



CITY OF BEAUFORT  
**Community Development Department**

SCOTT MARSHALL  
City Manager

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

CURT FREESE  
Community Development  
Director

**April 2, 2026**

**To: Planning Commission**  
**From: Curt Freese, Community Development Director**  
**Re: Worksession**

**Purpose of April 6 Worksession**

Finalize discussion on following items is the purpose of this worksession. Further background and analysis of each item is provided in the memo.

- 1) **Lot Diversity**
- 2) **Bed and Breakfast**
- 3) **Chapter 4 Final Draft**
  - a) **Incorporation of all previous edits, including garages, liner buildings.**
  - b) **Incorporation of Church and Campus style buildings into special standards of Civic Buildings.**
  - c) **Return to Transect based design standards.**
  - d) **Final edits revisions, scriveners errors to Chapter 4**
- 4) **Accessory Before Final Restriction**

**Goal For End of the Worksession:** Finalize lot diversity, bed and breakfast, and draft of Chapter 4 for April PC, consider finalizing Chapters 2,3 if time permits, or at April PC Meeting.

**1) Lot Diversity:**

Much discussion was had over the proposed lot diversity standards of Section 2.5.9. The proposed standards would require a mixture of uses for larger developments, especially multi-family housing, in certain zoning districts. Staff presented a revised version, and discussion was also had about the recent changes Port Royal adopted. Concerns ranged from the threshold of units, the suitability of multi-family in general, concern over requiring multi-family developers to build commercial uses or buildings, or different types of residential uses, to height and massing concerns. Since the meeting, Commissioner Morillo drafted



**CITY OF BEAUFORT**  
**Community Development Department**

SCOTT MARSHALL  
City Manager

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

CURT FREESE  
Community Development  
Director

an ordinance, which was form based and more or less based to regulate footprint and break massing an buildings up in a large scale development. After discussion with Staff, Commissioner Morillo revised his draft to include breaking up height and adding mixed use standards at 4 or 5 stories. Staff believes these standards address Commissioner and Staff concerns, while creating a design and form based solution. Please find the standards attached, with Staff's support.

## 2) Bed and Breakfast

The PC asked for more information on the Bed and Breakfast use, and potential changes. The concerns were threefold: 1) Understanding building code differences between Inn and B and B; 2) Understanding how we tax each, or if there is any differentiation; 3) whether the City can be less restrictive than State Statute, and whether the State Statute is a hardline rule as written.

### **Code/Building Code:**

First, the Development Code defines all lodging type of uses in the definition section. Please see the definitions for each below:

**Lodging.** (Syn. Overnight Guest Accommodation)

**Bed and Breakfast Inn (B&B).** (10 or Fewer Rooms) The use of a single residential structure for commercial lodging purposes, with up to ten bedrooms used for the purpose of the lodging transient guests and in which meals may be prepared for them, provided that no meals may be sold to persons other than such guests except as provided for in Section [3.6.2](#) C.1.e.

**Hostel.** A facility for residence of under twenty-nine (29) days that provides simple dormitory or sleeping rooms and common rooms for cooking, meeting, recreational, and educational use; that is chartered or approved by the International Hostel Federation or its national or regional affiliates, or similar organizations; and that is supervised by resident house-parents or managers.

**Hotel/Motel (25 or more rooms).** A lodging establishment of 25 or more rooms in a building or group of buildings offering transient lodging accommodations on a daily rate to the general public. Additional services may include a restaurant, meeting rooms, and recreational facilities.



CITY OF BEAUFORT  
**Community Development Department**

SCOTT MARSHALL  
City Manager

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

CURT FREESE  
Community Development  
Director

**Inn (6 to 24 rooms).** A building or group of buildings used as a lodging establishment having six to 24 guest rooms providing overnight accommodations and breakfast to transient guests.

**Resort.** Lodging that serves as a destination point for visitors, located and designed with some combination of recreational uses or natural areas, such as marinas, beaches or pools, tennis, golf, equestrian, other special recreation opportunities, and/or a variety of restaurants and shops to serve the guests. Buildings and structures in the resort shall complement the scenic and natural qualities of the location and area where it is situated.

**Rooming and Boarding Facility.** A residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent, or rental agent is in residence. Includes dormitories, single room occupancy, fraternities, and sororities.

**Short-Term Rental.** A single-family dwelling, individual two-family or three-family dwelling, multifamily dwelling, or boat docked in approved marina, or any portion thereof, that is available for use or is used for accommodations or lodging of guests paying a fee or other compensation for a period of less than 30 days. When a portion of a dwelling unit is being rented, only one rental party may rent space at one time. If separate parties are renting rooms simultaneously, the use is considered a Bed and Breakfast.

**Building Code B and B:**

The International Building Code (IBC) and International Residential Code (IRC) do not strictly define "inn" versus "bed and breakfast" (B&B) with unique, named categories for each. Instead, they classify based on occupancy type (transient lodging), size (number of guest rooms and total occupants), whether the facility is owner-occupied, and whether guests are primarily transient (short-term stays). The key differences in building requirements stem from which code applies and the resulting construction, fire protection, accessibility, and safety standards. Larger or more commercial-scale operations trigger the stricter IBC, while small owner-occupied operations can often use the more lenient IRC (designed for one- and two-family dwellings and townhouses).

General Occupancy Classifications (IBC Chapter 3, Section 310) Group R-1 (Residential, transient): Covers hotels, motels, boarding houses (transient) with more than 10 occupants, and similar short-term lodging



**CITY OF BEAUFORT**  
**Community Development Department**

SCOTT MARSHALL  
City Manager

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

CURT FREESE  
Community Development  
Director

where occupants are primarily transient. This includes most "inns" and larger B&Bs. Full IBC requirements apply, such as:

- Stricter fire-resistance ratings, separations, and means of egress.
- Automatic sprinkler systems (often required based on size, height, or specific provisions).
- Accessibility standards (e.g., ADA-related features for public accommodations).
- Commercial-level structural, plumbing, mechanical, and electrical rules.

Group R-3 (or sometimes treated under R-1 exceptions): Covers smaller transient lodging like group living facilities (transient) with 10 or fewer occupants or lodging houses with 5 or fewer guest rooms. This often applies to small B&Bs. Owner-occupied lodging houses may qualify for IRC construction instead of full IBC.

Lodging Houses (IBC 310.4.2): Owner-occupied facilities with 5 or fewer guest rooms and 10 or fewer total occupants (including owner/family and guests) can be constructed under the IRC (with sprinklers required in many editions). This provision commonly covers small B&Bs. In the 2024 IBC, the occupant limit for IRC use was relaxed/removed in some revisions, but the 5-guest-room threshold remains.

### **Taxes B and B**

- The City collects accommodations tax on a B & B, Inn, Hotel, or any lodging.
- If the business is serving prepared food, then the City collects a hospitality tax as well. This means that a hospitality tax is collected for any B and B serving food.
- There are 6 licensed B and B's in the City, and according to current business license records, all 6 pay both hospitality and lodging taxes (similar to an inn or hotel)

**Conclusion:** There is effectively no differentiation from a tax or business license perspective on an Inn or B and B.

### **State Statute/Attorney Opinion Bed and Breakfast Ordinance**



**CITY OF BEAUFORT**  
**Community Development Department**

SCOTT MARSHALL  
City Manager

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

CURT FREESE  
Community Development  
Director

As a Home Rule state, cities can be more restrictive than state statute not less restrictive. The City Attorney reviewed the proposed amendments and revised to what he believes to be the preferred ordinance changes. This is included in the packet.

### **3) Chapter 4 Final Draft**

**a) Incorporation of all previous edits, including garages, liner buildings.**

All edits have been made and incorporated into this clean draft. This includes changes to garages, liner buildings, and all other design requirements from past work sessions.

**b) Incorporation of Church and Campus style buildings into special standards of Civic Buildings.**

Staff had originally proposed this as a new section in the design standards. Commissioners found this confusing, as it was so similar to the Civic design requirements. Staff revised to make the edited version special requirements related to Churches and Campus style buildings within the Civic building section of 4.5.14.

**c) Return to Transect based design standards.**

There was much discussion that eliminating the difference between transect and conventional districts was perhaps going too far, and the urban uses are different than more suburban uses. Staff went back to the former delineation between transect and conventional with the specific edits to requirements that have been discussed in multiple worksessions.

**d) Final edits revisions, scriveners errors to Chapter 4**

Staff corrected errors and formatting; yet it is likely there are additional errors present in the clean version sent out. Please review and make note of any errors for Staff to correct.



**CITY OF BEAUFORT**  
**Community Development Department**

SCOTT MARSHALL  
City Manager

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

CURT FREESE  
Community Development  
Director

#### **4) Accessory Before Final Building Rules**

One item that has come up is the city does not have a requirement that accessory buildings cannot be built before a primary building in the Development Code. Staff would recommend adding a simple footnote to all accessory structures in Section 3.11.2: “ No accessory structure shall be built before the Primary Structure on any lot.” This issue came up with the construction of an ADU before the primary house in the Bladen Street Overlay, and also on Charles Street in recent years. Such a restriction is common in zoning ordinances around the country.

**Goal For End of the Worksession:** Finalize lot diversity, bed and breakfast, and draft of Chapter 4 for April PC, consider finalizing Chapters 2,3 if time permits, or at April PC Meeting. **Plan for Final Code edits at May PC meeting at the latest.**

**2.5.9 Residential Development Building Type & Massing Diversity, Unit Diversity, and Use Proximities for T4-N, T5-UC, RMX, IC**

Applicable for individual developments with at least 21 units AND 5 or more structures greater than 35,000 sf. combined total of all residential structures

**2.5.9.b.1 Dwelling Unit Size Diversity** is established to ensure that large-scale residential developments contribute to a vibrant, sustainable, and inclusive neighborhood fabric, The goals of this section is to promote socio-economic diversity, encourage human-scale design, and provide necessary infrastructure to reduce vehicle dependence and improve resident quality of life.

<b>2.5.9.b.2 Dwelling Unit Sizes</b>	
21-60 units	At least 2 Unit Size Types. One unit size type can be no more than 80% of the total units
61-120 units	At least 3 Unit Size Types. No one unit size type shall be less than 15% of the total number of units
121+ units*	At least 4 Unit Size Types. No one unit size type shall be less than 10% of the total number of units
<i>Dwelling Unit Size Types</i>	
<i>less than 600sf</i>	<i>Studio Units</i>
<i>600-1200sf</i>	<i>Small Units</i>
<i>1201-2000 sf</i>	<i>Medium Units</i>
<i>2001+</i>	<i>Large Units</i>

\*For developments with more than 200 dwelling units, more than 50% of the units must be within 1/2 mile^ pedestrian path to a grocery store. 2.5.9.f

\*Developments exceeding 100 units must be located within 1/2 mile^ of at least three distinct 'Diverse Use' categories (e.g., one Service, one Civic, and one Retail) (2.5.9.f) in addition to the Grocery Store requirement.

^Can be adjusted by review board depending on the quality of the path up to 1 mile. Path quality criteria includes continuity, shade & comfort, safety, and multi-modal.

**2.5.9.d Residential Building Type and Massing Diversity**

<b>2.5.9.d.1 Residential Building Footprint Diversity</b>	
5 to 9 buildings	80% of the total number of buildings must have a footprint less than 50% of the largest structure. 50% of the total number of buildings must have 3 stories or less.
10 to 19 buildings	60% of the total number of buildings must have a footprint less than 50% of the largest structure. Minimum 2 Residential Building Types per 4.5 60% of the total number of buildings must have 3 stories or less.
20+	60% of the total number of buildings must have a footprint less than 50% of the largest structure. Minimum 3 Residential Building Types per 4.5 75% of the total number of buildings must have 3 stories or less.

**2.5.9.d.2 Additional**

4 and 5 story multifamily buildings must have a commercial use on the first floor or a "flex-space" configuration may be permitted in lieu of immediate commercial occupancy, provided the following standards are met.

Structural Readiness: The ground floor must be designed with a minimum clear ceiling height of 12 feet to accommodate future commercial ducting and equipment. Provided that a minimum clear finished ceiling height of 10 feet is maintained throughout the primary retail area. Internal walls must be non-load-bearing to allow for the future consolidation of smaller residential units into a larger retail or office footprint

4 and 5 story multifamily buildings must have to be within 1/2 mile^ pedestrian path to a grocery store. Buildings providing a Grocery Store or Corner Market on-site are exempt from this distance requirement. 2.5.9.f

^Can be adjusted by review board depending on the quality of the path up to 1 mile. Path quality criteria includes continuity, shade & comfort, safety, and multi-modal.

**2.5.9.f Use Definitions**

A "**Grocery Store**" for the purpose of this shall be a retail establishment of at least 5,000 square feet that dedicates at least 15% of its shelf space to fresh produce, meat, and dairy. Smaller "Corner Markets" (2,000–4,999 sq. ft.) may count as 0.5 units toward this requirement if they provide year-round fresh produce.

**Retail:** Pharmacy, Hardware Store, Bookstore, Clothing, Specialty Food (Bakery/Butcher), Pet Supply Store, Electronics

**Service:** Bank, Fitness Center, Hair Salon / Barber, Laundromat, Daycare/Preschool, Animal Hospital, Medical/Dental Office

**Civic:** Library, Post Office, Place of Worship, Community/Senior Center, Museum/Gallery, Public School/University

## 1. Bed and Breakfasts (B&B):

### a. Definitions. As used in this section:

- (1) "Bed and breakfast" or "B&B" means a residential-type lodging facility having no more than ten guestrooms where transient guests are fed and lodged for pay.
- (2) "Guestroom" means a sleeping room, or a combination of rooms for sleeping and sitting, which includes, among other amenities:
  - (a) a bed or beds;
  - (b) a private or shared bathroom;
  - (c) clothes hanging and storage amenities; and
  - (d) a selection of furniture and lighting.
- (3) "Residential-type lodging facility", means a facility that serves as both the innkeeper's residence and a place of lodging for transient guests.
- (4) "Innkeeper" means the proprietor or residential manager of the of bed and breakfast who resides on the premises of the bed and breakfast.

a-b. **Number of Rental Guestrooms:** 10 maximum, not including the caretaker's innkeeper's quarters.

b-c. **Signs:** Total sign area for all signs advertising the B&B shall not exceed five (5) square feet. All signs shall be constructed of wood or other durable non-plastic materials.

e-d. **Parking:** One (1) space per guestroom, plus one (1) space for the resident manager/innkeeper 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-e. **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-f. **Meals:** No meals will be served to anyone other than registered guests, except as provided for in Section 3.6.2.C.1.f.g., below. No variances from this condition shall be permitted.

f-g. **Events:** Events, including without limitation business meetings, receptions, teas, dinners, and other similar events, are permitted, provided that the events are hosted for registered guests and invitees of registered guests. This shall apply to all B&Bs established under the Beaufort Code.

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

Formatted: Indent: Left: 1.5", Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 1.25" + Indent at: 1.5"

Formatted: Indent: Left: 1", Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.75" + Indent at: 1"

## 13.1 Definitions

### Lodging. (Syn. Overnight Guest Accommodation)

1. **Bed and Breakfast Inn (B&B).** (10 or Fewer Rooms) The use of a single residential structure for commercial lodging purposes, with up to ten bedrooms used for the purpose of the lodging transient guests and in which meals may be prepared for them;

~~provided that no meats may be sold to persons other than such guests except as provided for in Section 3.6.2 C.1.e.~~

## 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 quality streets and public spaces.
- C. Encourage architecture that blends harmoniously with the natural and built environment.
- 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.

#### 4.2.2 APPLICABILITY

- A. **Applicability:** The standards apply to all construction
- 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 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 additional standards applicable to specific uses. These provisions shall also apply in conjunction with the standards outlined in this article.
- B. **Conflicts:** In the event of a conflict between the requirements of this article and the requirements of Article 2, and Article 3, the most stringent requirement, as determined by the Administrator, shall apply.

### 4.3: CONTEXTUAL DESIGN GUIDELINES

#### 4.3.1 PURPOSE AND APPLICABILITY

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

- A. **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 city/town feel of Beaufort as it continues to grow. The purpose of this section is to:
  - a. Protect and enhance Beaufort's unique aesthetic character
  - b. Support high quality streets and public spaces
  - c. Encourage architecture that respects the historical context and/or blends harmoniously with the natural surroundings and neighboring development
  - d. Safeguard property values and long-term economic assets
  - e. Carefully preserve the character of Beaufort's National Historic Landmark District while permitting appropriate growth within and beyond the Historic District.
- B. **Intent.** The standards and guidelines in this Section are not meant to stifle innovative design or creativity. Instead, they are intended to serve as the minimum standards and guidelines necessary to ensure that new development and redevelopment meets the purposes described above. Designs should respond to the Lowcountry's climate, landscape, and cultural heritage, promoting human-scaled, pedestrian-oriented

development that complements Beaufort’s established patterns of streets, blocks, and buildings. The use of authentic materials, simple building forms, and balanced proportions is essential to achieving the visual harmony and timeless quality characteristic of Beaufort’s architecture.

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

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

- C. **Lowcountry Vernacular.** The architectural vernacular of Beaufort embodies the qualities found throughout the historic Lowcountry, prior to the advent of air conditioning,—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. 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 distinct sense of place. By incorporating these principles, new construction becomes inherently more sustainable, resilient, and connected to the land.

#### 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.
- 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.
- E. **Legible Hierarchy and Order of Elements.** Traditional Lowcountry buildings express a clear hierarchy—primary forms are emphasized, while secondary elements are simplified. The most important portions of a building receive greater attention to proportion and detail, while supporting components remain subordinate. New buildings should maintain this order through distinct primary, secondary, and tertiary masses, ensuring a coherent composition where each element’s importance is visually legible.
- F. **Harmonious Proportions.** Lowcountry buildings are composed with a clear hierarchy that expresses both order and human scale. Primary forms—such as main building volumes or central masses—are vertically oriented and proportioned to feel balanced and approachable. Secondary and connecting elements are simpler, allowing the primary forms to remain legible and grounded in the landscape.

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

- a. Human scale: Prioritize vertical proportions, so that architectural features appear taller than they are wide, using historical proportions. This reinforces the human scale of the streetscape, rather than a monolithic or oversized horizontal one.
  - b. Narrow frontages: Like Charleston's single houses, narrow street frontages allow for a greater variety of unique building fronts along the sidewalk, making the pedestrian experience more engaging.
  - c. Mixed-use appearance: Multi-family and mixed-use buildings should maintain the character of large single-family residences. Any commercial elements should be expressed through simple, compatible modifications to the residential form.
- G. **Consistent Arrangement of Elements.** Traditional architecture arranges openings, columns, and elements of the building in a manner that is based on practicality, ease of construction, and time efficiency. Window openings must be arranged regularly and symmetrical along a building face.
- H. **Top, Middle, and Base.** Vertical elements must be composed of a clearly visible top, middle, and base. These three separate concepts are rooted in classical patterns, provide order, and give articulation to a building. Building elevations must clearly illustrate a visually pronounced first floor or base level, a middle ground consisting of all floors above the base level, and an articulated top consisting of the final floor or top level with defined cornice or sloped roof profile.
- I. **Relationship to the Street.** Traditionally, structures were placed and arranged so that the most public portion of the building (e.g., the entrance) orients outward toward the public realm (i.e., a street, park,

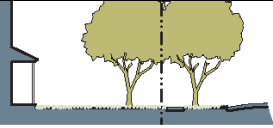
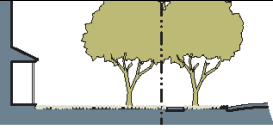
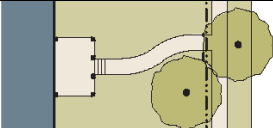
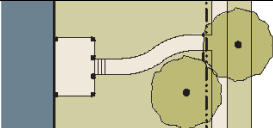
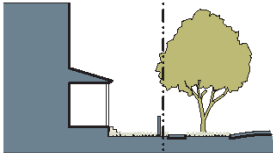
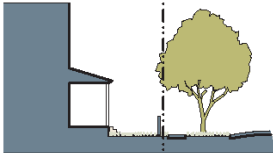
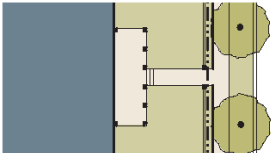
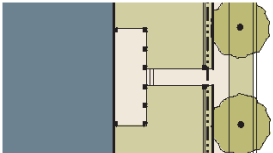
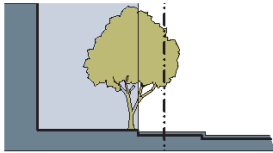
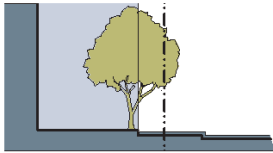
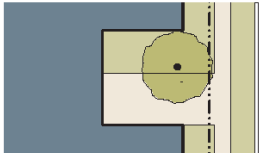
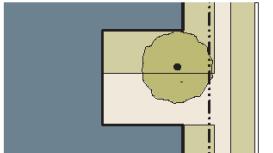
---

plaza, or private courtyard area connecting to a street). The front of buildings must be arranged to create a strong and discernible connection with the public realm.




- J. **Relationship to Environs.** Lowcountry vernacular architecture responds to and connects with the natural environment and regional climate. Building placement, orientation to the sun, natural light and ventilation, materiality, and shading all 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.
  - d. Maximizing air flow through single-room wide floor plans.
- 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.



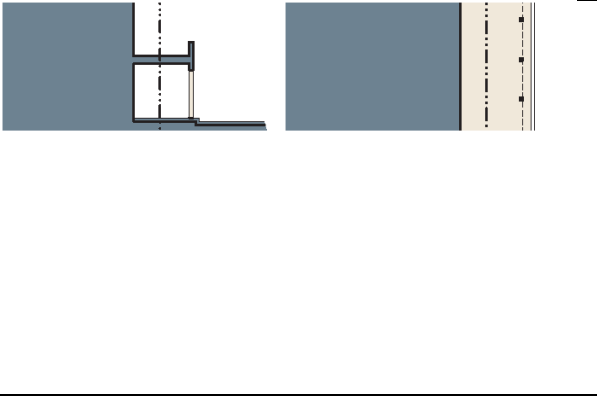

### 4.4: PRIVATE FRONTAGE TYPES

	SECTION		PLAN		PERMITTED ZONING DISTRICT(S)
	Lot - Private Frontage	R.O.W. Public Frontage	Lot - Private Frontage	R.O.W./ Public Frontage	
<p><b>A. Front 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>					T3
<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>					T3, T4
<p><b>C. Forecourt:</b> This is a frontage wherein a portion of the building's massing is close to the frontage line and the central portion is set back to create a void in the building's form. They serve as transitional areas between private and public space and may be used in residential buildings to provide entry yards and/or shared garden space, or in commercial and mixed-</p>					T4, T5, RMX, IC


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

<p>use buildings for outdoor dining, display of merchandise, entries to individual tenants, or vehicular drop-off areas. Where provided, forecourts shall be a minimum of 16 feet in depth and 16 feet in width. This type should be allocated in conjunction with other frontage types. 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</p>		<p>T4, T5, RMX, IC, LI</p>




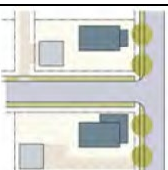
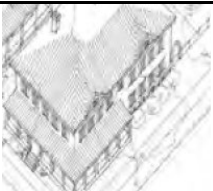

- 4: BUILDING DESIGN AND INFILL STANDARDS  
4.4: PRIVATE FRONTAGE TYPES

<p>to be combined with another frontage type.</p>		
<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>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>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</p>		<p>T4, T5, RMX, IC, LI</p>


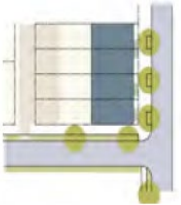

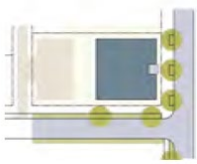

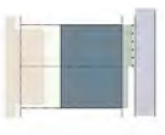
- 4: BUILDING DESIGN AND INFILL STANDARDS  
4.4: PRIVATE FRONTAGE TYPES

<p>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><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-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.</p>		<p>T4, T5, RMX, IC, LI</p>

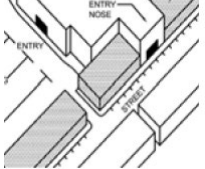
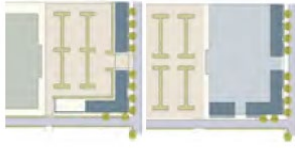
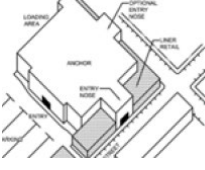
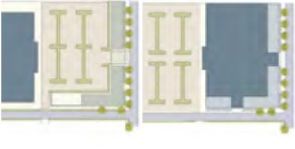
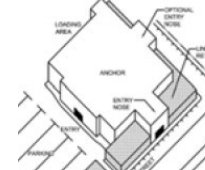

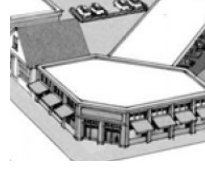

**4.5: BUILDING TYPES**

	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 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>			<p>T4-N, T5, RMX, IC</p>
<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>			<p>T4, T5, RMX, IC</p>
<p><b>F. Livework/Mixed-Use:</b> This is a building that contains commercial space, typically at grade, with office or residential living, typically located on the upper level(s). They are typically attached but may be freestanding structures. The ground floor has a substantial amount of glazing and often utilizes the shopfront frontage type.</p>			<p>T4, T5, RMX, LI, IC</p>

- 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 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 customers do not leave their vehicles.</p>			T5, RMX

<p><b>L. Civic Buildings:</b> 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.</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.

**4.5.2 APPLICABILITY**

- A. The requirements of the districts, as stated in Article 2, shall apply to all building types, unless a more stringent requirement is listed as part of this section.
- B. Some of the building types listed have specific uses implied (e.g., Gas/Fuel Station) while others may be used flexibly for multiple uses.

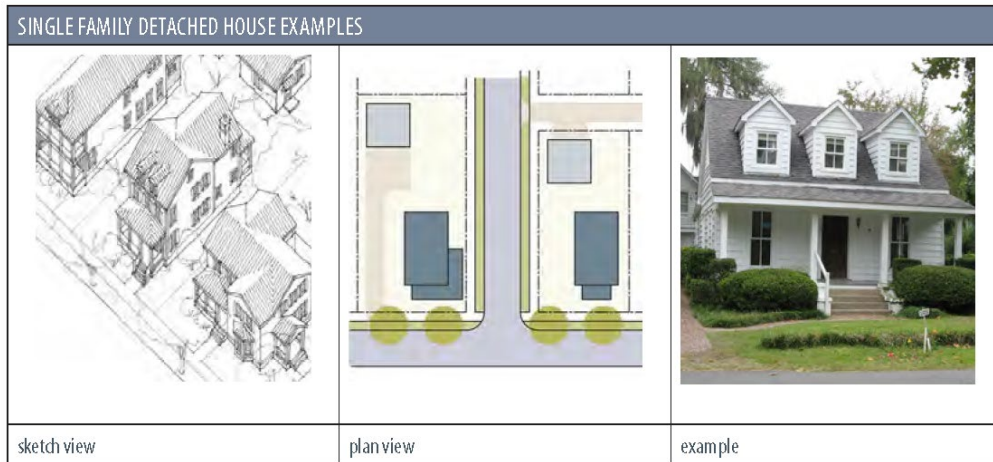
**4.5.3 CARRIAGE HOUSE**



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

- 
1. **Infrastructure:** The lot shall be served with public water and sewer.
  2. **Number allowed:** ~~1~~ 2 per lot, an additional ADU may be allowed as a Special Exception (see Section 9.13)
  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.

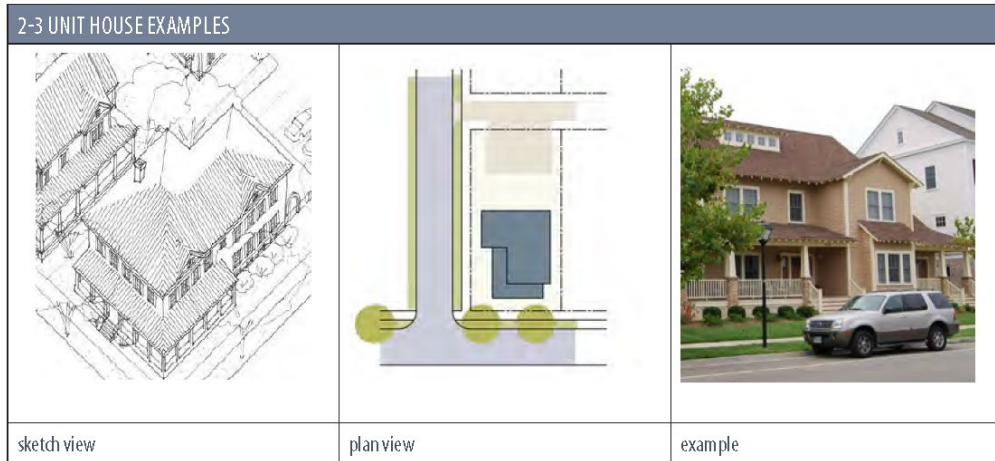
#### 4.5.4 SINGLE FAMILY DETACHED HOUSE



- 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, 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 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.\***
  3. **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 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. **Elevation:** New construction shall be elevated at least eighteen inches in height above final grade

- 
6. **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.
7. **Garages.**
- a. The preferred form of new single-family detached housing development is one whereby parking (apart from occasional on-street parking and including garages) is accessed from a rear alley. If an applicant can demonstrate to the satisfaction of the Code Administrator (or if not him/her, then the Planning Commission) that the relatively small, narrow or irregular size of a new subdivision development, and/or other configuration of the land, and/or environmental constraints, and/or location of abutting streets, and/or design of abutting subdivision development are such that rear, alley-fed parking, including garages, are impractical because of the resulting lot layouts and yields, then front-entry, non-alley-fed garages (but in no event front parking wholly apart from a garage) may be allowed.
  - b. If front-entry garages are allowed under the above circumstances, such garages and the entryways to the house shall be designed with the following features:
    - i. If attached to the house, a front-entry garage shall be recessed a minimum of 5 feet from the front facade of the house. If entirely detached from the house or if accommodating more than 2 regular-sized (meaning non-golf cart) vehicles, it shall be located no closer to the front of the house than the rear wall of the house. Any portion of such garage accommodating more than 2 such vehicles shall also not be visible from the front street.
    - ii. Every front-entry, as opposed to rear, alley-accessed garage, shall have one garage door (not exceeding 12 feet in width) per vehicle, meaning double or triple sized garage doors are prohibited.
    - iii. Front-entry garage doors shall contain a minimum of two of these design features: Garage doors shall also utilize architectural elements such as elevated windows, a color other than white, and architectural elements (such as raised panels and applied trim) that are not incompatible with the design of the house.
    - iv. The front facade of the house shall be at least as wide as the front of the garage, and the entryway to the house shall be prominent to the house and the principal focal point of it.
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, groundcover, 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?).

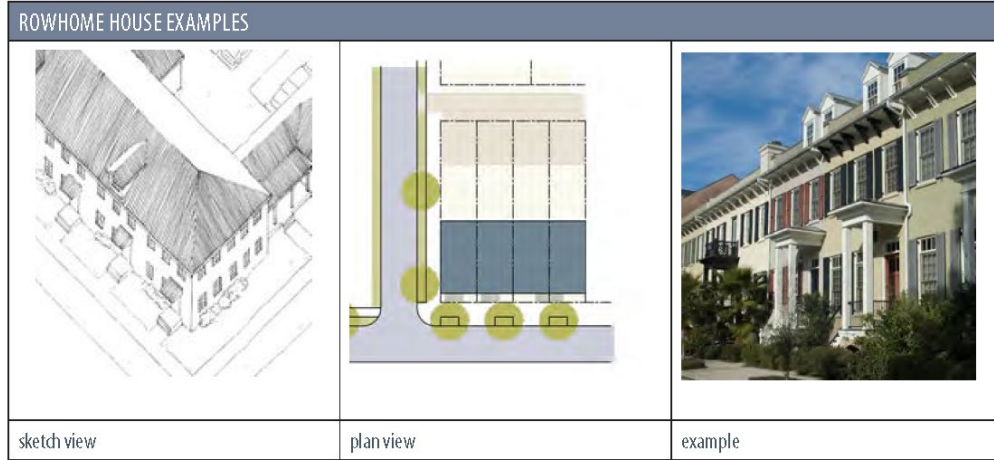
#### 4.5.5 2-3 UNIT HOUSE



- A. **Description:** This house-form seamlessly fits into a predominantly single-family neighborhood but contains multiple dwelling units. The units may be side-by-side or stacked. They typically have separate entrances off of the street but may share a common entrance. They are located under one roof and do not have parapets dividing the units.
- B. **Special Requirements:**
1. **Frontage Types:** The allowed frontage types are: 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-S:** 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 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.\*
  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 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. 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.
    - d. Garage doors shall not be visible from a public right-of-way wherever possible.
    - e. 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. 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.
  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



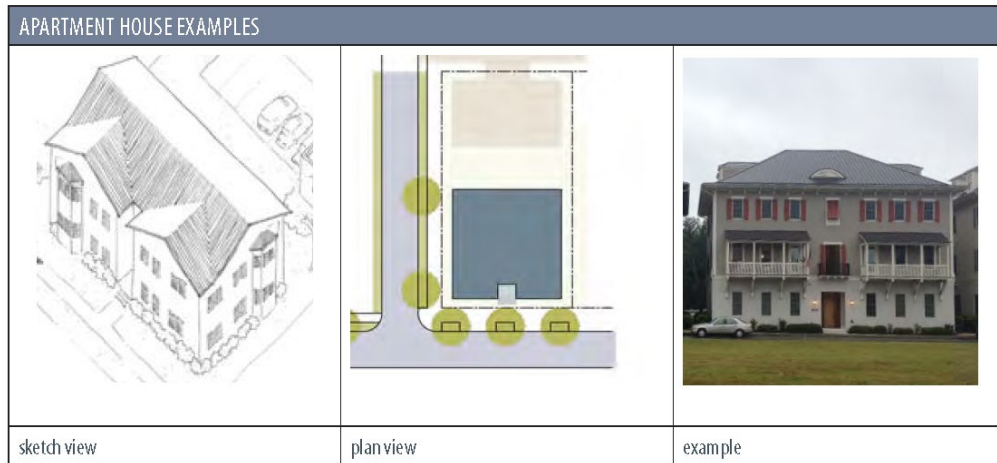
- A. **Description:** This is an attached residential building type that is part of a series of other rowhomes/townhouses with more than three units in a row. Three or fewer is considered a 2-3 unit building. Rowhomes/Townhouses may have parapet walls dividing the units or be combined under one roof form. They may also utilize the stoop or the forecourt and-porch frontage types.
- B. **Special Requirements:**
1. **Frontage Types:** The allowed frontage types are: 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:**

Rowhomes are not permitted in the Historic District, except in the Bladen Street Redevelopment District.
  4. **Housing Model Diversity.** For any development containing at least three rows of rowhomes/townhouses (i.e. each row of multiple townhouses/rowhomes is considered a building) and not more than five buildings (excluding clubhouses/leasing offices), there shall be at least two distinctly different building designs. For any such development containing more than five separate rows or townhouse buildings (excluding clubhouses/leasing offices), there shall be at least three distinctly different building designs. For all developments, there shall be no similar buildings placed next to each other along a street or street-like private drive. Building designs shall be considered similar unless they vary significantly in footprint size and shape. Building designs shall be further distinguished by including unique architectural elevations and unique entrance features, within a coordinated overall theme of roof forms, massing proportions and other characteristics. Such variation among buildings shall not consist solely of different combinations of the same building feature.
  5. **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 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. **Elevation.** A duplex or triplex new construction shall be elevated at least 3 feet in height above grade. In areas with natural topography changes, the Design Review Body may allow an exception of 18 inches in elevation.
  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 rowhome/townhouse. 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 shall be accessed off a rear alleyway.
    - b. 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. 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.
    - 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.
    - e. 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 20-24 feet).
    - f. 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. 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--The allowed frontage types are:** Porch, 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.
    - b. At least 70% of a building's frontage buildout façade shall utilize one of the frontage types mentioned above.
  2. **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.
  3. **Parking.** 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

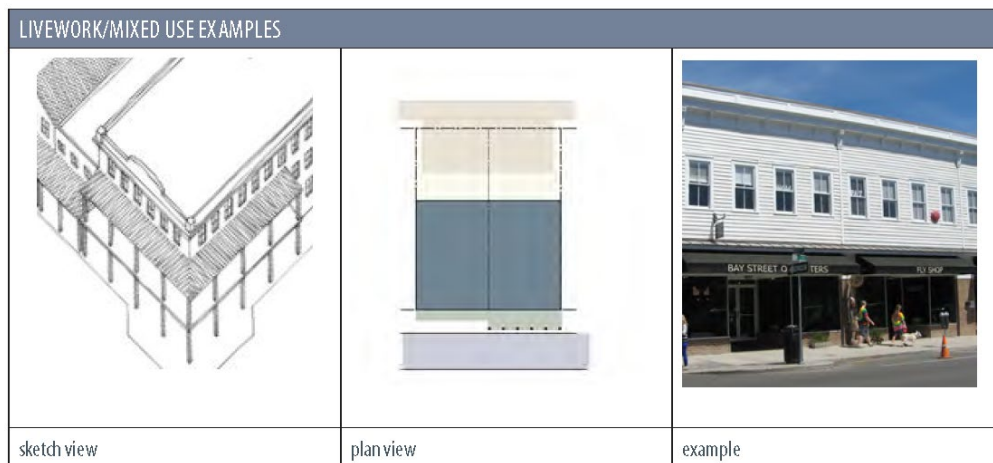
---

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.

4. **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.
5. **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.
6. **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.
7. **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.
8. **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.
9. **Width:** The building width shall not exceed 100 feet along any frontage.
10. **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).
11. **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.

#### 4.5.8 LIVEWORK/MIXED-USE



- A. **Description:** This is a building that contains commercial space, typically at grade, with office or residential living, typically located on the upper level(s). They are typically attached but may be freestanding structures. The ground floor has a substantial amount of glazing and often utilizes the shopfront frontage type.
- B. **Special Requirements:**
  - 1. **Frontage Types:** The allowed frontage types are: Balcony, Shopfront/Awning, Gallery/Colonnade..
  - 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 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.

**12. Wall articulation.**

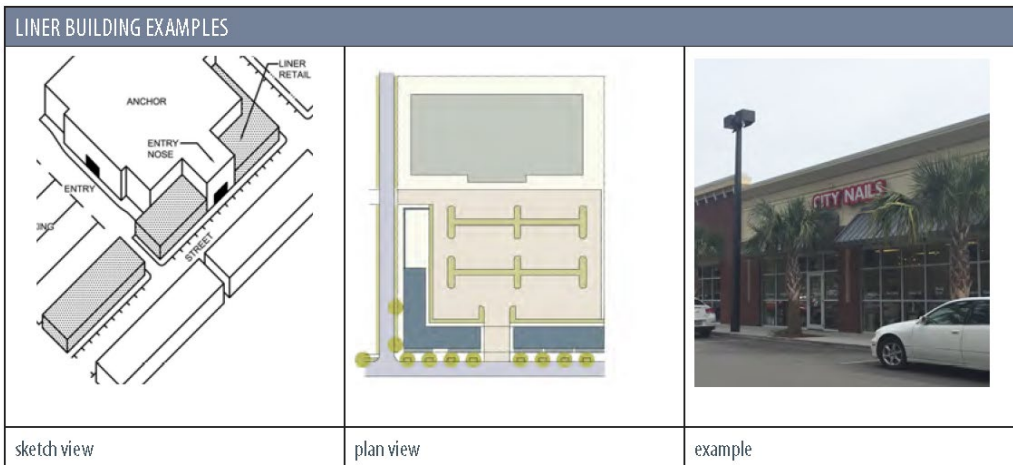
Walls shall not have an uninterrupted length exceeding 35 feet. Pilasters, texture transitions, windows, stepping of the wall plane at 24 inches, are required to satisfy this standard;

- 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 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.

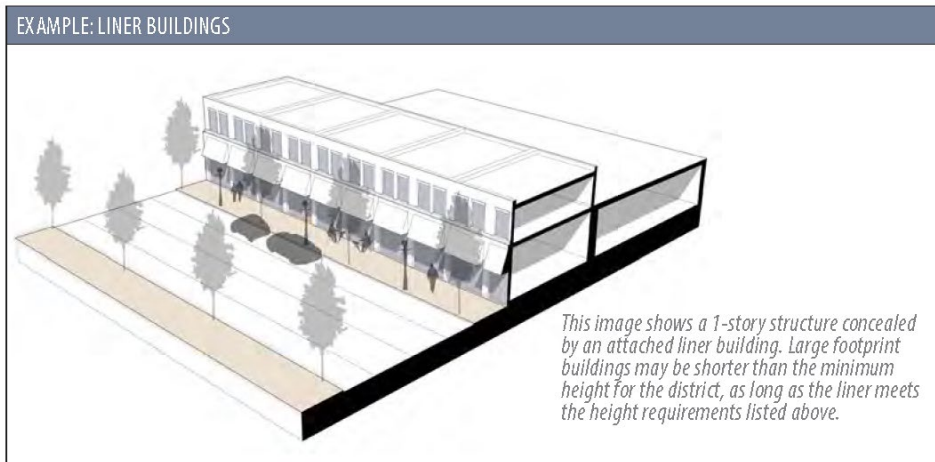
- B. **Requirements:** This is a shallow structure, 25—30 feet deep, which is placed close to the street frontage between the Large Footprint Building and the Primary Street frontage and required in the RMX, T-4 and T-5 UC districts. It is typically used in conjunction with other Liner Buildings to conceal 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.
1. **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. **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.
  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.
  10. **Liner Building Special Architectural Requirements:**
    - a. Walls shall not have an uninterrupted length exceeding 20 feet. Pilasters, transparent fenestration, stepping of the wall plane at 24 inches, and awnings or porches 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 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'-24' 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. 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.

APPROPRIATE



INAPPROPRIATE



- 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.

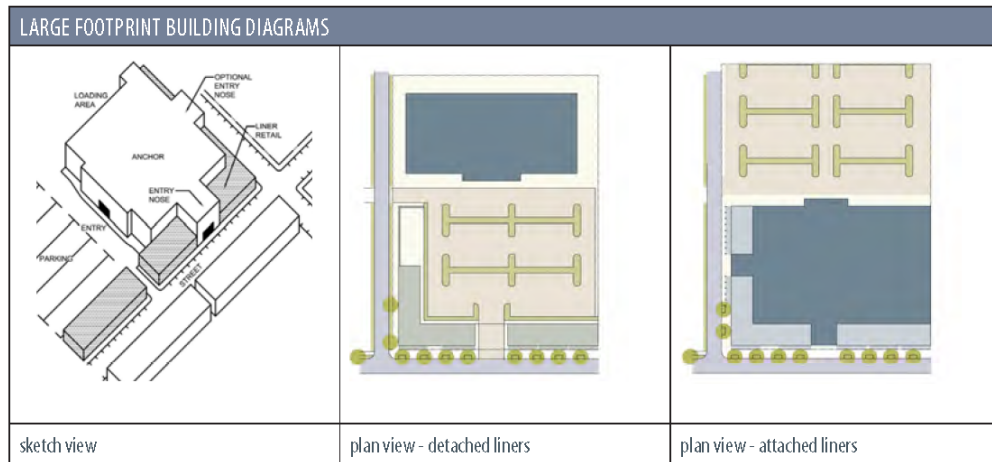
### C. Alternative Frontage Build-Out with Patio

Where a minimum frontage build-out of seventy-five percent (75%) of the lot width is required, the Planning Commission or Administrator may permit a reduction in frontage build-out to **no less than sixty percent (60%) of the lot width** when the remaining frontage area is designed as an active pedestrian patio or courtyard integrated with the building frontage.

Such patio or courtyard shall meet the following requirements:

1. Minimum Dimension – The patio shall have a minimum depth of 12 feet measured from the build-to line.
2. Pedestrian Activation – The patio shall function as an extension of the adjacent building use and shall include features such as outdoor seating, café space, gathering areas, or similar pedestrian activity.
3. Direct Access - The patio shall be directly accessible from the public sidewalk.
4. Visibility and Transparency – The building façade facing the patio shall include entrances and transparent windows meeting the ground-floor transparency requirements of Chapter 4.
5. Street Openness - The patio shall remain visually open to the street and shall not be enclosed by opaque fencing or walls exceeding three (3) feet in height.
6. Prohibited Uses - The patio area shall not be used for vehicle parking, loading, trash storage, or service functions.
7. Architectural Integration - The patio shall be designed as an architectural extension of the building frontage through consistent materials, paving, lighting, and façade articulation. The patio shall include design features such as seating, planters, furnishings, or other programmatic elements consistent with pedestrian outdoor gathering spaces.

### 4.5.10 LARGE FOOTPRINT BUILDING



- A. **Description:** This is a building that has a footprint greater than 20,000 square feet. It is a type often used by big-box, national retailers. In the RMX, T4, and T5 transect zones, they shall be integrated into the streetscape or screened with Liner Buildings (see Section 4.5.9).
- B. **Special Requirements:**
  1. **Frontage Types:** The allowed frontage types are: Shopfront/Awning, Gallery/Colonnade, —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.

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:** 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 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:**

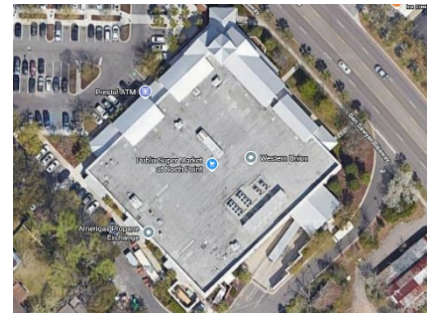
a. Walls shall not have an uninterrupted blank walls exceeding 135 feet. Pilasters, transparent fenestration, stepping of the wall plane, and/or awnings or porches are required to satisfy this standard.

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. 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. 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.

LARGE FOOTPRINT BUILDING EXAMPLE



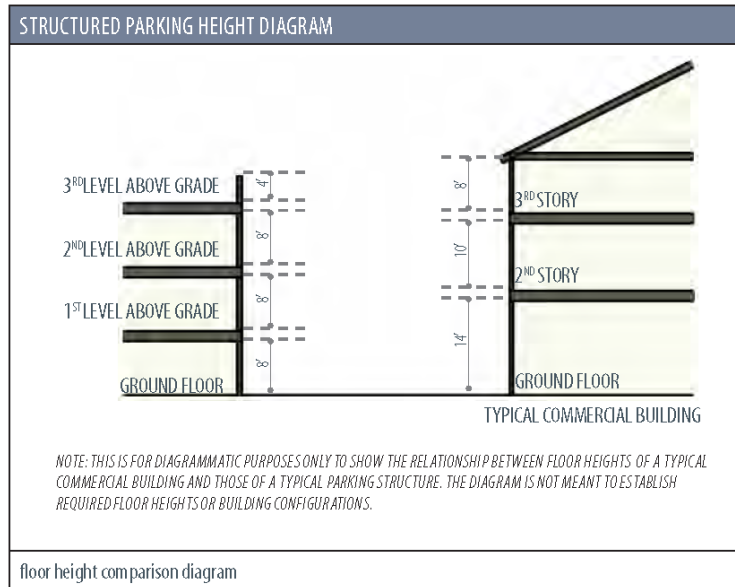
The large footprint building in the photo above is sited close to the sidewalks and incorporates frequent windows and doors. These techniques help to reinforce the urban character of the street and encourage use by pedestrians.

4.5.11 STRUCTURED PARKING

STRUCTURED PARKING DIAGRAMS		
sketch view	plan view - attached liners	example

- 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 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. **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. **Scale & Proportion:**

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

3. **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.

#### 4.5.13 DRIVE-THRU FACILITIES

- 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. **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.
- D. **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.
- E. **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.
- F. **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.
  - i. Pedestrian walk-up windows are encouraged.
  - 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.
- G. **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.

- 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.

#### 4.5.14 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.

EXAMPLE: CIVIC BUILDING TERMINATING VISTA



4. Entrances should always be located on the most prominent facade(s). Avoid entrances that are at the rear or are visually concealed.
5. Parking shall be located at the rear and/or side of the building. In general, parking location standards shall match the zoning district.

**B. Massing:**

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

EXAMPLE: CIVIC BUILDING SYMMETRY



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

EXAMPLE: CIVIC BUILDING MASSING VISUAL ORDER



C. **Scale/Height:**

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

EXAMPLE: CIVIC SCALE AND FLOOR-TO-FLOOR HEIGHTS



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

---

EXAMPLE: ROOF FORMS AND ELEMENTS THAT DISTINGUISH CIVIC BUILDINGS



**D. Materials/Details:**

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

**E. Special Requirements for Church and Campus Style Uses:**

**1. Frontage Types:** Gallery/Colonnade, Porch. Frontage defined at the

**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.

**8. Architectural Character (Churches and Campus Style Buildings)**

**a. Form & Massing:**

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

**b. Porches & Entries:**

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

**c. Roof Forms:**

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

---

**d. Proportion & Rhythm:**

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

**e. Fenestration & Transparency**

**1. Window Design:**

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

**2. Transparency & Detailing:**

- i. Ground-level façades facing public streets should maintain a minimum of 25% transparency to create visual connection and safety.
- ii. Clear glass preferred; lightly tinted acceptable. Avoid mirrored or opaque glass. Stained glass may be acceptable at the discretion of staff/board members.

**f. Materials & Craftsmanship**

**1. Primary Materials:**

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

**2. Secondary Materials:**

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

**g. Color Palette:**

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

**h. Civic Expression**

**1. Steeples & Cupolas:**

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

---

**2. Bell Towers & Crosses:**

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

**3. Entrances & Gathering Spaces:**

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

**i. Landscape & Site Features**

**1. Lowcountry Landscape Character:**

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

**j. Parking & Circulation:**

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

## **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.
  - 1. 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.
- 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, 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.

#### 4.6.2 T1 DISTRICT STANDARDS

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

#### 4.6.3 SPECIFIC TO TRANSECT-BASED DISTRICTS (SEE 4.2.2)

A. **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,
  - 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.
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.
    - 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
  6. 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.
  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.
  - 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.
  - 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\*.

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:**

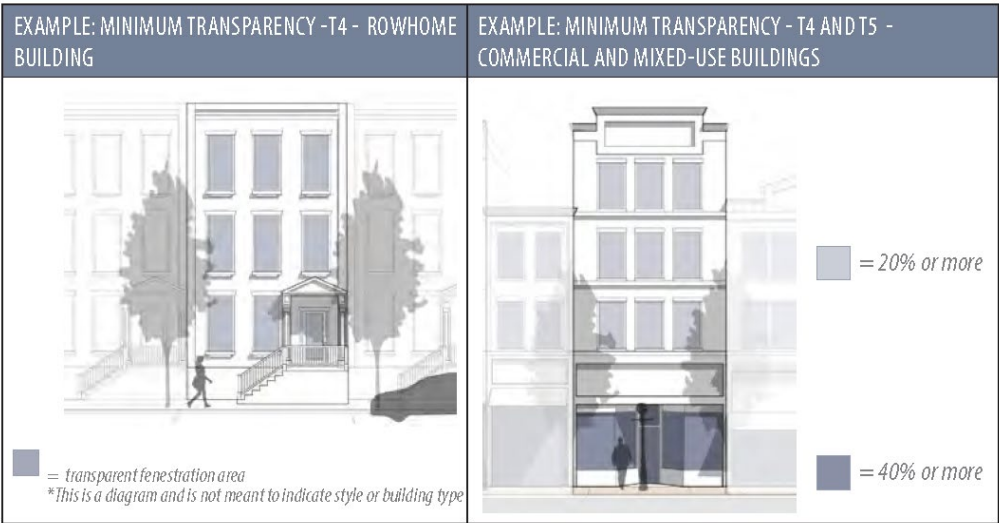
- a. Permitted roof types include gabled, hipped, shed, barrel vaulted, flat, mono-pitch, and domed. Applied and partial (less than 3 sides) mansard roofs are not typically permitted but may be permitted at the discretion of the Design Review Body based on compatibility with the surrounding context,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

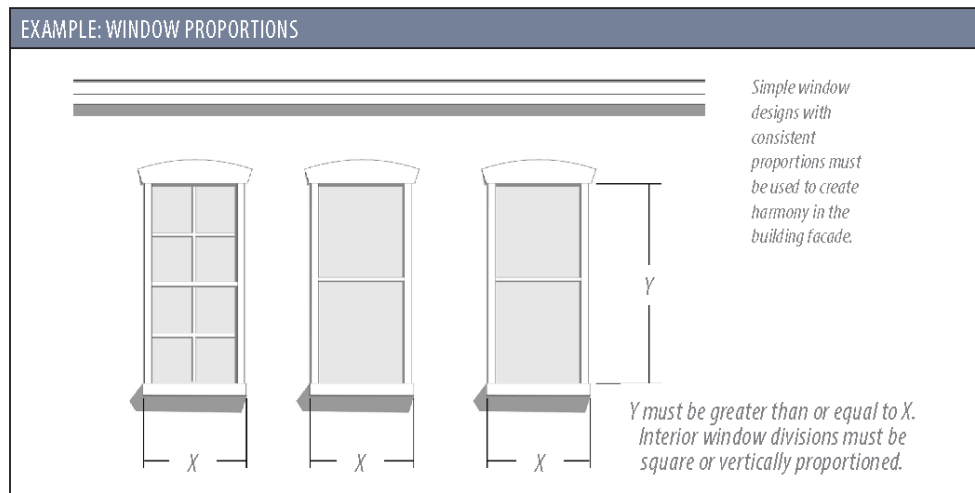
- 2. **Specific to zones T4 and T5:** Any commercial or mixed-use building elevation facing a street, waterway, or public space shall include a minimum of 40% of transparent fenestration (windows and doors) on the ground floor and 20% on upper floors. Apartment Houses shall conform to these requirements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



- 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.
  - d. 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.
  - e. 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.

f. **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.
- 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. Shutters 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.
2. **Column Bays:** Columns and piers shall be spaced no farther apart than they are tall. Column bays shall be of equal and precise proportions.
3. **Specific to zones RMX, T4 and T5:**
  - a. Cornices are required to delineate the tops of facades. Expression lines are required to delineate the divisions between the first floor and upper floors. Cornices and expression lines should either be a molding extending a minimum of 2 inches, or a jog in the surface plane of the building wall greater than 2 inches. Cornice or eave height shall be consistent with the dominant cornice or eave height of buildings on the same block.
  - b. The elevation of the first floor and floor-to-floor heights shall be compatible with the expression of floors in the facades buildings on the same block.

---

EXAMPLE: CORNICES



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

- c. Buildings shall have a base, wherein the bottom is articulated differently from the rest of the building, either by change of material or a setback. Material and craftsmanship on the base shall be as or more durable and of equal or higher quality than the rest above. For single-family detached dwellings, the base consists of the porch and/or primary entry.

#### 4.6.4 SPECIFIC TO CONVENTIONAL DISTRICTS (SEE SECTION 4.2.2)

A. **Building Materials and Details:**

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

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

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

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

**C. Windows and Doors:**

1. **Transparency, Specific to RMX and IC Districts:** 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.



**D. Massing and Articulation:**

1. Building footprints shall not be larger than a single block. Where there is not a defined block structure in the area, see Section 7.2.2 B. for additional standards.
2. Facades that are visible from streets, parks, squares, waterways, significant pedestrian spaces, or primary vehicular access points or parking areas:

- a. Shall not include expanses of blank walls (without any transparent windows or doors) of 20 linear feet or greater.
  - b. Shall be divided into architecturally distinct sections (or bays) with similar proportions. The bays should average no greater than 35 linear feet wide through the use of different architectural divisions or elements such as pilasters, columns, and/or changes in wall depths or floor and roof levels.
  - c. Shall be in harmony with each other in terms of scale, proportion, detailing, material, color, and design.
3. On corner lots, distinct roof or building elements shall be utilized, such as porches, canopies, Arcades, or towers. Buildings may be aligned to create public gathering spaces, while conforming to the building placement and orientation requirements set out in Section 2.5.1 C.

EXAMPLE: CORNER BUILDINGS ELEMENTS AND GATHERING SPACES



**E. Architectural Proportions and Details:**

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

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



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

- 
- 3. **Colors:** Recommended colors are traditional historic colors, earth tones (greens, tans, light browns, terra cotta, grays, pale primary and secondary colors, and white and cream tones. Trademark colors are considered signage and will be counted as such unless they are consistent with the color palette as previously described.
  - F. **Additional Guidelines Specific to IC District:** All buildings constructed as part of a campus may be subject to the guidelines for civic buildings as outlined in Section 4.5.13, 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 of whether they are proposed for sale or leases shall undergo a Subdivision Review process (see Section 9.9).
- H. **Posting:** The "Certificate of Occupancy" (CO) shall be conspicuously posted in the office or on the premises of the MH District.
- I. **Administrative Procedures:**
  - 1. A proposed Manufactured Home Park must be rezoned to the MH Park District through the amendment process in Section 9.16 (Amendments).
  - 2. **Effect of Approval:** If approved by city council, all information pertaining to the proposal shall be adopted as an amendment to this Code as the standards of development for the particular MH Park District.
- J. **Permanent Installation:**
  - 1. MHs shall be attached to a permanent foundation of brick, concrete, framing, or block that is unpierced, except for required ventilation and access or for flood hazard construction.
  - 2. Any tongue, axles, running lights, and removable towing apparatus must be removed prior to the issuance of a certificate of occupancy.
- K. **Entrances:**
  - 1. At the main entrance, there shall be an entryway transition, such as a porch or stoop, that is a minimum of 6 feet by 6 feet.
  - 2. Stairs, porches, entrance platforms, ramps, or other means of access shall be attached to the structure and anchored securely to the ground.
- L. **Roof Form and Materials:**
  - 1. Roofs shall have a minimum eave projection and roof overhang of 6 inches, not including the gutter.

- 
2. Roofs must be covered with a material that is customarily used on site-built dwellings. Aluminum or metal roofing is not permitted unless standing seam metal roofing or metal shingles are used.
- M. **Wall Materials:** Exterior siding shall be wood, vinyl, metal horizontal siding, brick, fiber cement board, stucco, or similar materials. Smooth, ribbed, or corrugated metal or plastic panels, exposed plywood, and materials with a high-gloss finish are not permitted.

## 4.7: HISTORIC DISTRICT INFILL DESIGN GUIDELINES

### 4.7.1 APPLICABILITY AND INTENT

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

### 4.7.2 PRINCIPLES FOR COMPATIBLE INFILL

- A. **The District is the Resource, Not Only Its Individual Parts:** Beaufort is comprised of a number of individually significant buildings. Additionally, Beaufort's historic areas are significant as a collective whole, and shall be considered as such and protected in their entirety. This is the primary, overarching principle.
1. New construction shall respond to and protect the integrity of the overall Historic District in much the same way as an addition does to a historic building.
  2. The integrity of the district — why, where and when a property is important — shall be upheld in all new construction and rehabilitation projects. Guidelines for determining integrity are as follows:
    - a. **Location:** This is the relationship between the property and its historical context.
    - b. **Design:** This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details.
    - c. **Setting:** This is the physical environment of a property, and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.
    - d. **Materials:** These are the physical elements that make up a property or district.
    - e. **Workmanship:** This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected. Retaining the details of the original craft and craftsman (i.e., wood, masonry, tabby etc.) of the original building ensures the historic fabric is retained and serves as an important component of the integrity and the patina of age of individual structures and the district as a whole.
    - f. **Feeling:** This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.



- 
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.