage types are 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.~~

5. ~~6. General Architectural design of dwellings Design.~~ 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. 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 no less than 24" deep, shadow lines, façade treatments and the architectural theme on the front of the house shall be continued on the sides and rear of the structure to maintain the integrity of design throughout the structure.

~~6. Lowcountry Design Elements:~~ 2-3 unit houses shall reflect traditional Beaufort Lowcountry architectural elements as described in Section 4.3.2 and materials as described in Sections 4.6.3 and 4.6.4.

~~7.6. Four Sided Architecture.~~ Side or rear elevations shall not be a solid blank wall with no articulation; structures shall be designed so as to break up long walls by the use of offsets, shadow lines, façade treatments and the architectural theme on the front of the house shall be continued on the sides and rear of the structure to maintain the integrity of design throughout the structure

6. **Elevation.** A duplex or triplex new construction shall be elevated at least 3 feet in height above final 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.

7. **Corner Lots.** Facades on corner, end, or double frontage units visible from a public right-of-way, internal alley, or open space such as a park shall include architectural features including transparent fenestration, frontage types such as porches or stoops, and other elements that match those found on the primary frontage. Blank facades with no articulation within the wall plane are prohibited.

8. **Garages.**

a. Garages shall be placed behind the rowhomes/townhomes. **APART FROM OCCASIONAL ON-STREET PARKING, ALL PARKING, INCLUDING GARAGES AND CARPORTS, IF ANY, IN NEW ROWHOME/TOWNHOUSE DEVELOPMENTS SHALL BE LOCATED IN THE REAR OF THE ROWHOMES/TOWNHOUSES AND BE ACCESSED OFF A REAR ALLEYWAY.**

a. ~~Garages or parking internal to the block shall be minimally visible from any public rights-of-way or internal "streets."~~

b. ~~Garages shall be accessed from a rear alley wherever possible. If a garage cannot be accessed from a rear alley, driveways along the side of a building are permitted, but the garage shall be placed so as to be hidden from the public right-of-way.~~

c. ~~Garages may be attached to a building through a breezeway or small corridor. Attached garages that are incorporated into the massing of the main house are prohibited unless the garage is located behind the building and the garage is not visible from a public right-of-way.~~

d. ~~c. Up to three detached garages may be attached to one another in a row along a rear alley. The length of the three attached garages shall not exceed 55 feet.~~

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~~e.d. Garage doors shall not be visible from a public right-of-way or internal "street" wherever possible. Landscaping or appropriate buffering may be required by the Administrator or Planning Commission to accomplish this requirement.~~

~~f. Any garage wall visible from a public right of way shall include fenestration that matches the rhythm and detailing of the fenestration on main house. Blank facades with no articulation or fenestration are not permitted where visible from a public right of way.~~

~~g. Large garage doors that span wider than a single vehicular bay are prohibited. Single garage doors shall not be wider than 12'.~~

~~h. Garage doors shall also utilize architectural elements such as flat/raised panels composed of applied trim. Stamped metal, vision lites, and faux wood grain textures are not allowed.~~

~~i. Refer to additional garage standards in Section 4.6.1.E.~~

~~8.9. 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).~~

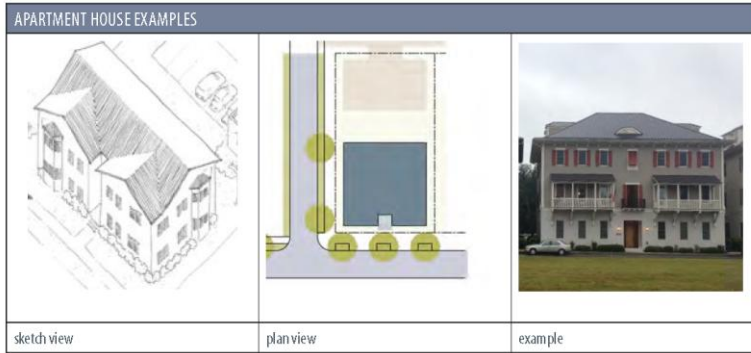
~~b. *Rear Walls of Multi-Family Garages.* To add visual interest and avoid the effect of a long blank wall with no relation to human size, accessibility needs or internal divisions within the building, the following standards for minimum wall articulation shall apply:~~

~~(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.~~

#### 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.~~ This building type applies to all new multi-family developments of 4 or more units, mixed-use buildings with residential units above or behind ground-floor commercial spaces.

B. **Special Requirements:**

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

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

1. **The allowed frontage types are:** Porch, ~~Stoop, Forecourt,~~ Formal Entry Courtyard, Balcony.

2. **Building Entries:** All ground floor units facing a frontage line, formal entry courtyard, or park/open space designated for use by the occupants shall have individual entrances to access those units. Specifically, those units facing a frontage line or internal park/open space shall utilize a porch, stoop, or awning frontage type.

a. Breezeways, internal corridors, or passageways that open to the street shall not be used as a frontage type, either in apartment homes with only residential units, or in apartment homes with a mix of commercial and residential spaces. In general, breezeways are strongly discouraged in apartment homes, even if only used as secondary circulation and not as a frontage type. External treatments such as garden walls, landscaping, benches and public seating, etc. shall not constitute a breezeway be interpreted as a forecourt or formal entry courtyard. **(INSERT BREEZEWAY IMAGES)**

b. At least 70% of a building's frontage buildout façade shall utilize one of the frontage types mentioned above.

3. **Specific to T4:**

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

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

4. **Parking:** On-site parking must be located behind the building and accessed off a rear alley. Where parking is required, prioritize tucked/structured parking, rear lots accessed by alleys, and shared parking strategies. On-site surface parking should not front the primary public right of way (ROW). Minimize the number of curb cuts on primary streets. Require a minimum of 50% of parking to be tucked under/structured or screened behind buildings for mixed-use corridors. On-street parking is encouraged to support activation. Head-in parking spaces along primary frontages (two primary frontages in the case of corner buildings) are prohibited. Parallel parking is permitted along these frontages. Any additional on-site parking shall be located behind the building and accessed off a rear alley. Detached garages are permitted to the rear of an apartment building and access off a rear alley or internal parking lot. Refer to the garage requirements listed in this Section. **(DOES THIS CONFLICT WITH ANOTHER CODE SECTION?)**
5. **General Architectural Design:** 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. 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 no less than 24" deep, shadow lines, façade treatments and the architectural theme on the front of the building shall be continued on the sides and rear of the structure to maintain the integrity of design throughout the structure.
6. **Lowcountry Design Elements:** Apartment houses shall reflect traditional Beaufort Lowcountry architectural elements as described in Section 4.3.2 and materials and architectural standards as described in Sections 4.6.3 and 4.6.4. Furthermore, the intent and design goal of any apartment building within City of Beaufort limits shall address the items listed in this Section.
7. **Elevation:** New construction shall be elevated at least 3 feet in height above final grade. In areas with natural topography elevation changes, the Design Review Body may allow an exception of 18 inches in elevation.
8. **Height:** Buildings shall not exceed 3 stories in height at the street frontage. Where 4 stories are allowed, upper floors shall be set back from the primary façade plane so that the street elevation reads as 2-3 stories with a recessed upper story.
9. **Mixed-Use Program:** Ground floor commercial space, or designated commercial buildings at a significant intersection within the site shall be required at designated public corridors at the discretion of the Design Review Body. Refer to the requirements listed in Section 4.5.8.
10. **Width:** The building width shall not exceed 100 feet along any frontage.
11. ~~4.~~ **Specific to T4: House Module Approach:** Apartment home buildings shall reduce the apparent scale of multi-family buildings so they read as a collection of houses rather than a single large block.
  - a. Every building façade visible from a public right-of-way must be expressed as a set of discrete modules that read like individual houses, separated by varying forms, vertical breaks, offsets, and/or roof changes
  - b. Modules shall be between 18 feet-30 feet in width.
  - c. Buildings shall use varied roof forms such as front gables, cross gables, low-pitch hip roofs and small dormers to break up the overall massing of a building. Large roof forms such as hip roofs that encompass a whole building or uninterrupted flat parapet roofs are prohibited, unless broken into modules that support the house module approach as outlined in this section. The use of excessive hips, gables, shed, or parapet roofs with the singular goal of creating complex

roof systems is strongly discouraged – the appropriate roof forms mentioned above should be used to create simple roof forms that do not detract from the appearance of the individual modules.

- d. Primary roof ridgelines should generally be perpendicular or at shallow angles to the street to emphasize smaller forms.
- e. No interrupted façade shall exceed 40 feet without a vertical modulation (offset, porch, material change, or recess).
- f. For facades longer than 60 feet, there shall be at least 2 strong compositional changes (e.g., projecting gable, recessed courtyard, mid-bay break).

12. **Garages.**

- a. Garages shall be placed behind the apartment buildings. Garages or parking internal to the block shall be minimally visible from any public rights-of-way or internal “streets.”
- b. Garages shall be accessed from a rear alley wherever possible.
- c. Up to three detached garages may be attached to one another in a row along a rear alley or internal parking lot. The length of the three attached garages shall not exceed 55 feet.
- d. Garage doors shall not be visible from a public right-of-way or internal “street” wherever possible.
- e. Any garage wall visible from a public right-of-way shall include fenestration that matches the rhythm and detailing of the fenestration in the apartment building. Blank facades with no articulation or fenestration are not permitted where visible from a public right-of-way.
- f. Large garage doors that span wider than a single vehicular bay are prohibited. Single garage doors shall not be wider than 12’.
- g. Garage doors shall also utilize architectural elements such as flat/raised panels composed of applied trim – Stamped metal, vision lites, and faux wood grain textures are not allowed.
- h. Refer to additional garage standards in Section 4.6.1.E.

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

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

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

~~5. **Lowcountry Vernacular Guidelines – Multi-Family Housing**~~

~~**Intent / Design Goals**~~

- ~~a. Reduce the apparent scale of multi-family buildings so they read as a collection of houses rather than a single large block.~~
- ~~b. Strengthen pedestrian frontage and neighborhood feel: human-scale entrances, porches, stoops, landscaping.~~
- ~~c. Encourage variety in massing, rooflines, and materials to reflect Lowcountry vernacular traditions (porches, gabled roofs, raised floors, wood cladding, simple trim).~~

- d. Require mixed-use on appropriate corridors and guarantee ground-floor activation with direct unit entries from the ROW.
- e. Respect climate and resilience — designs should favor natural ventilation, porches, shaded facades, and flood-resilient strategies.

**f. Applicability & Thresholds**

- g. Applies to all new multi-family developments of 4 or more units in zones within City limits where multi-family is allowed.
- h. Applies to mixed-use buildings with residential above or behind ground-floor commercial.
- i. For infill sites, guidelines apply at project review stage; for large sites, apply both at building and block (master plan) scale.

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

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

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

- 2. Every building façade visible from a public right-of-way must be expressed as a set of discrete modules that read like individual houses.
- 3. **Module width:** prefer 18’–30’ (recommended). Treat longer façades as a composition of modules separated by vertical breaks, offsets, or roof changes.

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

- 1. No uninterrupted façade shall exceed **40 feet** without a vertical modulation (offset, porch, material change, or recess).
- 2. For façades longer than 80 feet, require at least **2** strong compositional changes (e.g., projecting gable, recessed courtyard, mid-bay break).

**F. Vertical scale:**

- 1. Where contextual (adjacent single-family and historic blocks), avoid exceeding **3 stories** at the street frontage. Where 4 stories are allowed, step back upper floors so street elevation reads as 2–3 stories with a recessed upper story.
- 2. Floor-to-floor heights should feel domestic: ground floor 10’–12’ (for mixed-use), typical residential floors 9’–10’.

**G. Roofing and massing relief:**

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

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

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

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

- 
1. Every ground-floor residential unit that faces a public right-of-way must have a **direct individual entry** from that ROW (stoop, porch, or front door directly accessible from sidewalk).
  2. Unit entry must be via a modest stoop/steps; raised entries (for flood resilience) are allowed but must include a staircase or ramp directly to the public sidewalk (not through a shared breezeway).

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

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

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

1. At least **70%** of active ground-floor frontage length (on facades with residential units) should be composed of porches, stoops, or recessed entries (minimum 8' depth for porches where feasible).
2. Porches must be clearly articulated with roof, columns or posts, and railing consistent with Lowcountry tradition.

**L. Entrances:**

1. Front doors should be visible and readable from the sidewalk. Provide small entry landings (min 5' x 5') with path connections to sidewalk.
2. For corner units, provide dual orientation (primary entrance on primary façade; secondary side entry allowed).

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

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

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

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

**1. Articulation intervals:**

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

**2. Fenestration / Proportions:**

- a. Windows should be vertically proportioned where possible (e.g., 2:1 height:width) and grouped in patterns that reinforce module rhythm.
- b. Provide window trim/headers consistent with Lowcountry tradition (modest cornice, projecting sill, and simple surrounds).

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

- a. Primary: painted horizontal wood clapboard, board-and-batten, smooth fiber-cement lap, or brick on limited portions.
- b. Secondary: standing-seam or metal roofs; wood porch columns; porch ceilings painted traditional colors is encouraged but not required.
- c. Discourage large expanses of blank concrete, mirrored glass, or highly reflective metal panels.

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**4. ~~Color & texture:~~**

- a. ~~Use soft, muted palettes (pastels, neutrals, weathered wood tones) with a maximum of three primary colors per façade.~~
- b. ~~For all developments, there shall be no more than two similarly colored structures placed next to each other along a street or major walkway.~~

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

- 1. ~~**Porch dimensioning:** Minimum 8' deep for usable porches.~~
- 2. ~~**Overhangs & eaves:** Provide eaves/overhangs to shade windows (min 12" eaves recommended where not constrained).~~
- 3. ~~**Dormers & Breaks:** Use dormers and small gables to avoid continuous rooflines; limit eave heights to break mass.~~
- 4. ~~**Awnings:** Metal awnings may be permitted over individual entrances.~~
- 5. ~~**Shutters:** Bahama shutters are discouraged. Any shutters in either a transect or conventional zoning district are to be operable. The use/language of shutters should be consistent on all facades and floors (i.e. do not only put shutters on third floor windows only).~~

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

**1. ~~Setbacks & rhythm:~~**

- a. ~~Encourage front setback consistent with adjacent single-family blocks where possible to create a continuous street wall of porches and stoops.~~
- b. ~~For larger buildings, create a rhythm of small front yards and porches (e.g., alternating 5'-12' front setback with low planting).~~

**2. ~~Parking & access:~~**

- a. ~~Locate parking to the rear or sides; minimize curb cuts on primary streets.~~
- b. ~~Require a minimum of 50% of parking to be tucked under/structured or screened behind buildings for mixed use corridors. On street parking is encouraged to support activation.~~

**3. ~~Alleys & service:~~**

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

**4. ~~Courtyards & green space:~~**

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

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

**1. ~~Mix of unit types:~~**

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

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

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

**3. ~~Accessory frontages:~~**

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

**R. ~~Mixed-Use Specifics~~**

- 1. ~~Ground floor active uses are required on designated mixed-use corridors. Where commercial is required, maintain residential direct entries adjacent or integrated — ground-floor residential entries cannot be completely separated from commercial frontage by service or parking.~~
- 2. ~~Commercial depth: Provide minimum 25' depth for retail spaces to ensure usable storefronts.~~
- 3. ~~Service & deliveries: Locate rear service access only.~~

**S. ~~Climate Resilience & Elevation~~**

- 1. ~~Flood resilience: For flood-prone blocks, allow raised first floors but require design treatments (stairs, ramps, porches) that preserve direct public access. Use economy of stairs and integrated landings so entries remain dignified and active.~~
- 2. ~~Materials: At ground level use flood-compatible materials (masonry, fiber-cement, pressure-treated wood) where applicable.~~
- 3. ~~Natural ventilation & shading: Encourage through-building breezeways for cross-ventilation (but not as the primary pedestrian frontage) and deep porches to reduce solar load.~~

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

- 1. ~~Street trees: Plant a continuous tree canopy along the sidewalk with species that are compatible with coastal conditions. The tree lawn for planting shall be 6 and half feet in depth in all areas.~~
- 2. ~~Low hedges & picket fences: Use low plantings and 3'–4' picket or metal fences to reinforce front porches and private spaces while maintaining openness. Tall privacy fences on the primary frontage are discouraged. (IS THIS INCLUDED IN ANOTHER SECTION?)~~

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

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

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

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

- 1. ~~Articulation: At a minimum, a vertical trim detail that subdivides the overall siding pattern shall be provided at intervals not to exceed two internal parking stalls (approximately 20 to 24 feet).~~
- 2. ~~Rear Walls of Multi-Family Garages: To add visual interest and avoid the effect of a long blank wall with no relation to human size, accessibility needs or internal divisions within the building, the following standards for minimum wall articulation shall apply:
  - a. ~~Length: Any garage located with its rear wall along the perimeter of a development and within 65 feet of a public right-of-way or the property line of the development site shall not exceed 55 feet in length. A minimum of seven feet of landscaping must be provided between any two such perimeter garages.~~~~

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

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

~~d. change in material or masonry pattern;~~

~~e. change in roof plane;~~

~~f. windows;~~

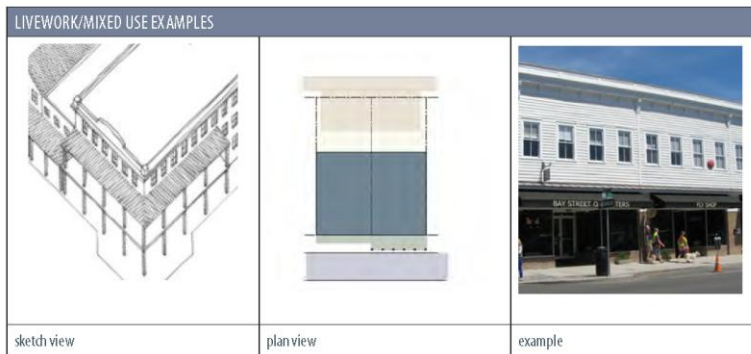
~~g. doorways;~~

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

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

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

#### 4.5.8 LIVEWORK/MIXED-USE



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

B. **Special Requirements:**

1. **The allowed frontage types are**~~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. **General Architectural Design:** All liner buildings 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

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not be used on any wall or roof of any dwelling or accessory structure. 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 no less than 24" deep, shadow lines, façade treatments and the architectural theme on the front of the building shall be continued on the sides and rear of the structure to maintain the integrity of design throughout the structure.

6. **Lowcountry Design Elements:** Liner buildings shall reflect traditional Beaufort Lowcountry architectural elements as described in Section 4.3.2 and materials and architectural standards as described in Sections 4.6.3 and 4.6.4. Furthermore, the intent and design goal of any liner building within City of Beaufort limits shall address the items listed in this Section.
7. **Mixed Use Program:** ~~5-Ground-floor active uses are required~~ on designated mixed-use corridors. Where commercial is required, maintain residential direct entries adjacent or integrated — ground-floor residential entries cannot be completely separated from commercial frontage by service or parking.
8. **Height:** Live-work/mixed use buildings shall be a minimum two stories tall, with at least one story of residential units above a ground floor commercial level. Commercial ground floors shall be a minimum of 12 feet tall, while upper units must be a minimum of 8 feet tall.
9. **Depth:** Commercial ground floor units shall be a minimum 30 feet deep. Upper residential floors may be stepped back.
10. **Width:** Commercial units shall be a minimum of 25 feet wide.
11. **Live-Work/Mixed Use Special Architectural Requirements:**
  - a. Individual storefronts shall be visually identifiable as separate storefronts.
  - b. Residential entry points shall be separate from any commercial spaces; residents shall not be forced to enter units through commercial areas.
  - c. Ground floor commercial areas may have different frontage types than the residential areas.
  - d. Commercial units shall be a minimum of 25 feet wide.
  - e. Any service areas shall be located to the rear of the building and shall not be visible from a public right-of-way.
  - f. Fenestration shall be arranged in an organized manner on all sides of the building. Storefronts or appropriately-sized single or ganged window are appropriate. Fenestration shall be transparent per the definition in Section 4.6.3.C.1 and 4.6.4.D.1.
  - g. Building entrances shall be clearly defined. Multiple entrances may be allowed if the building is on a corner or fronts to both a public right-of-way and internal parking.
  - h. Public frontage/pedestrian activation is strongly encouraged through the use of outdoor dining areas, wraparound porches or awnings, lighting, and/or large expanses of transparent fenestration. Porches/patios along public rights-of-way shall be a minimum of 12 feet in depth. These areas shall not encroach into any required sidewalks or street buffers.
  - i. The architectural treatment of the primary 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 unless the Codes Administrator or Design Review Body determines there are adequate building or landscape features to conceal the view of the blank wall or service area.

- j. Walls shall not have an uninterrupted length exceeding 20 feet. Pilasters, transparent fenestration, stepping of the wall plane, and/or awnings or porches are required to satisfy this standard.
- k. Changes in massing are strongly encouraged. Box-like structures with no changes in façade planes are inappropriate, even if the design utilizes elements such as pilasters, transparent fenestration, or other elements mentioned in this Section. Long facades shall be broken into smaller, individually expressed modules reflective of traditional shopfront widths.

~~6. **Commercial depth:** Provide minimum 25' depth for retail spaces to ensure usable storefronts.~~

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

**12. Wall articulation.**

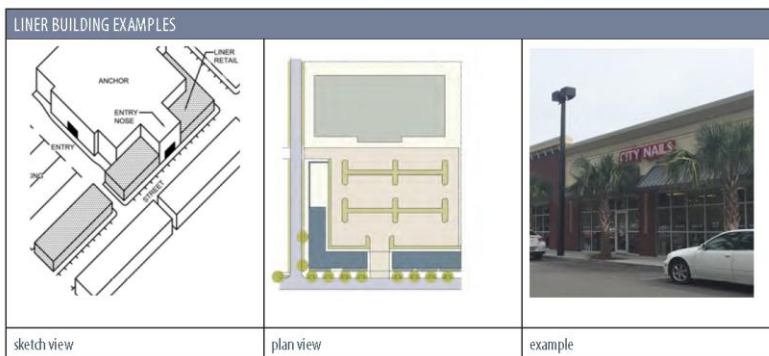
Walls shall not have an uninterrupted length exceeding 35 feet. Pilasters, texture transitions, windows, stepping of the wall plane at 24 inches, and/or landscaping accomplishing the same effect are required to satisfy this standard;

- a. 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.
- b. All exterior elevations shall maintain the integrity of the adjacent dwellings architectural character and detailing.
- c. Continuous cornice lines or eaves are encouraged between adjacent buildings.
- d. Buildings with flat roofs shall provide a parapet with an articulated cornice.

**13. 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.

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

**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. **Liner buildings maintain a strong frontage with minimal gaps between buildings to ensure visually coherent block face along any public rights-of-way.**

B. **Special Requirements:**

1. **The allowed frontage types are Frontage Types:** Balcony, Shopfront/Awning, Gallery/Colonnade, Arcade.
2. **Frontage Build-Out:** 75% minimum.
3. **Parking:** Parking shall be located behind the building, and accessed off an internal drive.
- ~~4. **Required in RMX:** Attached or detached liner buildings shall be required in the RMX zoning district.~~
5. **General Architectural Design:** All liner buildings 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. 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 no less than 24" deep, shadow lines, façade treatments and the architectural theme on the front of the building shall be continued on the sides and rear of the structure to maintain the integrity of design throughout the structure.
6. **Lowcountry Design Elements:** Liner buildings shall reflect traditional Beaufort Lowcountry architectural elements as described in Section 4.3.2 and materials and architectural standards as described in Sections 4.6.3 and 4.6.4. Furthermore, the intent and design goal of any liner building within City of Beaufort limits shall address the items listed in this Section.
7. **Height:** The minimum height for Liner Buildings is 16 feet or 1<sup>st</sup> story; however, when attached to another structure, it must be tall enough to conceal the building it is screening. **Liner buildings shall be 2 stories tall if located within the area defined in Section 2.6.3. 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.**
8. **Connection:** Liner Buildings may either be detached from or attached to the building they are lining.
9. **Depth:** Detached Liner Buildings shall have a 25 foot minimum depth: Attached Buildings, shall have a 12 foot minimum depth, or shall present a unique design façade differentiating it from the building they are lining, which shall be approved by the approved Design Review Body.
- ~~5. **Depth:** Detached Liner Buildings shall have a 25' foot minimum depth: Attached Buildings, shall have a 12-foot minimum depth, or shall present a unique design façade differentiating it from the building they are lining, which shall be approved by the approved Design Review Body.~~
- ~~6. **Required in RMX:** Attached or detached liner buildings shall be required in the RMX zoning district.~~
10. **Liner Building Special Architectural Requirements:**  
~~Wall articulation.~~

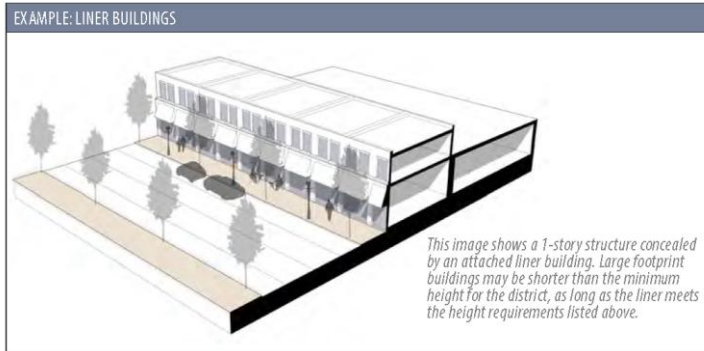
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- a. Walls shall not have an uninterrupted length exceeding 3205 feet. Pilasters, ~~texture transitions,~~ ~~windows~~ transparent fenestration, stepping of the wall plane at 24 inches, and/or ~~landscaping accomplishing~~ or awnings or porches are the same effect are required to satisfy this standard.
  - b. Lowcountry roof forms such as simple gable and hip roofs with overhanging eaves are strongly encouraged on liner buildings. Buildings with flat roofs shall provide a parapet with an articulated cornice. In the case of parapet walls, façade planes shall not have an uninterrupted length exceeding 15 feet. If flat roofs are to be used, the use of other roof forms are strongly encouraged.
  - c. Changes in massing are strongly encouraged. Box-like structures with no changes in façade planes are inappropriate, even if the design utilizes elements such as pilasters, transparent fenestration, or other elements mentioned in this Section. Long facades shall be broken into smaller, individually expressed modules reflective of traditional shopfront widths.
  - d. Fenestration shall be arranged in an organized manner on all sides of the building. Storefronts or appropriately-sized single or ganged window/windows are appropriate. Fenestration shall be transparent per the definition in Section 4.6.3.C.1 and 4.6.4.D.1.
  - e. Building entrances shall be clearly defined. Multiple entrances may be allowed if the building is on a corner or fronts to both a public right-of-way and internal parking.
  - f. Public frontage/pedestrian activation is strongly encouraged through the use of outdoor dining areas, wraparound porches or awnings, lighting, and/or large expanses of transparent fenestration. Porches/patios along public rights-of-way shall be a minimum of 18'-242' in depth. These areas shall not encroach into any required sidewalks or street buffers.
  - g. The architectural treatment of the primary 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 unless the Codes Administrator or Design Review Body determines there are adequate building or landscape features to conceal the view of the blank wall or service area.
  - ~~h. Where liner buildings conceal a larger anchor store, liner buildings shall match each other in terms of fenestration patterns, architectural detailing, and overall massing and rhythm, rather than match the anchor building behind it.~~
  - ~~i-h.~~ Corner Lots: In the case of corner units, any architectural elements applied to the main façade along the public right-of-way shall be continued onto the side elevation along the corner.

**EXAMPLE: \*INCLUDE EXAMPLES/PERMISSION FOR OVERSTORY TREES\***

APPROPRIATE



INAPPROPRIATE ~~e. Buildings with flat roofs shall~~

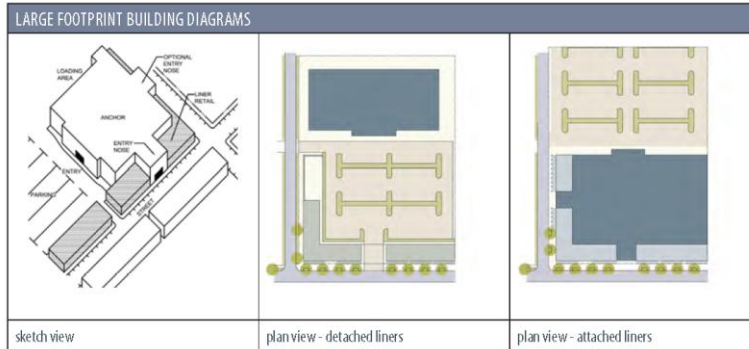


provide  
a  
parapet  
with an

~~articulated cornice.~~

11. 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.
12. Windows. Windows shall be vertically proportioned wherever possible and follow fenestration/transparency requirements found in this article.
13. Pedestrian Activation: For liner buildings under 2 stories in height, the façade facing the primary frontage should be activated for pedestrians to include, but not be limited to, an activated plaza or outdoor patio of at least 204 feet in depth.
- ~~13-14.~~ \*NOTE: ALLOW FOR SIDE ENTRY ON BUILDINGS FACING COURTYARD OR SIMILAR LAYOUTS

#### 4.5.10 LARGE FOOTPRINT BUILDING



- A. **Description:** This is a building that has a footprint greater than ~~21~~20,000 square feet. It is a type often used by big-box, national retailers. In the T4 and T5 transect zones, they shall be integrated into the streetscape or screened with Liner Buildings (see Section 4.5.9).
- B. **Special Requirements:**
1. **The allowed frontage types are** ~~Frontage Types:~~ Shopfront/Awning, Gallery/Colonnade, ~~Arade~~ and/or Balconies may be used if there is true habitable space on the upper floor(s). A frontage type shall extend a minimum of 40% along the large footprint building's primary frontages as well as any facades visible from ingress/egress lanes serving the development and internal parking areas that are used by customers.
  2. **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.
  3. **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.
- ~~Liner Buildings: Liner Buildings (Section 4.5.9) are required in the RMX, T4 and T5 districts between the Large Footprint Building and the Primary Street frontage. They may be used in other districts to fulfill the requirements of this Code, such as height, entrances on the street, and parking location.~~
- a. **Exceptions:** When a Large Footprint building provides an entry on the primary street frontage, and a minimum of 40% clear and unobstructed glazing along that street, liners are not required.
  4. **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.

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

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

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

8. **General Architectural Design:** All large footprint buildings shall provide ~~quality~~ Lowcountry 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. 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 no less than 24" deep, shadow lines, façade treatments and the architectural theme on the front of the building shall be continued on the sides and rear of the structure to maintain the integrity of design throughout the structure.

9. **Lowcountry Design Elements:** Large footprint buildings shall reflect traditional Beaufort Lowcountry architectural elements as described in Section 4.3.2 and materials and architectural standards as described in Sections 4.6.3 and 4.6.4. Furthermore, the intent and design goal of any large footprint building within City of Beaufort limits shall address the items listed in this Section.

10. **Large Footprint Buildings Special Architectural Requirements:**

~~3. **Height:** Buildings may be 1 story in height on the interior of the block, but should be at least 2 stories in height along all Primary Street frontages (see Street Hierarchy Diagram in Appendix C). This may be accomplished with multi-story buildings, higher ceiling heights, parapets, and/or separate Liner Buildings. See Section 2.6.3 for more details on two-story building requirements.~~

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

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

~~6. **Wall articulation.**~~

a. Walls shall not have an uninterrupted ~~length~~ blank walls exceeding 135 feet. Pilasters, transparent fenestration, stepping of the wall plane, and/or awnings or porches are required to satisfy this standard. ~~Pilasters, texture transitions, windows, stepping of the wall plane, and/or landscaping accomplishing the same effect are required to satisfy this standard.~~

b. Fenestration shall meet all requirements as listed in Section 4.6.3 or 4.6.4. Interior layouts shall not be a governing reason to inhibit the use of transparent fenestration. A minimum of 40% transparency is required on any internal façade that fronts a primary parking area or internal "street."

c. Long expanses of wall on the same plane are not allowed. Walls shall change plane by at least 24" a minimum of every 30 feet to provide visual interest and avoid long, flat walls. These changes in wall plane shall also be carried to the roofline, where changes in roof forms are required.

d. The use of parapet walls and a flat roof are allowed on large footprint buildings. However, the outside perimeter of a large footprint building that is visible from a public right-of-way (including ingress/egress lanes serving the development and internal parking areas that are used by customers) shall include varied roof forms that are reflective of Beaufort's Lowcountry architecture. Parapet roofs are to be limited to rear service areas and/or the discretion of the Design Review Body. Parapets shall have an articulated cornice.



EXAMPLE: USE OF VARIED ROOF FORMS ALONG STREET FRONTAGE. ROOF PLAN SHOWING PERIMETER ROOF FORMS WITH INTERNAL FLAT ROOF.

- e. 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.
- f. All exterior elevations shall maintain the integrity of the adjacent dwellings architectural character and detailing.
- g. Continuous cornice lines or eaves are encouraged between adjacent buildings.
- h. ~~Buildings~~ Fenestration shall be arranged in an organized manner on all sides of the building. Storefronts or appropriately-sized single or ganged window are appropriate. Fenestration shall be transparent per the definition in Section 4.6.3.C.1 and 4.6.4.D.1.
- i. ~~with flat roofs shall provide a parapet with an articulated cornice.~~ 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. 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.~~

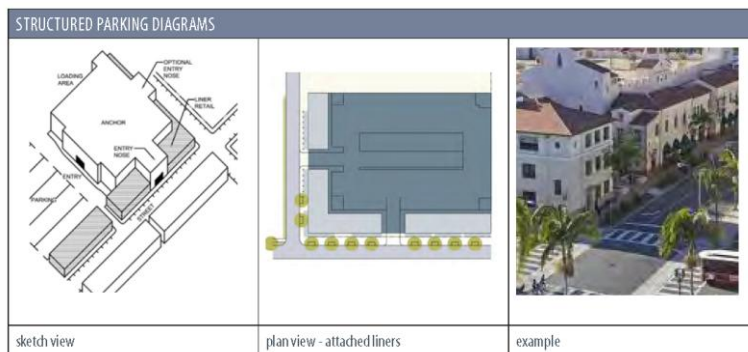
~~6. Size: Building footprints shall not be larger than a single block. Floor area of buildings shall not cantilever over public rights-of-way.~~

~~7. Parking Location:~~

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

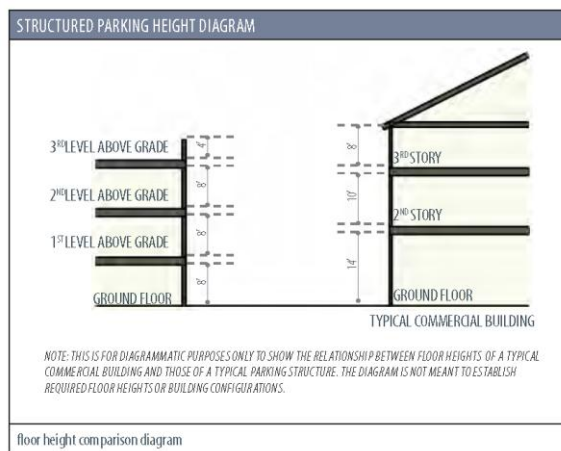
~~b. All other districts: The majority of the parking spaces shall be located to the side or rear of the building, or behind a Liner Building.~~

#### 4.5.11 STRUCTURED PARKING



- A. **Description:** This is a multi-level parking deck that may take up all or a significant portion of a block.
- B. **Applicability:** These standards apply to all above-ground parking structures that front a public street or right-of-way.
- C. **General Requirements:** **\*INCLUDE SECTION FOR LOWCOUNTRY VERNACULAR\***
  - 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 brick, cast stone, 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.~~

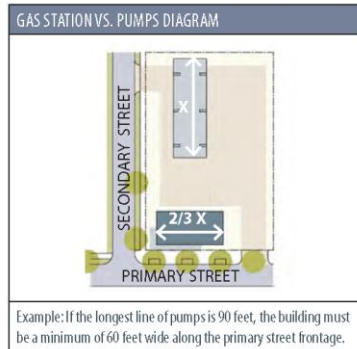
**B. Building and Fueling Station Requirements:**

**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.~~
- e. ~~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  $\frac{2}{3}$  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.

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

- A. **Purpose & Intent Description:** This is a building type that contains a series of fuel pumps in conjunction with a convenience or retail store. Car washes feature pull-through lanes in which customers may or may not exit their vehicles.
- B. **Building and Fueling Station Requirements**
- a. **Specific to T5-UC**
- i. The number of pumps shall be limited to 3 — a maximum of six fueling positions — in the Historic District and 6 pumps elsewhere.
  - ii. 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:
    1. The building shall be located on a corner
    2. The pumps shall be set back a minimum of 10 feet from the front line of the building

3. The short side of the pumps shall be parallel to the Primary Street — see Street Hierarchy Diagram in Appendix C
4. The frontage build-out percentage shall be met by the convenience store and/or Liner Building
5. Fueling stations shall not be located between the building and the adjacent street

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

- C. **General Architectural Design:** All large footprint buildings 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. 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 no less than 24 inches deep, shadow lines, façade treatments and the architectural theme on the front of the building shall be continued on the sides and rear of the structure to maintain the integrity of design throughout the structure.
- D. **Lowcountry Design Elements:** Large footprint buildings shall reflect traditional Beaufort Lowcountry architectural elements as described in Section 4.3.2 and materials and architectural standards as described in Sections 4.6.3 and 4.6.4. Furthermore, the intent and design goal of any large footprint building within City of Beaufort limits shall address the items listed in this Section.

**E. Height:**

**F.**

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

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

**Site Planning & Orientation**

**1. Street Relationship:**

- a. Buildings must front the primary street, with a pedestrian entry oriented directly toward the sidewalk or public right-of-way.
- b. **Automobiles shall not pass between the building and the street.**
- c. Outdoor seating, small plazas, or shaded porches are encouraged to activate the street frontage.
- d. The bay door(s) to the garage or car wash bay(s) shall not be visible from the Primary Street frontage.
- e. For a stand-alone car wash not associated with a fuel station, the opening of the bay door shall either face away from the Primary Street or be screened from the street with a Liner Building (Section 4.5.9).

~~**2. Drive-Thru Location:**~~

- 
- a. Drive-thru lanes must be located to the side or rear of the building.
  - b. Circulation around all four sides of the building is prohibited.
  - c. Drive-thru windows and canopies shall be concealed from direct view of the street through architectural placement, fencing, or landscaping.

**3. Stacking & Queuing:**

- a. Queuing lanes must be designed to minimize visual impact from public streets and adjacent properties.
- b. Incorporate landscape buffers, low masonry walls, or trellises consistent with the building architecture.
- c. Provide adequate stacking length per use to avoid spillover into drive aisles or streets. Stacking should be based on the ITE design manual.

**B. Building Design & Character**

**1. Architectural Style:**

- a. Express the Lowcountry vernacular—simple massing, gabled or hipped roofs, deep overhangs, and porches.
- b. Incorporate wood, brick, or stucco finishes consistent with local traditions. Avoid metal panels, synthetic stucco, or corporate color bands.
- c. Rooflines should use standing seam metal, broad eaves, and bracketed canopies to reflect regional character.

**2. Scale & Proportion:**

- a. Break down long façades with bays, porches, pilasters, or window groupings to create rhythm and human scale.
- b. Buildings should appear as a collection of smaller volumes, not a single large box.
- c. Use vertical proportions for windows and doors typical of Beaufort's traditional buildings.

**3. Corporate Identity:**

- a. Standardized architecture, prototype buildings, or trademark color schemes are prohibited.
- b. Logos and branding shall be expressed only through signage, not through building form, materials, or colors.
- c. Materials must read as authentic and regionally appropriate, with craftsmanship evident at the pedestrian level.

**4. Fenestration & Transparency**

**Transparency Requirement:**

- a. A minimum of 40% transparent fenestration is required on all pedestrian-facing façades.
- b. Transparency shall be measured as vision glass that allows direct interior visibility — not tinted, mirrored, or spandrel glass. See definition of transparency below.

**Definition of Transparency:**

- c. ~~Transparent glass must provide unobstructed visibility at a depth of at least 4 feet into the building interior.~~
- d. ~~Faux walls, display boxes, or spandrel panels behind glass do not count toward transparency requirements.~~
- e. ~~Operable shutters or wood louvers may be used for shading but must preserve visibility and rhythm.~~

**5. Façade Activation:**

- c. ~~Ground floors should have entries, large windows, and architectural detailing to engage pedestrians.~~
- d. ~~Blank walls are prohibited along public streets.~~
- e.d. ~~Use of transoms, divided-light windows, and deep window trim is encouraged.~~

**6. Materials & Details**

**Primary Materials:**

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

**Prohibited Materials:**

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

**Detailing:**

- a. ~~Use of porches, awnings, and shutters to articulate façades and provide shade.~~
- b. ~~Corner boards, exposed rafters, and simple trim profiles are encouraged for authenticity.~~

**7. Landscape & Screening**

**Drive-Thru Screening:**

- a. ~~Drive-thru lanes, menu boards, and queuing areas must be screened with low masonry walls, tabby finish, or evergreen plantings consistent with the building architecture.~~
- b. ~~Screening shall be a minimum of 3 feet high but no more than 4 feet to preserve visibility and safety.~~

**8. Mechanical Equipment:**

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

**9. Lighting & Signage**

**Lighting:**

- a. ~~Fixtures shall be shielded, warm-toned, and consistent with traditional gas lantern or gooseneck styles.~~
- b. ~~Corporate neon or LED border lighting is prohibited.~~

**Signage:**

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

b. ~~No internally illuminated box signs.~~

~~10. Sustainability & Resilience~~

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

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

c. ~~Encourage pervious paving materials where feasible.~~

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

~~11. Summary Design Objectives~~

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

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

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

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

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

#### 4.5.13 DRIVE THRU FACILITIES



**EXAMPLE: STARBUCKS ON BOUNDARY ST** C. ~~Signage: No signs shall be located on any canopy over the pumps.~~

A. **Description:** This is a commercial building type that includes a vehicular lane along a portion of the building to serve the public through a drive-thru window or other area in which customers do not leave their vehicles.

B. **The allowed frontage types are:** Shopfront/Awning, Gallery/Colonnade, Arcade.

C. **Frontage Buildout:**

D. **General Architectural Design:** All drive-thru facilities 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. 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 no less than 24 inches deep, shadow lines, façade treatments and the architectural theme on the front of the building shall be continued on the sides and rear of the structure to maintain the integrity of design throughout the structure.

E. **Lowcountry Design Elements:** Drive-thru facilities shall reflect traditional Beaufort Lowcountry architectural elements as described in Section 4.3.2 and materials and architectural standards as described in Sections 4.6.3 and 4.6.4. Furthermore, the intent and design goal of any liner building within City of Beaufort limits shall address the items listed in this Section.

F. **Height:** The minimum height for a Drive-Thru Facility is 16 feet. or 1 story. Drive-thru facilities shall be 2 stories tall if located within the area defined in Section 2.6.3. Upper floors must either be used as habitable space, or be a lofted one-story space with the appearance of a two-story space from the exterior.

G. **Drive-Thru Facilities Special Site Requirements:**

- a. Buildings must front the primary street frontage. A pedestrian entry point must be located on the primary street frontage with direct access from a sidewalk or public right-of-way, even if there are entrances points from another area such as an internal parking area.
- b. Drive-thru lanes shall be located to the side or rear of the building.
- c. In no instance shall an automobile pass between the building and the street, regardless of whether the automobile lane is for exiting the drive-thru area or not.
- d. Circulation around all four sides of a building is prohibited.
- e. Drive-thru windows and canopies shall be concealed from direct view of the street through architectural placement, fencing, or landscaping.
- f. Queuing lanes shall be designed to minimize visual impact from public rights-of-way.

g. Adequate internal stacking lanes shall be provided to avoid spillover into public rights-of-way. A stacking study shall be made to substantiate the proposed stacking design.

h. \*TIA REQUIRED AT THE DISCRETION OF THE ADMIN IF UNDER 50 TRIPS\* wordsmith later.

~~g.~~

~~h-i.~~ Pedestrian walk-up windows are encouraged.

i-j. Public frontage/pedestrian activation is strongly encouraged through the use of outdoor dining areas, wraparound porches or awnings, lighting, and/or large expanses of transparent fenestration. Porches/patios along public rights-of-way shall be a minimum of 12' in depth. These areas shall not encroach into any required sidewalks or street buffers.

H. **Drive-Thru Facilities Special Architectural Requirements:**

a. Fenestration shall meet all requirements as listed in Section 4.6.3 or 4.6.4. Interior layouts shall not be a governing reason to inhibit the use of transparent fenestration. A minimum of 40% transparency is required on any internal façade that fronts a primary parking area or internal "street."

b. Per Section 4.3.2.P "Local Design Quality," architectural designs that are used to represent corporate identity are strongly discouraged within the City of Beaufort. Corporate identity must

be adapted to lowcountry vernacular. Designs should reflect local design principles as noted in Section 4.3.2, 4.5.13.D, and 4.5.12.E. Corporate logos and branding shall be expressed only through signage, not through building form, materials, or colors.

~~b.i.~~ **\*POTENTIAL REWORD\***

- c. Corporate neon or LED border lighting is prohibited.
- d. Walls shall not have an uninterrupted length exceeding 20 feet. Pilasters, transparent fenestration, stepping of the wall plane, and/or awnings or porches are required to satisfy this standard.
- e. All exterior elevations shall maintain the integrity of the adjacent dwellings architectural character and detailing.
- f. Continuous cornice lines or eaves are encouraged between adjacent buildings.
- g. Lowcountry roof forms such as simple gable and hip roofs with overhanging eaves are strongly encouraged on liner buildings. Buildings with flat roofs shall provide a parapet with an articulated cornice. In the case of parapet walls, façade planes shall not have an uninterrupted length exceeding 15 feet. If flat roofs are to be used, the use of other roof forms are strongly encouraged.
- h. Changes in massing are strongly encouraged. Box-like structures with no changes in façade planes are inappropriate, even if the design utilizes elements such as pilasters, transparent fenestration, or other elements mentioned in this Section. Long facades shall be broken into smaller, individually expressed modules reflective of traditional shopfront widths.
- i. Fenestration shall be arranged in an organized manner on all sides of the building. Storefronts or appropriately-sized single or ganged window are appropriate. Fenestration shall be transparent per the definition in Section 4.6.3.C.1 and 4.6.4.D.1.
- j. Public frontage/pedestrian activation is strongly encouraged through the use of outdoor dining areas, wraparound porches or awnings, lighting, and/or large expanses of transparent fenestration. Porches/patios along public rights-of-way shall be a minimum of 12' in depth. These areas shall not encroach into any required sidewalks or street buffers.
- k. The architectural treatment of the primary 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 unless the Codes Administrator or Design Review Body determines there are adequate building or landscape features to conceal the view of the blank wall or service area.
- l. Corner Lots: In the case of corner units, any architectural elements applied to the main façade along the public right-of-way shall be continued onto the side elevation along the corner.

~~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.~~

Formatted

~~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.~~

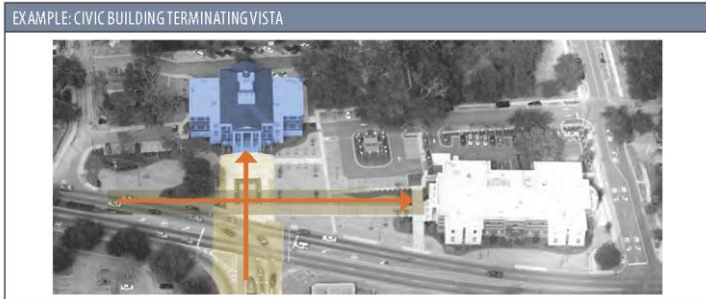
~~b. The use of translucent materials and internally lighted cabinets is discouraged as finishes or as applied treatments at the pump island or on the canopy.~~

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

#### 4.5.143 CIVIC BUILDINGS

- A. Description:** 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.
- B. 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.

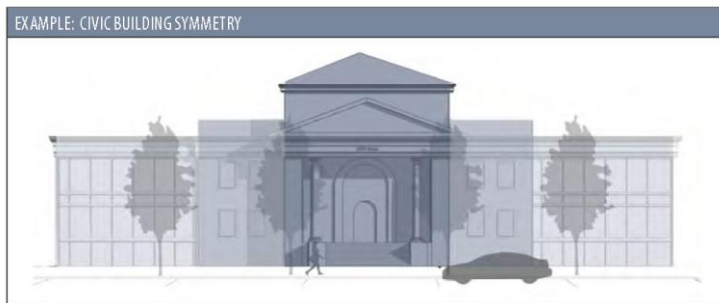
3. Civic buildings and their primary architectural elements should be placed at the termination of public vistas to provide an appropriate level of visual importance.



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.



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

EXAMPLE: CIVIC BUILDING MASSING VISUAL ORDER



C. **Scale/Height:**

1. The scale of civic buildings should be larger and more monumental than corresponding buildings in order to be more prominent and visible across greater distances.
2. Floor-to-floor heights and architectural details should be proportionately larger than those of private buildings that exist or are anticipated within adjacent blocks.

EXAMPLE: CIVIC SCALE AND FLOOR-TO-FLOOR HEIGHTS



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

EXAMPLE: ROOF FORMS AND ELEMENTS THAT DISTINGUISH CIVIC BUILDINGS



D. **Materials/Details:**

1. Civic buildings should evoke a civic character and be carefully designed to reflect the architectural character of Beaufort.
2. Civic buildings should be made of durable, high-quality materials that create a sense of permanence and lend civic identity to the city. Preferred materials include brick, stone, and cast concrete. Stucco should only be utilized when applied over structural CMU.
3. Building details should be designed at 2 scales. At the larger scale, details should be robust, so as to be read from a distance. Nearer to the building, the details of the lower levels should include another measure of refinement that can only be seen up-close at a pedestrian scale.
4. Building design elements should be used which allow civic buildings to act as focal points of the community. Depending on the architectural style of the building, the following elements should be considered in the building design:
  - a. Pronounced window lintels/sills/mullions, etc.
  - b. Columns with a capital and base.
  - c. A water table constructed of high-quality masonry units (such as cast-in-place stone) that extends beyond the face of the facade.
  - d. Vertically oriented windows of at least a 2:1 ratio.
  - e. Cornice lines with significant depth and multiple levels of relief.
  - f. A monumental raised entryway.
  - g. A formal landscaped area or plaza.
  - h. A tower element with a turret, cupola, or similar treatment.

**4.5.154 CHURCH AND INSTITUTIONAL BUILDINGS**

(INSERT IMAGES)

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#### 4.5.13 Church and Institutional Buildings

##### ~~A. Purpose & Intent~~ Description:

~~A. This is a civic or religious building in which program, massing, and height vary. For religious buildings such as churches, heights and frontages are to be determined by the Code Administrator. Churches and institutional buildings in Beaufort play an essential role in defining the community's cultural and architectural character. Their design should express permanence, craftsmanship, and civic pride while remaining grounded in the Lowcountry's vernacular traditions of simplicity, proportion, and climatic responsiveness. \*DEFINE INSTITUTIONAL\* \*SEPARATE OUT CHURCH\*~~

~~B.~~

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

~~D. Contribute to the cohesive visual character of Beaufort's neighborhoods and corridors;~~

~~E. Reinforce the pedestrian-oriented scale of the city's traditional fabric;~~

~~F. Employ authentic Lowcountry architectural forms and materials;~~

~~G. Express their civic and spiritual role through proportion and craftsmanship rather than monumentality; and~~

~~H. Integrate harmoniously with surrounding residential, commercial, or institutional uses.~~

##### A. ~~Site Planning & Context~~ Special Requirements:

1. **Frontage Types:** Gallery/Colonnade, Porch. Frontage defined at the discretion of the Design Review Body.
2. **Height:** Building height may vary depending on the program needed, such as the use of upper balconies, tall ceiling heights, use of steeples/cupolas, etc.
3. **Entrances:** Building entrances shall be clearly defined and articulated. More than one entrance is permitted from multiple facades.

##### 4. **Street Orientation:**

- a. Locate the principal façade and main entrance facing the public street or green, reflecting Beaufort's historic civic patterns.
- b. Buildings should be sited close to the street, with front setbacks consistent with neighboring structures and landscaped forecourts or gathering lawns.

##### 5. **Pedestrian Connections:**

- a. Provide direct pedestrian paths from the public sidewalk to the main entry.
- b. Parking areas shall be located to the side or rear and connected by shaded walkways.

##### 6. **Campus Form (for larger sites):**

- a. For multi-building church campuses, organize buildings around courtyards or greens, not parking lots.
- b. Use tree canopies, garden walls, and covered walkways to unify the site and create shade.
- c. Service and vehicular areas should be visually screened and subordinate to pedestrian spaces.

##### 7. **Outbuildings:**

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

## **B. Architectural Character**

### **1. Form & Massing:**

- a. Draw from Lowcountry vernacular precedents: simple rectangular plans, steeply pitched gable or hip roofs, and symmetrical façades.
- b. Emphasize vertical proportion and rhythm—tall windows, doors, and ventilating louvers that express grace and lightness.
- c. For prominent worship spaces, a central gable, steeple, or cupola may be used as an accent, not as a dominating tower.
- d. Avoid over-scaled domes or monumental porticoes inconsistent with the city's intimate scale.

### **2. Porches & Entries:**

- a. Incorporate deep porches or porticos with slender columns, wood posts, or brick piers—echoing Beaufort's tradition of shaded transitions between indoors and outdoors.
- b. Entry steps and landings should be generous and welcoming, connecting seamlessly with sidewalks and gathering lawns.

### **3. Roof Forms:**

- a. Preferred roofs: gable, hip, or cross-gable with moderate to steep pitch (6:12–12:12).
- b. Use standing seam metal or architectural shingles in muted, coastal tones.
- c. Broad eaves with exposed rafter tails or simple trim are encouraged.

### **4. Proportion & Rhythm:**

- a. Articulate façades with bays, pilasters, or window groupings that reflect internal organization.
- b. Maintain vertical emphasis; avoid long horizontal bands or large unbroken walls.
- c. Larger sanctuaries should step down in height toward adjacent streets or neighborhoods to soften scale.

## **C. Fenestration & Transparency**

### **1. Window Design:**

- a. Use vertically proportioned, operable windows with divided lights, wood or wood-look frames, and trim of appropriate depth.
- b. Window groupings may express the sacred interior through tall, narrow proportions or paired openings.
- c. Clerestory or transom glazing encouraged for natural light and ventilation.

### **2. Transparency & Detailing:**

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

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

### 3. Materials & Craftsmanship

#### Primary Materials:

- a. Painted wood siding, smooth fiber cement, traditional brick, or lime stucco.
- a. Heavy timber, wood brackets, and hand-crafted detailing encouraged for authenticity.

#### Secondary Materials:

- a. Metal roofs and wood shutters typical of Lowcountry precedent.
- b. Stone or precast limited to accent elements (sills, thresholds, steps).

#### Color Palette:

- a. Soft, coastal tones: whites, grays, creams, pale yellows, and greens.
- b. Trim and shutters may contrast slightly for depth and expression.

### D. Civic Expression

#### Steeple & Cupolas:

- a. Allowed where scaled to the building mass and used as focal points rather than monuments.
- b. Details should be crafted and proportional, not prefabricated or exaggerated.
- c. Belfries or cupolas may serve as ventilation towers or daylight monitors.

#### Bell Towers & Crosses:

- a. Integrate into the building form, not as detached sculptural elements.
- b. Lighting of crosses or towers shall be subdued, downward, and non-glaring.

#### Entrances & Gathering Spaces:

- a. Forecourts, gardens, or porches shall function as publicly inviting civic thresholds.
- b. Integrate shade trees, benches, and low brick or tabby walls for enclosure and comfort.

### F. 7. Landscape & Site Features

#### Lowcountry Landscape Character:

- a. Emphasize native trees (live oak, magnolia, palmetto), shaded walks, and pervious surfaces.
- b. Preserve existing canopy trees where possible.
- c. Use lawn panels, tabby walls, and native plantings to define outdoor gathering spaces.

#### Parking & Circulation:

- a. Parking areas should be broken into smaller courts framed by trees and low walls.
- b. Encourage shared parking agreements with adjacent uses to reduce impervious surfaces.

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G. ~~8. Lighting & Signage~~

~~Lighting:~~

- ~~a. Warm, low-level fixtures that highlight architectural features and pedestrian areas.~~
- ~~b. Concealed uplighting may be used for steeples or façades if shielded and subtle.~~

~~Signage:~~

- ~~a. Monument or wall-mounted signs integrated with building materials and scale.~~
- ~~b. Internally illuminated signs, LED panels, and electronic message boards are prohibited.~~

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

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

I. ~~10. Summary Design Principles~~

- ~~1. Express civic presence through simplicity, proportion, and craft, not size or ornament.~~
- ~~2. Reinforce Beaufort's walkable, human-scaled fabric with street-oriented entries and shaded public space.~~
- ~~3. Employ authentic materials and climate-appropriate detailing.~~
- ~~4. Use roof forms, porches, and windows that reflect traditional Lowcountry building logic.~~
- ~~5. Avoid corporate prototypes or styles inconsistent with Beaufort's architectural lineage.~~
- ~~6.~~

## 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 **only if the primary structure is one story tall and the accessory structure is not visible from a public right-of-way, or is placed as far away as possible in the case of a corner lot.**

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~~identify, to the extent that the paint color or pattern is not consistent with the design standards of the district. Fluorescent colors, such as ASHTO safety yellow, are also prohibited except where required by a public agency. **Building elements shall use soft, muted palettes (pastels, neutrals, weathered wood tones) with a maximum of three primary colors per façade. For all developments, there shall be no more than two similarly colored structures placed next to each other along a street or major walkway. \*CLARIFY?\***

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 only be located on the property and not on a public right-of-way, and 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 within public 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.

~~I. 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~~ ALL DISTRICTS (SEE 4.2.2)

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

- ~~b. **Material Specifics:**~~

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

- 3. ~~Style: Horizontal siding, including shiplap, beaded lap, or beveled profile, and vertical board and batten are all appropriate styles.~~
- 4. ~~Durability: While it requires regular maintenance in the humid climate, high-quality wood can last a very long time when properly cared for.~~
- xi. ~~Fiber cement siding: This alternative to wood is highly recommended for its performance and authentic look.~~
  - 1. ~~Durability: It is resistant to moisture, rot, termites, and fire.~~
  - 2. ~~Maintenance: It is lower maintenance than wood, with a long warranty.~~
- xii. ~~Stucco: Applied over masonry, stucco provides a classic Lowcountry finish. A textured finish can give it a more historic character, but must be properly articulated.~~
- xiii. ~~Brick: Traditionally, brick was used for walls and foundation piers.~~
  - 1. ~~Foundation piers: Brick on masonry is an ideal material for the raised foundation piers of Lowcountry commercial buildings.~~
- xiv. ~~Roofing~~
  - 1. ~~Standing seam metal: This is a hallmark of Lowcountry architecture, serving to reflect sunlight and manage heat with a long term or permanent color finish.~~
  - 2. ~~Architectural shingles: High-quality fiberglass shingles can be used.~~
  - 3. ~~Membrane roofs: Another approved roofing option for structures where the roof is concealed behind parapet walls.~~
- xv. ~~Trim: Use wood, composition board, or fiber cement board for trim details like cornices, brackets, and soffits. Avoid the use of continuous perforated soffit materials and vinyl.~~
- xvi. ~~Windows and doors:~~
  - 1. ~~Glazing: Glass should be clear and non-reflective. (Consider UV rating).~~
  - 2. ~~Shutters: Use operational, non-reflective shutters.~~
- xvii. ~~Columns: Wood, fiberglass, or composite columns are appropriate. They shall be sized proportionately to the building.~~
- xviii. ~~Railings: Wooden square balusters, turned spindles, or wrought iron are suitable for porches and balconies. Composite versions may be acceptable on new construction on case-by-case basis.~~

A. **Building Materials and Details: \*ADD LIGHT INDUSTRIAL EXCEPTION\***

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

- 1. Building walls shall be finished in 1 or more (but not more than 3) of the following materials:
  - a. Wood.
    - Styles: Traditional lap, shiplap, beaded lap, beveled, vertical board and batten
  - 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. Other materials as approved by the Administrator, based on visual compatibility with listed approved materials.

~~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 and shall be sized proportionately to the building:

- 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. Trim:

- a. Wood
- b. Composition board
- c. Fiber cement board, smooth finish

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6. ~~5.~~—Doors shall be made of wood, metal, glass, or fiberglass\*. Refer to transparency definitions in Section 4.6.3.C.1 regarding allowable glazing treatments.
7. ~~Windows shall be made of wood, fiberglass, or wood or aluminum clad products. Vinyl windows may be allowed on a case by case basis outside of the Historic District. Refer to transparency definitions in Section 4.6.3.C.1 regarding allowable glazing treatments.~~
8. 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, such as standing seam or 5V.
  - d. Slate.
  - e. Reflective metal such as copper.
  - f. Other similar metals as approved by the Administrator.
9. The following materials are prohibited:
  - a. Exposed concrete masonry units.
  - b. Vinyl Siding ~~and trim.~~
  - c. Exterior Insulation and Finish System (EIFS) \*RESEARCH NEW PRODUCT – DO NOT PROHIBIT\*
  - d. Continuous perforated soffit panels.
  - e. Plastic shutters.
  - f. Stone.
  - g. Metal panels.
  - h. ~~Faux wood grain textures.~~
  - i. ~~Tabby (this does not include site related items such as concrete sidewalks or patios with a crushed oyster shell finish).~~
  - j. Day-glo, luminescent, iridescent, neon or similar types of color finishes.
  - k. Mirrored glass with a reflectivity of 20% or more.
  - l. Roofing.
    - i. Plastic or PVC roof tile.
    - ii. Nontraditional colors such as orange or purple \*MATCH THIS TO OTHER COLOR RECOMMENDATIONS IN THE CODE\*.
    - iii. ~~Vinyl Windows on contributing buildings in the Historic District.~~
10. **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. **Certain materials may also not be allowed in the Historic District based on existing elements (e.g. composite columns may not be permitted as a replacement for historic wood columns), and are approved or denied on a context-specific basis at the discretion of the Design Review Body.**

**B. Roof Forms:**

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

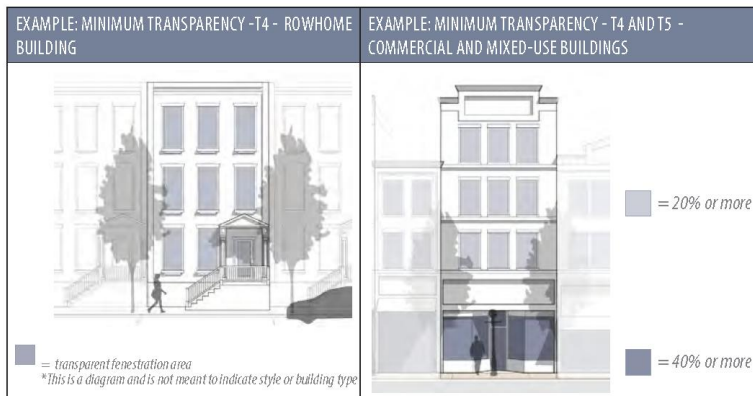
- a. Permitted roof types include gabled, hipped, shed, barrel vaulted, flat, mono-pitch, and domed. Applied and partial (less than 3 sides) mansard roofs are not typically permitted but may be permitted at the discretion of the Design Review Body based on compatibility with the surrounding context, size, mass and scale of the structure.
- b. Shed, flat, and mono-pitch roofs shall be concealed with parapets along the street frontage, except on porches, balconies, or building extensions.
- c. Downspouts and gutters should be galvanized steel, aluminum, or copper and shall match in materials and finish.
- d. Roof penetrations shall be hidden or painted to match the color of the roof.
- e. Skylights must be flat to the pitch of the roof. In the Historic District and T5 districts, they shall not be located on any sloped roof facing the primary frontage.

C. **Windows and Doors:**

- 1. **Fenestration/Transparency:** With the exception of residential uses, glass on a window of any type (including storefront) or door of any type that has no coatings (such as frosted, tinted or spandrel glass) or treatments, so that the building's interior is visible from the outside. Transparent fenestration shall mean clear or lightly tinted vision glass with a minimum visible light transmittance (VT) of 0.60 that provides direct, unobstructed views into an active interior space at least three feet deep from the interior face of glass. Opaque spandrel panels, reflective glass, back-painted glass, or any glazing with a solid wall, shelving, or storage directly behind it shall not be considered transparent fenestration. Low-E coatings suitable for Beaufort's Lowcountry climate are considered appropriate. The Planning Commission may consider design exceptions of this requirement to include spandrel glass and/or higher percentage opacity in cases where the applicant proves these are critical functional (privacy? Security?) areas. \*WORDSMITH\*

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- 2. **sSpecific 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



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requirements as much as possible, however the minimum percentage of transparent fenestration on the ground floor may be adjusted at the discretion of the Design Review Body. It shall not be reduced to lower than 30%.

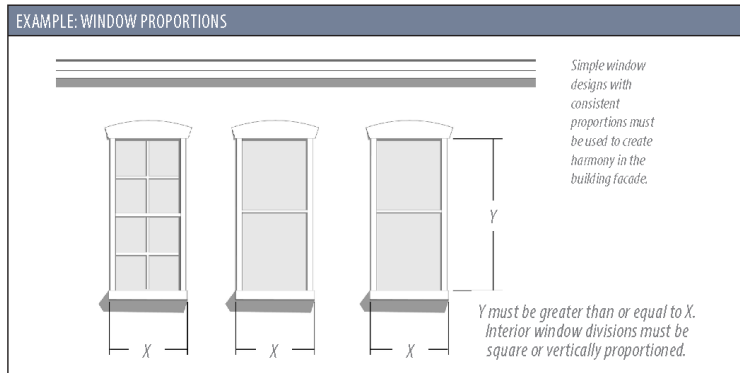
3. **Proportion and Details:**

- 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. **Faux windows/openings are prohibited in any district.**

**Windows**

- c. **There must be visual clearance behind the glass for a minimum of six feet. Three-dimensional display windows at least six feet deep are permitted and may be counted toward the transparent glass requirements.**
- d. **Ground floor windows of commercial uses shall be kept clear at night, free from any window covering, with internal illumination. When ground floor glass conflicts with the internal function of the building, other means shall be used to activate the sidewalk, such as, display windows, public art, architectural ornamentation or detailing or other similar treatment.**
- e. **~~e~~—Specific to zones RMX, T4, T4-HN, and T5:**
  - i. **Facades should have several window sizes with smaller ones above. This is particularly important when buildings rise more than 2 stories.**
  - ii. **Thin mullions or muntins shall be required on windows larger than 2 feet in any direction, except for shopfronts. The depth of the mullion shall not be less than the width.**
  - iii. **In the historic district, windows shall have exterior-applied muntins and interior spacer bars (SDL) or be true divided lite (TDL) windows.**

- iv-iii. ~~Windows outside of the historic district may be required to have exterior-applied muntins and interior spacer bars (SDL) if visible from significant corridors, to be determined at the discretion of the Design Review Body.~~



D. **Architectural Details:**

1. **Shutters (specific to zones RMX, IC, T4 and T5):** Shutters shall be sized and placed so as to equal the width that would be required to cover the window opening. ~~Operable Sshutters are preferred~~ shall be operable and include all necessary hardware. Bahama shutters are strongly discouraged. The use/language of shutters shall be consistent on all facades and floors.
  - 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. **\*FLESH OUT DEFINITION TO INCLUDE MODERN MATERIALS\***
  - ~~c.~~ **Tabby.**
  - de. Specific to LI District: Painted CMU block is permitted.

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

1. In ~~general~~**general**, a slope of 4:12-12:12 is appropriate for primary roofs, while ancillary roof slopes may be 3:12-5:12.

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

C. **Windows and Doors:** \*NOTE: Applicable to all districts

1. ~~1. Transparency, Specific to RMX and IC Districts:~~ Glass on a window of any type (including storefront) or door of any type that has no coatings (such as frosted, tinted or spandrel glass) or treatments, so that the building's interior is visible from the outside. Transparent fenestration shall mean clear or lightly tinted vision glass with a minimum visible light transmittance (VT) of 0.60 that provides direct, unobstructed views into an active interior space at least three feet deep from the interior face of glass. Opaque spandrel panels, reflective glass, back-painted glass, or any glazing with a solid wall, shelving, or storage directly behind it shall not be considered transparent fenestration. Low-E coatings suitable for Beaufort's Lowcountry climate are considered appropriate.
2. 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.

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.

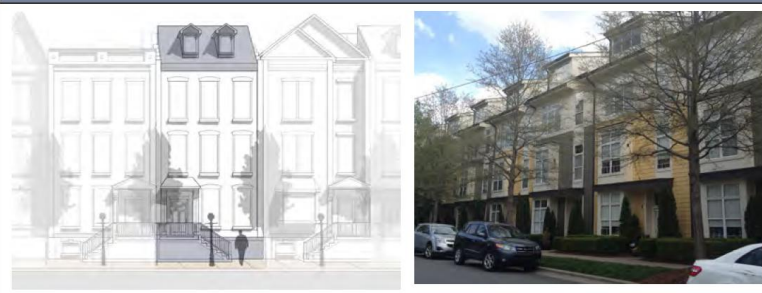
EXAMPLE: CORNER BUILDINGS ELEMENTS AND GATHERING SPACES



**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)



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2. Cornices are recommended to delineate the tops of facades. Expression lines are recommended to delineate the divisions between the first floor and upper floors.
  3. **Colors:** Recommended colors are traditional historic colors, earth tones (greens, tans, light browns, terra cotta, grays, pale primary and secondary colors, and white and cream tones. Trademark colors are considered signage and will be counted as such unless they are consistent with the color palette as previously described.
- F. **Additional Guidelines Specific to IC District:** All buildings constructed as part of a campus may be subject to the guidelines for civic buildings as outlined in Section 4.5.10 13, or shall be held to standards similar to the requirements in the surrounding context.

#### 4.6.5 MANUFACTURED HOME PARK DISTRICT STANDARDS

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

- A. **Site Size:** Parcels shall be a minimum of 5 acres with a minimum width of 150 feet.
- B. **Infrastructure:** The site shall be served by public water and sewer facilities.
- C. **Maximum Density:** 7 manufactured home units per acre.
- D. **Minimum Space Per Unit:** 40 feet in width, and 4,000 square feet of area which shall be clearly defined.
- E. **Minimum Unit Spacing:** 20 feet of clearance between only those MHs parked end to end and any building located within the park.
- F. **Open Space:** Required dedication of open space shall be in accordance with the provisions of 7.4.
- G. **Subdivision:** All ~~lots regardless~~lots, regardless of whether they are proposed for sale or leases ~~shall, shall~~ undergo a Subdivision Review process (see Section 9.9).
- H. **Posting:** The "~~certificate~~Certificate of ~~occupancy~~Occupancy" (CO) shall be conspicuously posted in the office or on the premises of the MH District.
- I. **Administrative Procedures:**
  1. A proposed Manufactured Home Park must be rezoned to the MH Park District through the amendment process in Section 9.16 (Amendments).
  2. **Effect of Approval:** If approved by city council, all information pertaining to the proposal shall be adopted as an amendment to this Code as the standards of development for the particular MH Park District.
- J. **Permanent Installation:**
  1. MHs shall be attached to a permanent foundation of brick, concrete, framing, or block that is unpierced, except for required ventilation and access or for flood hazard construction.
  2. Any tongue, axles, running lights, and removable towing apparatus must be removed prior to the issuance of a certificate of occupancy.
- K. **Entrances:**
  1. At the main entrance, there shall be an entryway transition, such as a porch or stoop, that is a minimum of 6 feet by 6 feet.

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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

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building ensures the historic fabric is retained and serves as an important component of the integrity and the patina of age of individual structures and the district as a whole.

- f. **Feeling:** This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.
  - g. **Association:** This is the direct link between an important historic event or person and a property. This particularly applies to rehabilitation projects, but for new infill projects, association of particular sites and neighborhoods should be considered.
- B. **New Construction Shall Reinforce the Historic Significance of the District:** Infill buildings should relate to and strengthen the core characteristics of the district, as identified in the National Register nomination's "Statement of Significance."
- 1. New construction should build upon the history and established pattern of the district through its design, landscape, use, and cultural expression. An understanding of the character and significance of the district should predicate any design or development activities.
  - 2. If applicable, cultural expressions and/or historic uses within the district may be considered in design or development activities.
- C. **New Construction Shall Complement and Support the District:** The Historic District has a distinct rhythm of massing, scale, and siting. Infill buildings should not deviate in a detracting manner from these elements, but appear as complementary members of the district.
- 1. Lot size, massing, siting, floor area ratio, and height must correspond to the adjacent buildings that contribute to or complement the rhythm of the district.
  - 2. The use of buildings will be secondary to their design and integration into the district. However, newly introduced uses should not be detrimental to the historic fabric.
- D. **Infill Shall Be Compatible Yet Distinct:** New buildings should be identifiable as being of their period of construction; however, they should not be so differentiated that they detract from - or visually compete with - their historic neighbors. Within historic districts, compatibility is more important than differentiation.
- 1. Because the district is the resource, the reconstruction of buildings that existed within the district during the period of significance is allowed. Reconstructions shall be done in accordance with the Secretary of the Interior's "Standards for Reconstruction."
  - 2. Style is discouraged from being the primary indicator of differentiation.
  - 3. Means of differentiation may include materials, mechanical systems, and construction methods.
- E. **The Exterior Envelope and Patterning of New Buildings Shall Reflect District Characteristics:** Infill design elements, patterning, texture, and materials should reflect the aesthetic and historic themes of the district.
- 1. Patterns of fenestration, building divisions, setbacks, and landscapes that are characteristic of the district should inform the design of new buildings.
  - 2. Mechanical and automobile infrastructure should be appropriately concealed when not consistent with the district's character.
- F. **Contributing Buildings Should Not Be Demolished to Create Infill Opportunities:** Properties deemed contributing in the "1997 Beaufort County Above Ground Historic Sites Survey," or in the most recent

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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 the site can be traced. See Section 8.3 for archeological assessment requirements.

1. Archeological mitigation must conform to local, state, and federal laws and accepted professional standards.
2. When appropriate, archaeological mitigation should be accessible to the general public in an educational capacity.
3. Information yielded from archaeological mitigation should be interpreted in the new building and throughout the district.