



**County Council of
Beaufort County
Planning Commission
Meeting**

Chairman
ED PAPPAS

Vice Chairman
RANDOLPH STEWART

Commission Members
DIANE CHMELIK
KEVIN HENNELLY
CAROLINE FERMIN
CECILY MCMILLAN
JASON HINCHER
HAROLD MITCHELL
FRANK DUCEY

County Administrator
ASHLEY M. JACOBS

Staff Support
ERIC GREENWAY
ROBERT MERCHANT
NOAH KREPPS

Administration Building
Beaufort County Government
Robert Smalls Complex
100 Ribaut Road

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Planning Commission Agenda

Monday, October 5, 2020 at 6:00 p.m.

Virtual Meeting

THIS MEETING IS BEING HELD VIRTUALLY IN ACCORDANCE WITH
BEAUFORT COUNTY RESOLUTION 2020-05.

CITIZEN COMMENTS CAN BE SENT THROUGH THE COUNTY'S FACEBOOK LIVE STREAM.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. FOIA – PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
4. APPROVAL OF MINUTES - August 4, 2020
5. CITIZEN COMMENTS (*Comments are limited to 3 minutes.*)

ACTION ITEMS

6. **Text Amendment To The Community Development Code (CDC): Section 3.1.60; 3.1.70; 4.2.20.A; 4.2.30; 4.2.70; 10.1.70; and A.1.40.A to Clarify the Definition and Conditions for Accessory Dwelling Units and Guest Houses**
7. **Text Amendment To The Community Development Code (CDC): Section 7.3.70.B and 7.2.60.E to Clarify When a Subdivision Plan or Land Development Plan is Ripe for Appeal**
8. **Text Amendment To The Community Development Code (CDC): Section 5.12.20 to Make Community Development Code Consistent with Pending Southern Lowcountry Stormwater Ordinance and Design Manual**
9. **Approval of 2021 Planning Commission Meeting Schedule**

DISCUSSION ITEM

10. **Comprehensive Plan Update: Beaufort County / City of Beaufort / Town of Port Royal (Glenn Walters, Design Workshop; and David Prichard, City of Beaufort Community and Economic Development Director)**
11. **Adjournment**



COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Community Development Department

Beaufort County Government Robert Smalls Complex
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The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held virtually on Tuesday, August 4, 2020, 6:00 p.m.

Members Present:

Mr. Ed Pappas, Chairman	Dr. Caroline Fermin	Mr. Frank Ducey
Ms. Diane Chmelik	Ms. Cecily McMillan	General Harold Mitchell
Mr. Kevin Hennelly	Mr. Jason Hinchler	Mr. Randolph Stewart, Vice Chairman

Members Absent:

None

Staff Present:

Mr. Eric Greenway, BC Community Development Director
Mr. Robert Merchant, BC Community Development Assistant Director
Mr. Noah Krepps, BC Long Range Planner
Ms. Diane McMaster, Senior Administrative Specialist

CALL TO ORDER: Chairman Ed Pappas called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE: Chairman Ed Pappas led those assembled in the pledge of allegiance.

ADOPTION OF VIRTUAL MEETING RESOLUTION: Mr. Eric Greenway confirmed renewal of Resolution 2020/05 establishing standards for electronic meetings as authorized by FOIA during a declared state of emergency. Chairman Ed Pappas requested a motion to accept Resolution 2020/05. Mr. Jason Hinchler made the motion to accept said Resolution, and Dr. Caroline Fermin seconded the motion. All members present voted in favor of the motion except Mr. Kevin Hennelly who was experiencing technical difficulty at the time.

REVIEW OF MEETING MINUTES: The Commissioners reviewed the July 6, 2020 and July 21, 2020 meeting minutes. Chairman Ed Pappas entertained a motion to amend the July 6, 2020, minutes as follows: 1. Include Mr. Tony Criscitiello’s presentation notes as part of the meeting minutes; and 2. Note that the second motion to approve the Graves’ rezoning request was made by Mr. Frank Ducey and seconded by Mr. Jason Hinchler. Dr. Caroline Fermin made a motion, seconded by Ms. Cecily McMillan, to accept the July 6, 2020, minutes as amended. There was unanimous support for the motion.

Chairman Ed Pappas entertained a motion to approve the July 21, 2020, workshop minutes as submitted. General Harold Mitchell made a motion, seconded by Mr. Jason Hinchler, to approve the July 21, 2020, minutes as submitted. There was unanimous support for the motion.

CITIZEN COMMENTS (non-agenda items): There were none.

ACTION ITEMS

Text Amendment to the Community Development Code (CDC) Article 5, Section 5.6.50.E(2) To Allow for Minor Modifications to Billboards to Improve Safety Standards During Hurricanes and High Wind Events.

Mr. Robert Merchant, BC Community Development Deputy Director, presented the staff report regarding the proposed text amendment submitted by Adams Outdoor Advertising. Staff feels the request is more in line with prolonging the life of existing signage and therefore, does not recommend approval. Mr. Merchant also stated that the current Ordinance was designed to phase out existing billboards over time.

Mr. Bo Hodges, Real Estate Manager for Adams Outdoor Advertising, asked to state for the record that the current issue was more in line with CDC Article 5, Section 5.6.50.E(3) than E(2). Mr. Hodges explained that the modification request addresses two (2) points: 1. Public safety from flying debris during high wind/hurricane events; and 2. Ease of operation for Adams Outdoor when preparing for high wind/hurricane events.

Chairman Ed Pappas requested a motion to approve the proposed text amendment. Mr. Jason Hinchler made a motion to approve the proposed Text Amendment recommending County Council approve aluminum framing be placed on existing billboards in unincorporated Beaufort County, seconded by Dr. Caroline Fermin. The motion passed by a vote of 5:4 (**FOR: Ms. Diane Chmelik, Mr. Frank Ducey, Mr. Jason Hinchler, Dr. Caroline Fermin, and General Harold Mitchell and OPPOSED: Chairman Ed Pappas, Mr. Kevin Hennelly, Ms. Cecily McMillan, and Vice Chairman Randolph Stewart.**)

At approximately 7:07 p.m., Vice Chairman Randolph Stewart left the meeting due to a prior commitment.

Consideration of Approval – Impact Fee Study Update

Mr. Eric Greenway, Community Development Department Director, answered the following impact fee questions from Planning Commission members, after further review of the Study:

- How and when are impact fees implemented?
- Do existing development agreements include impact fees?
- Can impact fees be implemented to limit the impact on small home builders?
- Why were north of the Broad River School Impact Fees not included in the Study?
- Were Bluffton's accelerated growth rate and the fact that some schools north of the Broad River are underutilized taken into consideration regarding the School Impact Fee Study?
- How and who determines the maximum supportable fee?
- How are impact fees calculated when a "change of use" occurs?
- Why were less than 10% of the 2019 School Bond Referendum credits taken into consideration when calculating the School Impact Fee?

Mr. Frank Ducey requested an amendment to the Study exempting property owners in 55+ age-restricted communities from the \$9,500 School Impact Fee assessment. The remaining Commission members did not support his request.

Mr. Frank Ducey then made a motion to approve the Impact Fee Study as presented. There was no executable second in response to his motion.

Chairman Ed Pappas asked if it was feasible to reconsider a motion to approve Impact Fees as presented, excluding the School Impact Fees.

Mr. Eric Greenway explained that Impact Fees consist of what government is assessing to capture the proportional share of the cost burden for infrastructure and capital improvement needs to plan for growth within the County. He also mentioned that the Planning Commissioners could request additional school data/analysis prior to the next Natural Resources Committee meeting.

Mr. Greenway also explained that we are mandated to review impact fee data every five (5) years. A more frequent review schedule would be cost prohibitive.

Public comment was received from the following individuals: Alex James, Meg James, Brian Quinn, Brandon Edwards, and Jocelyn Staigar.

Chairman Ed Pappas requested a motion to approve the Impact Fee Study Update as presented. Mr. Jason Hinchler made a motion to approve the Impact Fee Study Update as presented, seconded by General Harold Mitchell. The motion to approve failed with a vote of 4:4 (**FOR: Mr. Jason Hinchler, Ms. Diane Chmelik, General Harold Mitchell, and Chairman Ed Pappas; OPPOSED: Mr. Kevin Hennelly, Dr. Caroline Fermin, Ms. Cecily McMillan, and Mr. Frank Ducey; and ABSENT: Mr. Randolph Stewart.**) The Impact Fee Study Update and the Planning Commission's voting results will be presented at the August 10, 2020, Natural Resources Committee meeting for review and discussion.

Dr. Caroline Fermin made a motion to forward Mr. Tony Criscitiello's Bindon Plantation presentation to County Council requesting they invoke Ordinance 2018/53 creating the next steps to include Bindon Plantation in Beaufort County's 2020 Comprehensive Plan update, priority investment element. There was no second for Dr. Fermin's motion.

Mr. Eric Greenway stated that the property acquisition process/program is not a Planning Commission responsibility and should be presented before the Rural and Critical Land Board.

General Harold Mitchell stated that he did not feel he had adequate information to vote on Dr. Fermin's Bindon Plantation motion and proposed, by way of a separate motion, to add Bindon Plantation to the next Planning Commission meeting agenda. Ms. Cecily McMillan agreed and seconded General Mitchell's motion. After further discussion, General Mitchell withdrew his Motion to add Bindon Plantation to the next Planning Commission meeting agenda.

Mr. Jason Hinchler made a motion requesting County Council and Staff review the Bindon Plantation material for future reference and action, and Dr. Caroline Fermin seconded the motion. There was unanimous support for the motion. Mr. Greenway stated that Staff would communicate to Mr. Criscitiello that the appropriate avenue for this project is the Rural and Critical Land Board and County Council.

Ms. Cecily McMillan requested clarification regarding the Impact Fee Study presentation before the NRC and if the Planning Commission's 4:4 vote would be explained. Mr. Eric Greenway stated that all details would be discussed. He further explained that impact fees must be allocated within three (3) years of their collection date and are only used for the service area in which they were collected.

NEW/OTHER BUSINESS:

New Business: None

Other Business: **The next Planning Commission meeting** is scheduled for Thursday, September 10, 2020, 6:00 p.m. Additional meeting details will be made available prior to the September 10 meeting date.

ADJOURNMENT: With no further business to discuss, Chairman Ed Pappas adjourned the meeting at 8:45 p.m.

SUBMITTED BY: Diane McMaster
Community Development Senior Administrative Specialist

Ed Pappas
Beaufort County Planning Commission Chairman

Date: _____



MEMORANDUM

To: Beaufort County Planning Commission
From: Noah Krepps, Long Range Planner
Subject: Text Amendment To The Community Development Code (CDC): Section 3.1.60; 3.1.70; 4.2.20.A; 4.2.30; 4.2.70; 10.1.70; and A.1.40.A to Clarify the Definition and Conditions for Accessory Dwelling Units and Guest Houses
Date: October 5, 2020

STAFF REPORT:

A. When County Council adopted the Community Development Code (CDC) on December 8, 2014, the motion included a 6-month and 1-year evaluation of the code as a condition of approval. These two reviews took place in 2015 and 2016. Planning staff saw the merit of continuing to periodically evaluate and bring forward amendments to the CDC, and has since conducted 18-month and 48-month reviews. As in past reviews, staff has learned of corrections that should be made to the ordinance based on application and enforcement of the CDC. These proposed amendments are provided in this memo.

B. SUMMARY OF REQUEST. Currently, there are two separate uses in the CDC which allow secondary residential dwellings as an accessory to single-family detached dwelling units.

The first is Accessory/Secondary Dwelling Unit, which must not be more than 1,000 heated square feet or less than 300 heated square feet in area. These units are required to maintain the design and character of the principal dwelling and can be leased for more than 30 days.

The second use, Guesthouse, does not permit renting or leasing for any period of time. It is intended for use by the property owners and their guests only, and must be connected to the same utilities as the principal dwelling. The only size restriction is not to exceed the size of the principal dwelling and be clearly subordinate to it. The unit must maintain the design and character of the principal dwelling. A guesthouse is allowed to be constructed prior to the construction of the principal dwelling.

While the two uses are intended for slightly different situations, they make it difficult for property owners to determine which use will better suit their needs in the long term and can cause confusion in their administration.

Staff recommends that the following corrections be made to the CDC with regard to Accessory/Secondary Dwelling Units and Guesthouses:

1. Remove Accessory/Secondary Dwelling Unit from Article 3, as it is not a primary land use.
2. Copy the permitted districts for Accessory/Secondary Dwelling Unit from the Consolidated Use Table into Table 4.2.20A (Table of Permitted Accessory Uses).
3. Remove Guesthouse from Division 4.2 and amend Section 4.2.30 (Accessory/Secondary Dwelling Unit) to absorb the Guesthouse use.
4. Remove Guesthouse from Section 10.1.70.

E. RECOMMENDATION: Staff-initiated amendments.

G. ATTACHMENTS:

- Proposed amendments to the CDC

Amendments to Article 3

3.1.60 Consolidated Use Table

Table 3.1.60. Consolidated Use Table

Land Use Type	T1 N	T2R	T2 RL	T2 RN	T2 RNO	T2 RC	T3E	T3 HN	T3 N	T3 NO	T4 HC	T4 VC	T4 HCO	T4 NC	C3	C4	C5	SI
AGRICULTURE																		
1. Agriculture & Crop Harvesting	P	P	P	P	P	P	P	--	--	--	--	--	--	--	P	--	--	--
2. Agricultural Support Services	--	P	P	P	P	P	--	--	--	--	P	P	P	--	TCP	P	P	P
3. Animal Production	--	C	--	C	C	C	--	--	--	--	--	--	--	--	--	--	--	--
4. Animal Production: Factory Farming	--	S	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
5. Seasonal Farmworker Housing	--	C	C	C	C	C	C	--	--	--	--	--	--	--	C	--	--	--
6. Forestry	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
7. Commercial Stables	--	C	C	C	C	C	--	--	--	--	--	--	--	--	C	--	--	--
RESIDENTIAL																		
1. Dwelling: Single Family Detached Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	TCP	TCP	--
2. Dwelling: Single Family Attached Unit	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	TCP	TCP	--
3. Dwelling: Two Family Unit (Duplex)	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	TCP	TCP	--
4. Dwelling: Multi-Family Unit	--	--	--	--	--	--	--	--	P	P	P	P	P	P	C	P	P	--
5. Dwelling: Accessory Unit	--	C	C	C	C	C	C	C	C	C	C	C	C	C	C	TCP	TCP	--
6. Dwelling: Family Compound	--	C	C	C	C	C	C	C	--	--	--	C	--	--	C	C	C	C
7. Dwelling: Group Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	TCP	TCP	--
8. Community Residence (dorms, convents, assisted living, temporary shelters)	--	--	--	--	--	P	P	P	P	P	P	P	P	P	TCP	TCP	TCP	--
9. Home Office	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
10. Home Business	--	C	--	C	C	C	C	C	C	C	C	C	C	C	C	TCP	TCP	--
11. Cottage Industry	--	C	--	C	C	C	--	--	--	--	--	--	--	--	--	--	--	--
12. Live/Work	--	--	--	--	P	--	--	--	--	--	P	P	P	P	TCP	P	P	--
13. Manufactured Home Community	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--
RETAIL & RESTAURANTS																		
1. General Retail 3,500 SF or less	--	C	--	--	P	P	--	--	--	--	P	P	P	P	TCP	P	P	C
2. General Retail 10,000 SF or less	--	--	--	--	--	P	--	--	--	--	--	P	P	P	--	P	P	C
3. General Retail 25,000 SF or less	--	--	--	--	--	P	--	--	--	--	--	P	P	P	--	P	P	C
4. General Retail 50,000 SF or less	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	--
Land Use Type	T1 N	T2R	T2 RL	T2 RN	T2 RNO	T2 RC	T3E	T3 HN	T3 N	T3 NO	T4 HC	T4 VC	T4 HCO	T4 NC	C3	C4	C5	SI

“P” indicates a Use that is Permitted By Right.

“C” indicates a Use that is Permitted with Conditions.

“S” indicates a Use that is Permitted as a Special Use.

“TCP” indicates a Use that is permitted only as part of a Traditional Community Plan under the requirements in Division 2.3

“--” indicates a Use that is not permitted.

3.1.70 Land Use Definitions

Table 3.1.70 Land Use Definitions

AGRICULTURE

This category is intended to encompass land uses connected with a business or activity involving farming, animal production, forestry, and other businesses serving primarily agricultural needs.

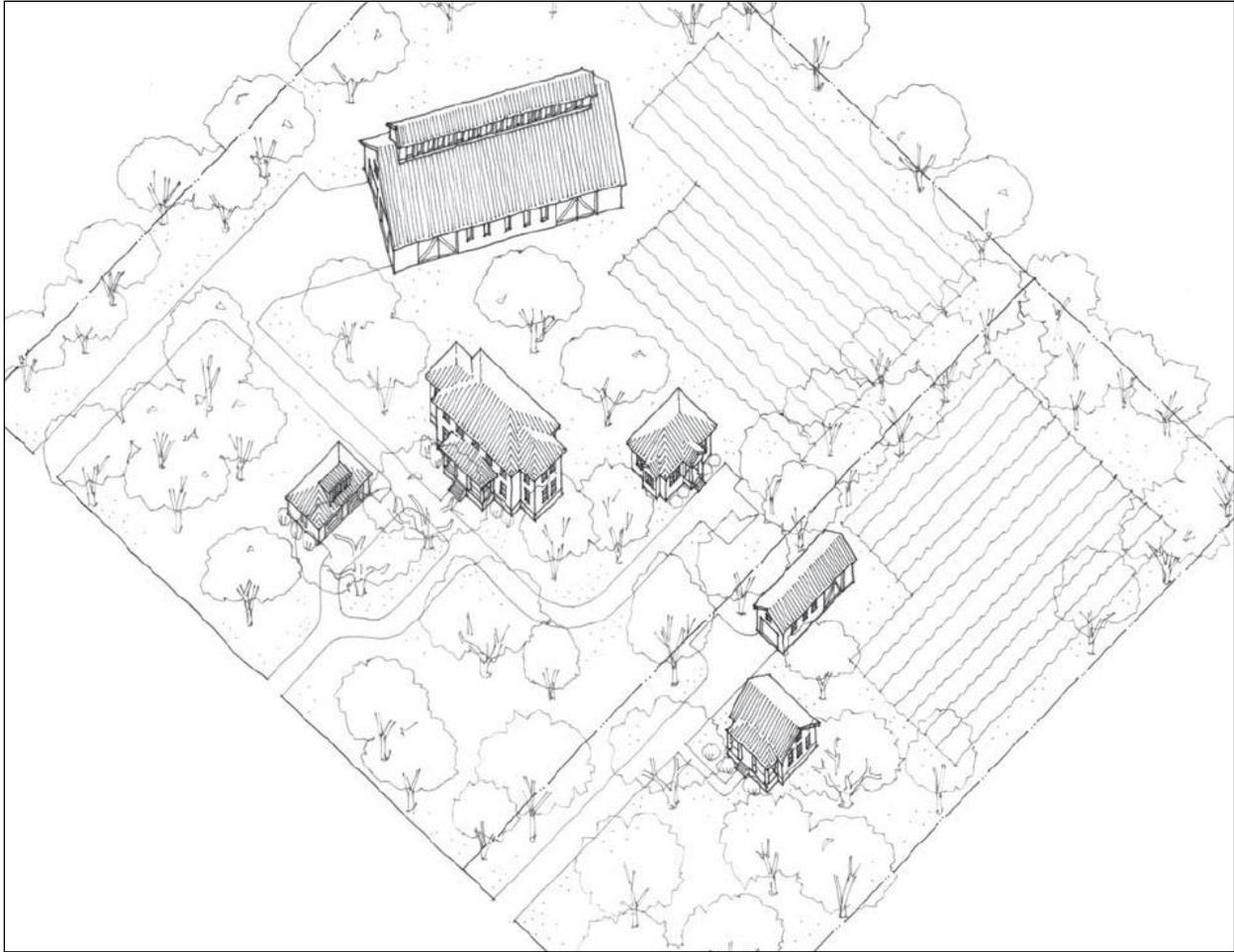
Land Use Type	Definition
1. Agriculture and Crop Harvesting	A nursery, orchard, or farm, greater than 10,000 SF, primarily engaged in the growth and harvesting of fruits, nuts, vegetables, plants, or sod. The premises may include agricultural accessory structures, plant nurseries, and secondary retail or wholesale sales.
2. Agricultural Support Services	Nursery, orchard, forestry, or farm supply and support services including, but not limited to: equipment dealers, support uses for agricultural, harvesting, and/or animal production, seasonal packing sheds, etc.
3. Animal Production	The raising, breeding, feeding, and/or keeping of animals for the principal purpose of commercially producing products for human use or consumption, including, but not limited to: cattle, pigs, sheep, goats, fish (aquaculture), bees, rabbits, and poultry. This does not include "Factory Farming" operations.
4. Animal Production: Factory Farming	The raising, breeding, feeding, and/or keeping of livestock (typically cows, pigs, turkeys, or chickens) in confinement at high stocking density for the purpose of commercially producing meat, milk, or eggs for human consumption.
5. Seasonal Farmworker Housing	Housing located on farmland for temporary occupancy during seasonal farming activity.
6. Forestry	Perpetual management, harvesting, replanting, and enhancement of forest resources for ultimate sale or use of wood products, subject to S.C. Forestry Commission BMPs.
7. Commercial Stables	Stabling, training, feeding of horses, mules, donkeys, or ponies, or the provision of riding facilities for use other than by the resident of the property, including riding academies. Also includes any structure or place where such animals are kept for riding, driving, or stabling for compensation or incidental to the operation of any club, association, ranch or similar purpose.

RESIDENTIAL

Dwelling Unit – A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, designed to be occupied as a residence by one household.

Land Use Type	Definition
1. Dwelling: Single Family Detached Unit	A structure containing one dwelling unit on a single lot.
2. Dwelling: Single-Family Attached Unit	A structure containing one dwelling unit on a single lot and connected along a property line to another dwelling unit on an adjoining lot by a common wall or other integral part of the principal building such as a breezeway or carport.
3. Dwelling: Two Family Unit (Duplex)	A structure containing two dwelling units on a single lot.
4. Dwelling: Multi-Family Unit	A structure containing three or more dwelling units on a single lot.
5. Dwelling: Accessory Unit	An auxiliary dwelling unit, no larger than 800 SF attached to a principal dwelling unit or located within an accessory structure on the same lot.
6. Dwelling: Family Compound	A form of traditional rural development which provides for the placement of additional single-family detached dwelling units on, and/or subdivisions of, a single parcel of land owned by the same family for at least 50 years.
7. Dwelling: Group Home	Residential facility for nine or fewer mentally or physically handicapped persons providing care on a 24-hour basis and licensed by a state agency or department, or is under contract with a state agency or department, for that purpose.

3.2.40 T2 Rural (T2R) Standards



General Note: The illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Purpose

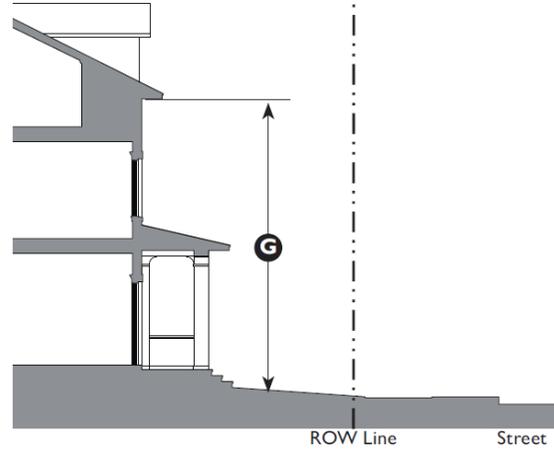
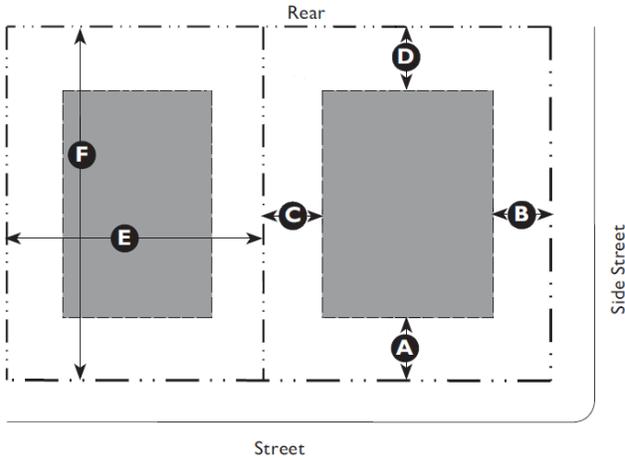
The Rural (T2R) Zone is intended to preserve the rural character of Beaufort County. This Zone applies to areas that consist of sparsely settled lands in an open or cultivated state. It may include large lot residential, farms where animals are raised or crops are grown, parks, woodland, grasslands, trails, and open space areas.

The T2 Rural Zone implements the Comprehensive Plan goals of preserving the rural character of portions of Beaufort County.

B. Subzones

T2R-L (Rural-Low)

The intent of the T2R-L Sub-Zone is to provide a more rural, sparsely-developed character.



Key

- ROW / Property Line
- Setback Line
- Building Area
- ▨ Facade Zone

C. Building Placement		
Setback (Distance from ROW/Property Line)		
Front	50' min.	(A)
Side Street	50' min.	(B)
Side		
Side, Main Building	18' min.	(C)
Side, Ancillary Building	10' min.	
Rear	50' min.	(D)
Lot Size (Half Acre Minimum)		
Width	100' min.	(E)
Depth	n/a	(F)

Miscellaneous
Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the facade of the front-most immediately adjacent property.

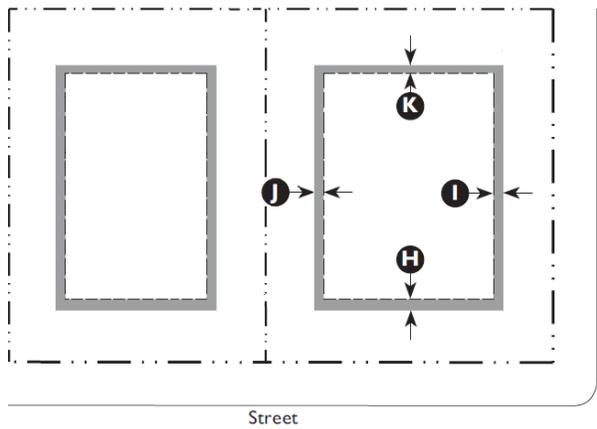
D. Building Form		
Building Height		
Main Building	2 stories max.	(G)
Ancillary Building	2 stories max.	
Ground Floor Finish Level ¹	No minimum	
Footprint		
Maximum Lot Coverage ²	n/a	

Miscellaneous
Loading docks, overhead doors, and other service entries may not be located on street-facing facades.

Notes
¹Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.
²Lot coverage is the portion of a lot that is covered by any and all buildings including accessory buildings.

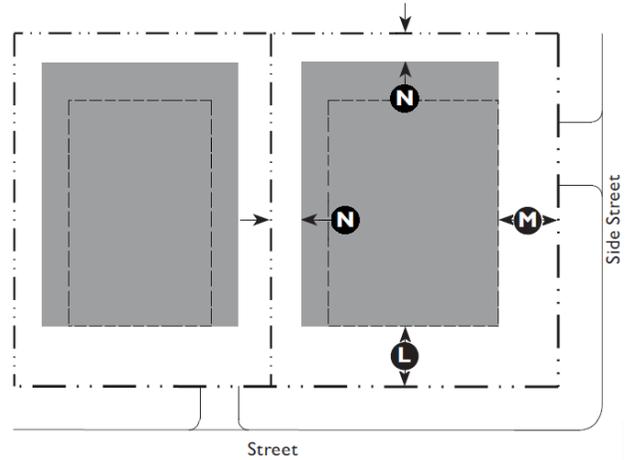
E. Gross Density ³		
	T2 Rural	T2 Rural-Low
Gross Density	0.34 d.u./acre	0.20 d.u./acre

³Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)



Key

- ROW / Property Line
- Setback Line
- Encroachment Area



Key

- ROW / Property Line
- Setback Line
- Allowed Parking Area

F. Encroachments and Frontage Types

Encroachments

Front	5' max.	(H)
Side Street	5' max.	(I)
Side	5' max.	(J)
Rear	5' max.	(K)

Encroachments are not allowed within a Street ROW/ Alley ROW, or across a property line.

See Division 5.2 (Private Frontage Standards) for further refinement of the allowed encroachments for frontage elements.

Allowed Frontage Types

Common Yard	Porch: Engaged
Porch: Projecting	

G. Parking

Required Spaces: Residential Uses

Single Family Detached	3 per unit
Accessory Dwelling Unit	1 per unit

Required Spaces: Service or Retail Uses

Lodging: Bed and Breakfast	2 spaces plus 1 per guest room
Lodging: Inn	1 per room

For parking requirements for all other allowed uses see Table 5.5.40.B (Parking Space Requirements).

Location (Setback from Property Line)

Front	50' min.	(L)
Side Street	50' min.	(M)

Rear and interior side yard parking setbacks are governed by the applicable perimeter buffer (see Tables 5.8.90.D and 5.8.90.F) and any other required buffers. (N)

H. T2R Allowed Uses

Land Use Type ¹	Specific Use Regulations	T2R	T2RL
Agricultural			
Agriculture & Crop Harvesting		P	P
Agricultural Support Services		P	P
Animal Production	4.1.30	C	---
Animal Production: Factory Farming	4.1.30	S	---
Seasonal Farmworker Housing	4.1.90	C	C
Forestry		P	P
Commercial Stables	4.1.50	C	C
Residential			
Dwelling: Single Family Detached Unit		P	P
Dwelling: Accessory Unit	4.2.30	C	C
Dwelling: Family Compound	2.7.40	C	C
Dwelling: Group Home		P	P
Home Office	4.2.90	C	C
Home Business	4.2.80	C	---
Cottage Industry	4.2.40	C	---
Retail & Restaurants			
General Retail 3,500 SF or less	4.1.120	C	---
Gas Station/Fuel Sales	4.1.100	S	---
Offices & Services			
Animal Services: Kennel	4.1.40	C	---
Day Care: Family Home (up to 8 clients)		P	P
Lodging: Bed & Breakfast (5 rooms or less)	7.2.130	S	S
Lodging: Inn (up to 24 rooms)	7.2.130	S	---

Key

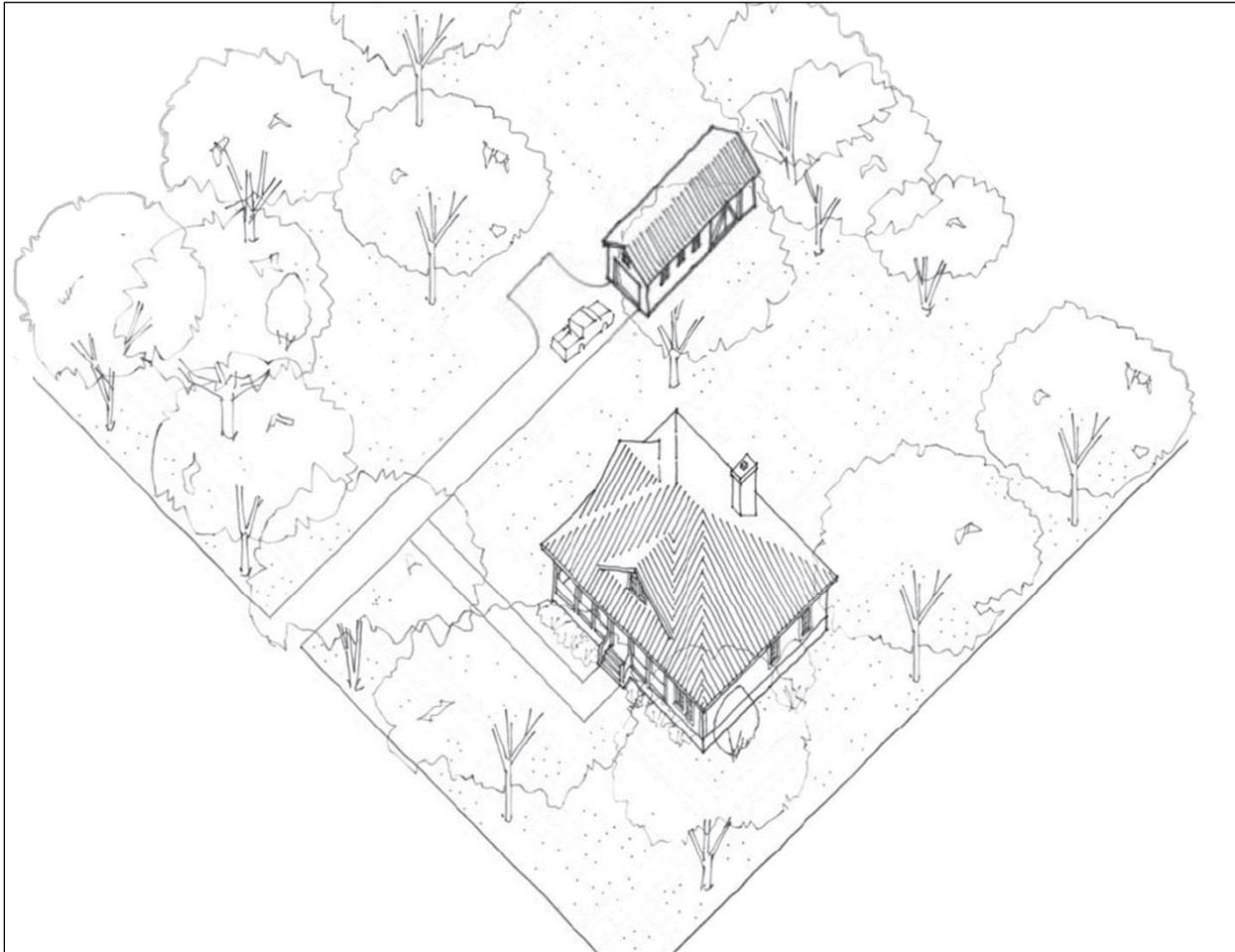
P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

End Notes

¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

Land Use Type ¹	Specific Use Regulations	T2R	T2RL
Recreation, Education, Safety, Public Assembly			
Community Public Safety Facility		P	P
Institutional Care Facility	7.2.130	S	---
Detention Facility	7.2.130	S	---
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C	---
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	S	---
Park, Playground, Outdoor Recreation Areas	2.8	P	P
Recreation Facility: Commercial Outdoor	4.1.200	S	---
Recreation Facility: Golf Course		P	---
Recreation Facility: Campground	4.1.190	C	---
Ecotourism	4.1.330	C	---
Infrastructure, Transportation, Communications			
Airport, Aviation Services	7.2.130	S	---
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C	C
Waste Management: Community Waste Collection & Recycling	4.1.290	C	---
Waste Management: Regional Waste Transfer & Recycling	4.1.300	S	---
Waste Management: Regional Waste Disposal	4.1.310	S	---

3.2.50 T2 Rural Neighborhood (T2RN) Standards



General Note: The illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Purpose

The Rural Neighborhood (T2RN) Zone protects the residential character of existing communities and neighborhoods in the rural area. The district is intended to minimize non-conforming lots and provide owners of small clustered rural lots flexibility in the use of their land. The districts are established by identifying areas with five contiguous lots of five or fewer acres. It permits subdivision of existing lots to a maximum of 1.2 units to one acre gross density, with DHEC approval, for wastewater treatment. The district is not intended to promote tract development or to encourage rezoning.

The T2 Rural Neighborhood (T2RN) Zone implements the Comprehensive Plan goals of preserving the rural character of portions of Beaufort County.

B. Subzones

T2 Rural Neighborhood Open

The T2 Rural Neighborhood Open (T2RNO) Subzone provides rural residential areas with limited retail and service uses in the scale and character of the T2RN zone.

C. Allowed Building Types

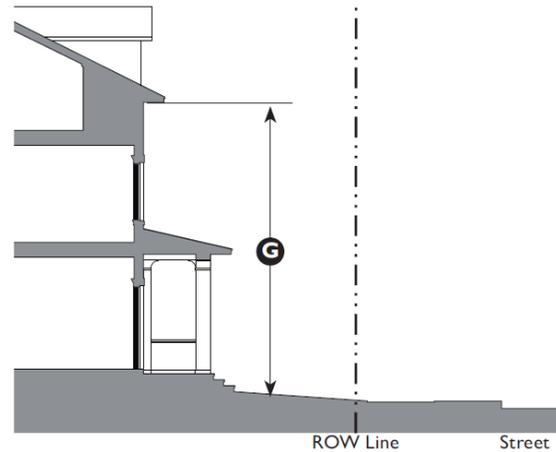
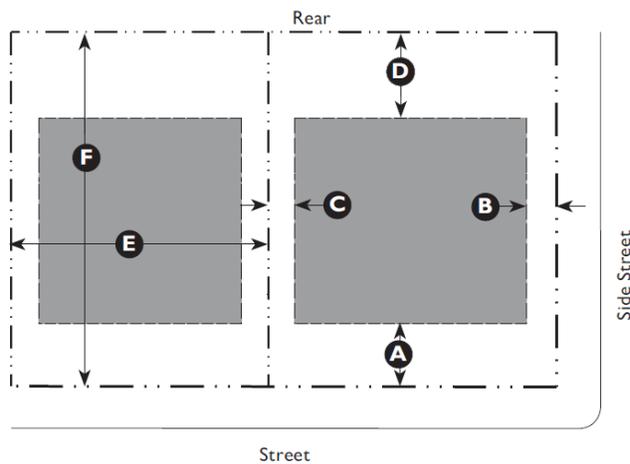
Building Type	Specific Regulations
Carriage House	5.1.40
Estate House	5.1.50
Village House	5.1.60

Miscellaneous

Building Type Standards only apply to T2 Rural Neighborhood Open

Existing manufactured homes that are being replaced with another manufactured home that does not exceed the size and/or setbacks of the existing unit are exempt from Building Type (Division 5.1) and Private Frontage (Division 5.2) Standards.

Division 3.2: Transect Zones
T2 Rural Neighborhood



Key

- ROW / Property Line
- Setback Line
- Building Area
- ▨ Facade Zone

D. Building Placement

Setback (Distance from ROW/Property Line)

Front	35' min.	A
Side Street	20' min.	B
Side:		
Side, Main Building	12' min.	C
Side, Ancillary Building	10' min.	
Rear	50' min.	D

Lot Size (21,780 SF Minimum)

Width	100' min.	E
Depth	n/a	F

Miscellaneous

Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the façade of the front-most immediately adjacent property.

E. Building Form

Building Height

Main Building	2 stories max.	G
Ancillary Building	2 stories max.	
Ground Floor Finish Level ¹	No Minimum	

Footprint

Maximum Lot Coverage ²	25% of lot area
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Miscellaneous

Loading docks, overhead doors, and other service entries may not be located on street-facing façades.

Notes

¹Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.

²Lot coverage is the portion of a lot that is covered by any and all buildings including accessory buildings.

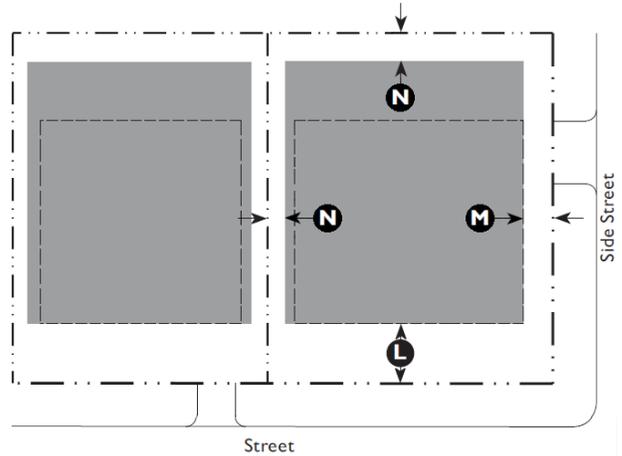
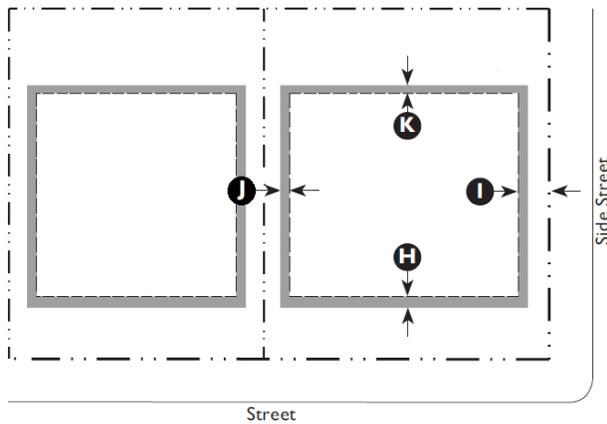
F. Gross Density³ and Floor Area Ratio⁴

Gross Density	1.2 d.u. per acre
Floor Area Ratio	0.25

³Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)

⁴Floor Area Ratio applies to non-residential buildings. Floor Area Ratio is the gross floor area of a building or structure divided by the Base Site Area (Division 6.1.40.F)

Division 3.2: Transect Zones
T2 Rural Neighborhood



Key

- ROW / Property Line
- Setback Line
- Encroachment Area

Key

- ROW / Property Line
- Setback Line
- Allowed Parking Area

G. Encroachments and Frontage Types		
Encroachments		
Front	5' max.	(H)
Side Street	5' max.	(I)
Side	5' max.	(J)
Rear	5' max.	(K)
Encroachments are not allowed within a Street ROW/ Alley ROW		
Buffers, or across a property line. See Division 5.2 (Private Frontage Standards) for further refinement of the allowed encroachments for frontage elements.		
Allowed Frontage Types		
Common Yard	Porch: Engaged	
Porch: Projecting	Shop front	

H. Parking		
Required Spaces: Residential Uses		
Single family detached	3 per unit	
Accessory dwelling unit	1 per unit	
Required Spaces: Service or Retail Uses		
Retail, Offices, Services	1 per 300 GSF	
Restaurant, Café, Coffee Shop	1 per 150 GSF	
Lodging: Bed and Breakfast	2 spaces plus 1 per guest room	
For parking requirements for all other uses see Table 5.5.40.B (Parking Space Requirements).		
Location (Setback from Property Line)		
Front	35' min.	(L)
Side Street	20' min.	(M)
Rear and interior side yard parking setbacks are governed by the applicable perimeter buffer (see Tables 5.8.90.D and 5.8.90.F) and any other required buffers.		(N)

Division 3.2: Transect Zones
T2 Rural Neighborhood

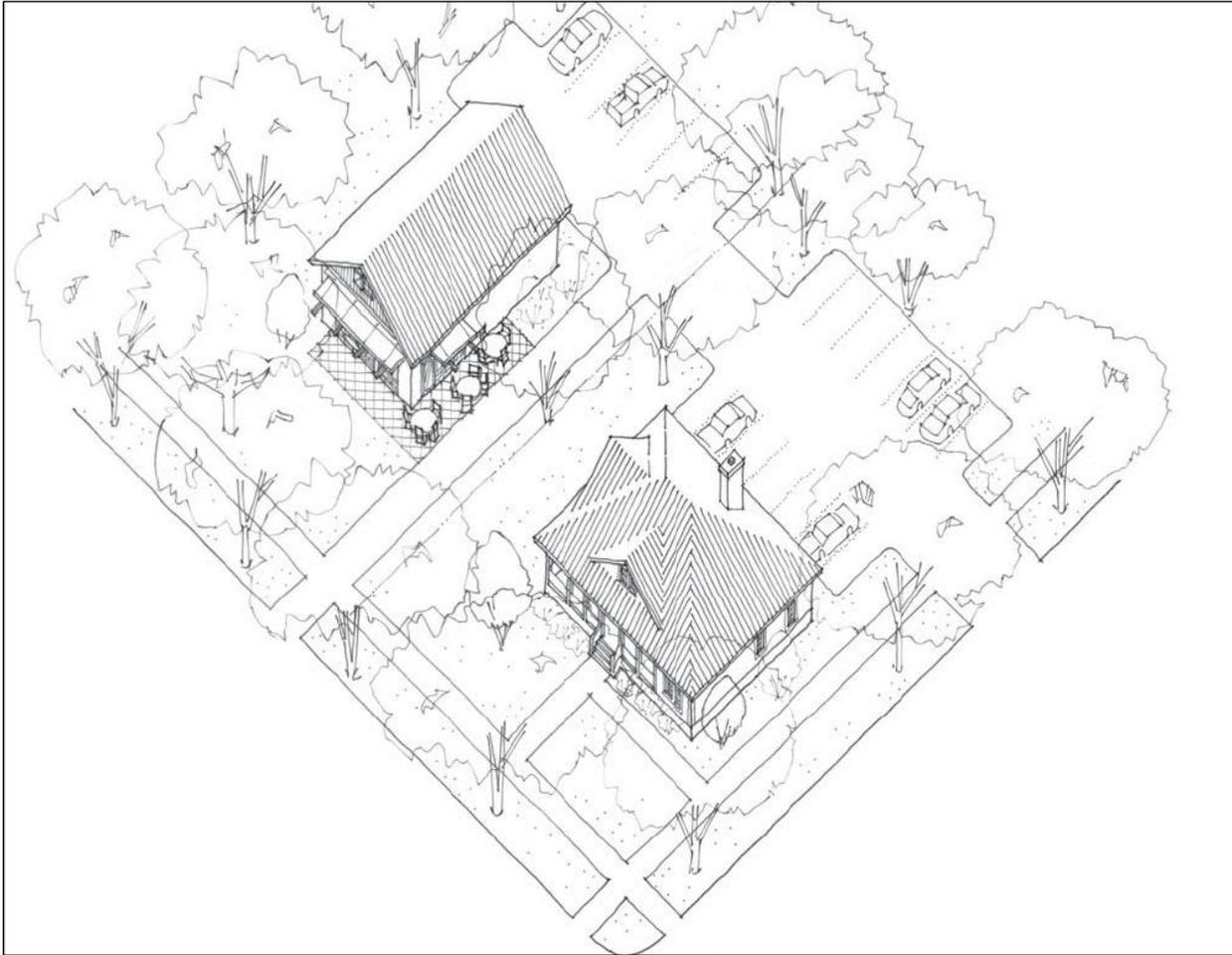
H. T2RN Allowed Uses			
Land Use Type¹	Specific Use Regulations	T2RN	T2RNO
Agricultural			
Agriculture & Crop Harvesting		P	P
Agricultural Support Services		P	P
Animal Production	4.1.30	C	C
Seasonal Farmworker Housing	4.1.90	C	C
Forestry		P	P
Commercial Stables	4.1.50	C	C
Residential			
Dwelling: Single Family Detached Unit		P	P
Dwelling: Accessory Unit	4.2.30	C	C
Dwelling: Family Compound	2.7.40	C	C
Dwelling: Group Home		P	P
Home Office	4.2.90	C	C
Home Business	4.2.80	C	C
Cottage Industry	4.2.40	C	C
Live/Work		---	P
Retail & Restaurants			
General Retail 3,500 SF or less		---	P
Restaurant, Café, Coffee Shop		---	P
Offices & Services			
General Offices & Services 3,500 SF or less		---	P
Day Care: Family Home (Up to 8 clients)		P	P
Day Care: Commercial Center (9 or more clients)	4.1.60	---	C
Lodging: Bed & Breakfast (5 rooms or less)		---	P
Medical Offices: Clinics/Offices		---	P
Recreation, Education, Safety, Public Assembly			
Community Public Safety Facility		P	P
Meeting Facility/Place of Worship (Less than 15,000 SF)	4.1.150	C	C
Park, Playground, Outdoor Recreation Areas		P	P
Ecotourism	4.1.330	C	C
Infrastructure, Transportation, Communications			
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C	C
Wireless Communication	4.1.320	S	S

Key	
P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

End Notes

¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

3.2.60 T2 Rural Center (T2RC) Standards



General Note: The illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Purpose

The Rural Center (T2RC) Zone applies to areas that are in the immediate vicinity of a Rural Crossroads or other important rural intersections, where service and limited commercial uses can cluster in more closely spaced buildings of residential character.

T2 Rural Center Zone implements the Comprehensive Plan goals of preserving the rural character of portions of Beaufort County.

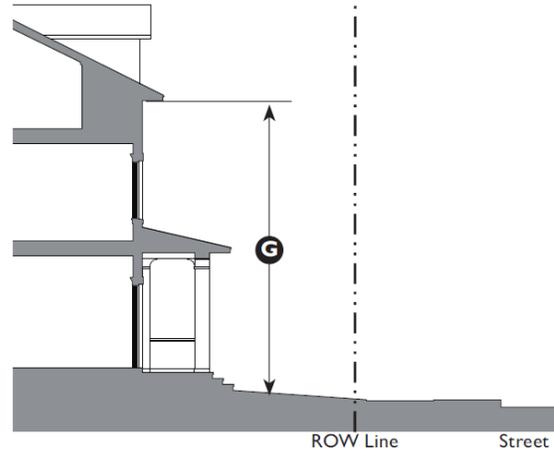
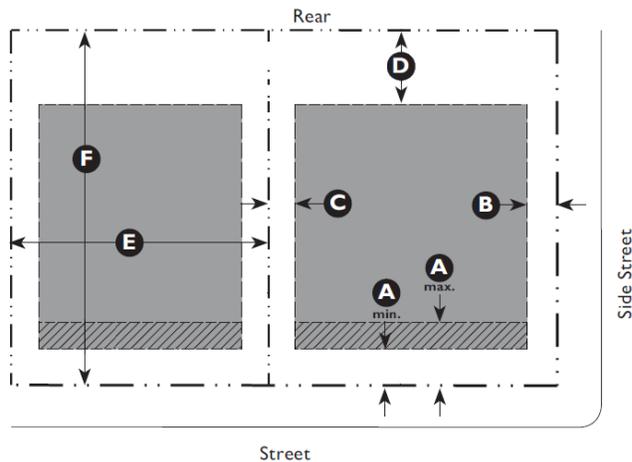
B. Allowed Building Types

Building Type	Specific Regulations
Carriage House	5.1.40
Estate House	5.1.50
Village House	5.1.60
Industrial/Agricultural	5.1.140

Miscellaneous

Existing manufactured homes that are being replaced with another manufactured home that does not exceed the size and/or setbacks of the existing unit are exempt from Building Type (Division 5.1) and Private Frontage (Division 5.2) Standards.

Division 3.2: Transect Zones
T2 Rural Center



Key

- ROW / Property Line
- Setback Line
- Building Area
- ▨ Facade Zone

C. Building Placement

Setback (Distance from ROW/Property Line)	
Front	10' min. A 30' max.
Side Street	10' min. B
Side:	
Side, Main Building	15' min. C
Side, Ancillary Building	10' min.
Rear	25' min. D

Lot Size (21,780 SF Minimum)

Width	50' min. E
Depth	100' min. F

Miscellaneous

Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the façade of the front-most immediately adjacent property.

D. Building Form

Building Height	
Main Building	2 stories max. G
Ancillary Building	2 stories max.
Ground Floor Finish Level:¹	
Residential	18" min.
Commercial	6" min.

Footprint

Maximum Lot Coverage ²	25% of lot area
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Miscellaneous

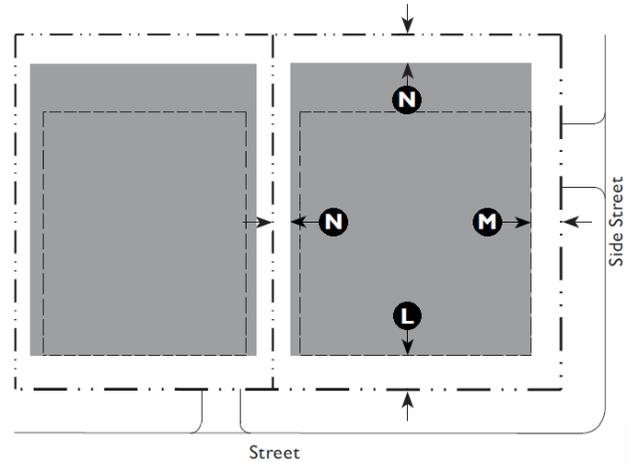
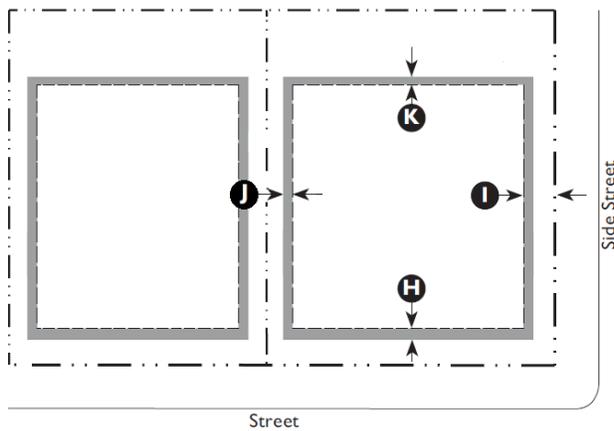
Loading docks, overhead doors, and other service entries may not be located on street-facing facades.

Notes

¹Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.

²Lot coverage is the portion of a lot that is covered by any and all buildings including accessory buildings.

Division 3.2: Transect Zones
T2 Rural Center



Key

- ROW / Property Line
- Setback Line
- Encroachment Area

Key

- ROW / Property Line
- Setback Line
- Allowed Parking Area

E. Encroachments and Frontage Types

Encroachments

Front	5' max.	(H)
Side Street	5' max.	(I)
Side	5' max.	(J)
Rear	5' max.	(K)

Encroachments are not allowed within a Street ROW/Alley ROW, Buffers, or across a property line. See Division 5.2 (Private Frontage Standards) for further refinement of the allowed encroachments for frontage elements.

Allowed Frontage Types

Common Yard	Porch: Engaged
Porch: Projecting	Shop front

F. Parking

Required Spaces: Residential Uses

Single family detached	3 per unit
Accessory dwelling unit	1 per unit
Community residence	1 per bedroom

Service or Retail Uses:

Retail, offices, services	1 per 300 GSF
Restaurant, Café, Coffee Shop	1 per 150 GSF
Drive-through facility	Add 5 stacking spaces per drive-through
Lodging: Bed and breakfast	2 spaces plus 1 per guest room
Lodging: Inn	1 per room

For parking requirements for all other uses see Table uses see Table 5.5.40.B (Parking Space Requirements).

Location (Setback from Property Line)

Front	10' min.	(L)
Side Street	15' min.	(M)

Rear and interior side yard parking setbacks are governed by the applicable perimeter buffer (see Tables 5.8.90.D and 5.8.90.F) and any other required buffers.

Division 3.2: Transect Zones
T2 Rural Center

G. T2RC Allowed Uses					
Land Use Type ¹	Specific Use Regulations	T2R C	Land Use Type ¹	Specific Use Regulations	T2R C
Agricultural			Recreation, Education, Safety, Public Assembly		
Agriculture & Crop Harvesting		P	Community Oriented Cultural Facility (less than 15,000 SF)		P
Agricultural Support Services		P	Community Oriented Cultural Facility (greater than 15,000 SF)	7.2.130	S
Animal Production	4.1.30	C	Community Public Safety Facility		P
Seasonal Farmworker Housing	4.1.90	C	Institutional Care Facility	7.2.130	S
Forestry		P	Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Commercial Stables	4.1.50	C	Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Residential			Infrastructure, Transportation, Communications		
Dwelling: Single Family Detached Unit		P	Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Dwelling: Accessory Unit	4.2.30	C	Parking Facility, Public or Commercial		P
Dwelling: Family Compound	2.7.40	C	Transportation, Terminal	7.2.130	S
Dwelling: Group Home		P	Waste Management: Community	4.1.290	C
Community Residence (dorms, Convents, assisted living, temporary shelters)		P	Waste Collection & Recycling		
Home Office	4.2.90	C	Wireless Communications Facility	4.1.320	S
Home Business	4.2.80	C	Industrial		
Cottage Industry	4.2.40	C	Manufacturing, Processing, and Packaging - Light (less than 15,000 SF)	4.1.140	C
Retail & Restaurants			Outdoor Maintenance / Storage Yard	4.1.180	C
General Retail 25,000 SF or less		P	Warehousing	4.1.280	C
Bar, Tavern, Nightclub		P	Wholesaling and Distribution	4.1.280	C
Gas Station/Fuel Sales	4.1.100	C			
Open Air Retail		P			
Restaurant, Café, Coffee Shop		P			
Vehicle Sales and Rental: Light	4.1.260	C			
Offices & Services					
General Offices & Services <10,000 SF		P			
General Offices & Services: with Drive-Through Facilities	4.1.70	C			
Animal Services: Clinic/Hospital		P			
Animal Services: Kennel	4.1.40	C			
Day Care: Family Home (up to 8 Clients)		P			
Day Care: Commercial Center (9 or more clients)	4.1.60	C			
Lodging: Bed & Breakfast (5 rooms or less)		P			
Lodging: Inn (up to 24 rooms)		P			
Medical Service: Clinics/Offices		P			
Vehicle Services: Minor Maintenance And Repair	4.1.270	C			
Vehicle Services: Major Maintenance And Repair	4.1.270	C			

Key	
P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

End Notes
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

3.2.70 T3 Edge (T3E) Standards



General Note: The illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Purpose

The Edge (T3E) Zone is intended to reinforce established neighborhoods, to maintain neighborhood stability and provide a transition between the walkable neighborhood and Natural Preserves and Waterways.

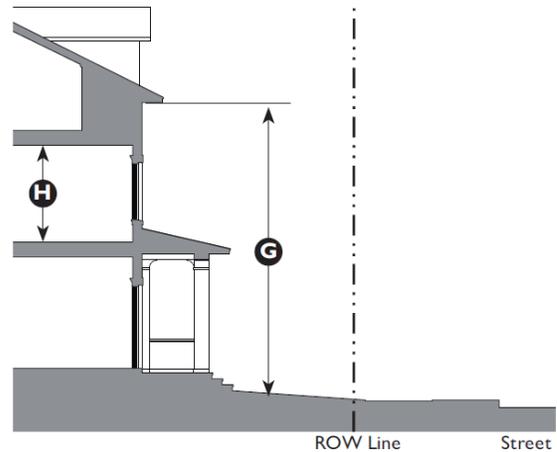
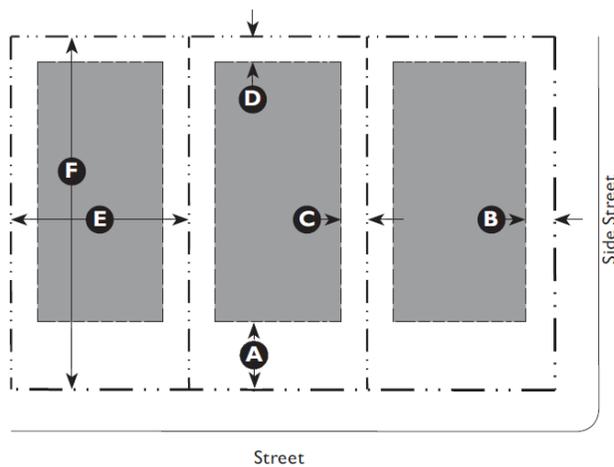
The T3 Edge Zone implements the Comprehensive Plan goals of preserving the rural residential character of portions of Beaufort County, the City of Beaufort and Town of Port Royal.

B. Allowed Building Types

Building Type	Specific Regulations
Carriage House	5.1.40
Estate House	5.1.50
Village House	5.1.60

Division 3.2: Transect Zones

T3 Edge



Key

- ROW / Property Line
- Setback Line
- Building Area
- ▨ Facade Zone

C. Building Placement		
Setback (Distance from ROW/Property Line)		
Front	25' min.	A
Side Street	15" min.	B
Side:		
Side, Main Building	10' min.	C
Side, Ancillary Building	5' min.	
Rear	15' min.	D
Lot Size (11,250 SF Minimum)		
Width	75' min.	E
Depth	150' min.	F
Miscellaneous		

Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the façade of the front-most immediately adjacent property.

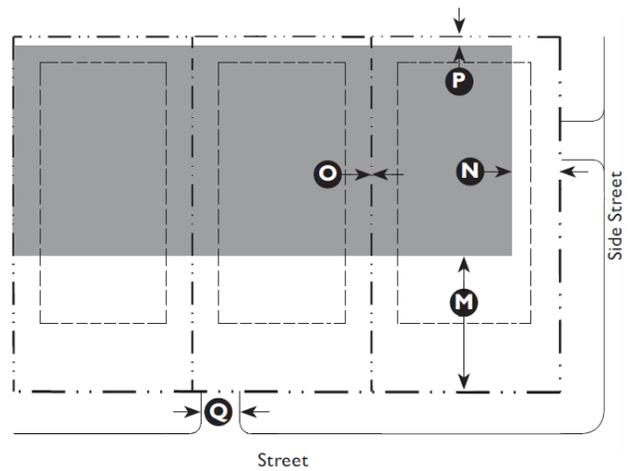
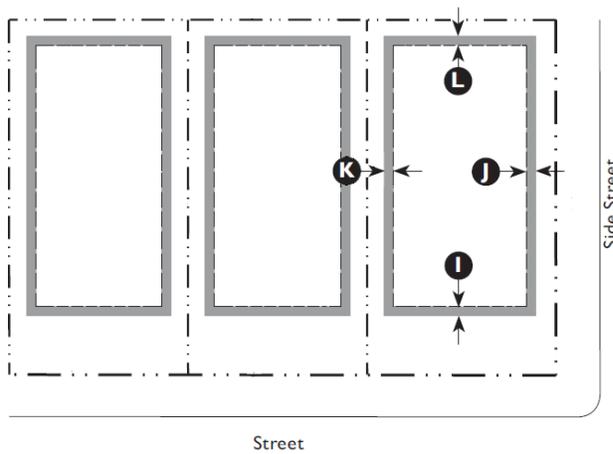
D. Building Form		
Building Height		
Main Building	2.5 stories max.	G
Ancillary Building	2 stories max.	
Ground Floor Finish Level ¹	18" min.	
Upper Floor(s) Ceiling	8' min. clear	H
Footprint		
Maximum Lot Coverage ²	25% of lot area	
Miscellaneous		
Loading docks, overhead doors, and other service entries may not be located on street-facing facades		

Notes
¹Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.

²Lot coverage is the portion of a lot that is covered by any and all buildings including accessory buildings.

Division 3.2: Transect Zones

T3 Edge



Key

- ROW / Property Line
- Setback Line
- Encroachment Area

Key

- ROW / Property Line
- Setback Line
- Allowed Parking Area

E. Encroachments and Frontage Types

Encroachments		
Front	5' max.	Ⓢ
Side Street	5' max.	Ⓢ
Side	3' max.	Ⓚ
Rear	5' max.	Ⓛ

Encroachments are not allowed within a Street ROW/Alley ROW, Buffers, or across a property line. See Division 5.2 (Private Frontage Standards) for further refinement of the allowed encroachments for frontage elements.

Allowed Frontage Types

Common Yard	Porch: Engaged
Porch: Projecting	Porch: Side Yard

F. Parking

Required Spaces

Residential Uses:	
All Allowed Uses	2 per unit
Service or Retail Uses:	
All Allowed Lodging Uses	1 per 2 rooms

For parking requirements for Agricultural, Recreation, Public Assembly, and Transportation, Communication, Infrastructure uses see Table 5.5.40.B (Parking Space Requirements).

Location (Setback from Property Line)

Front	50' min.	Ⓜ
Side Street	25' min.	Ⓝ
Side	0' min.	Ⓞ
Rear	5' min.	Ⓟ

Miscellaneous

12' maximum driveway width at the curb cut and within the front or side street parking setback. Community Residences and Meeting Facilities/Places of Worship are exempt from this requirement. Ⓞ

Division 3.2: Transect Zones

T3 Edge

G. T3 E Allowed Uses

Land Use Type ¹	Specific Use Regulations	T3E
Agricultural		
Agriculture & Crop Harvesting		P
Seasonal Farmworker Housing	4.1.90	C
Forestry		P
Residential		
Dwelling: Single Family Detached Unit		P
Dwelling: Accessory Unit	4.2.30	C
Dwelling: Family Compound	2.7.40	C
Dwelling: Group Home		P
Community Residence (dorms, convents, assisted living, temporary shelters)		P
Home Office	4.2.90	C
Home Business	4.2.80	C

Key	
P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

End Notes

¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

Land Use Type ¹	Specific Use Regulations	T3E
Offices & Services		
Day Care: Family Home (up to 8 clients)		P
Lodging: Bed & Breakfast (5 rooms or less)		P
Recreation, Education, Safety, Public Assembly		
Meeting Facility/Place of Worship (Less than 15,000SF)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	S

3.2.80 T3 Hamlet Neighborhood (T3HN) Standards



General note: The illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Purpose

The Hamlet Neighborhood (T3HN) Zone is intended to reinforce established neighborhoods, to maintain neighborhood stability and provide a transition between the walkable neighborhood and rural areas.

The T3 Hamlet Neighborhood Zone implements the Comprehensive Plan goals of preserving the rural residential character of portions of Beaufort County, the City of Beaufort and Town of Port Royal.

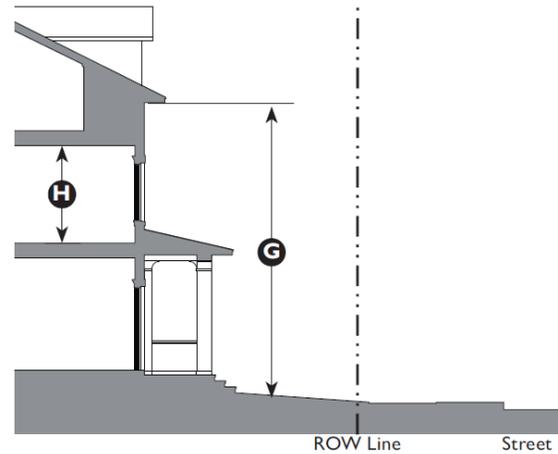
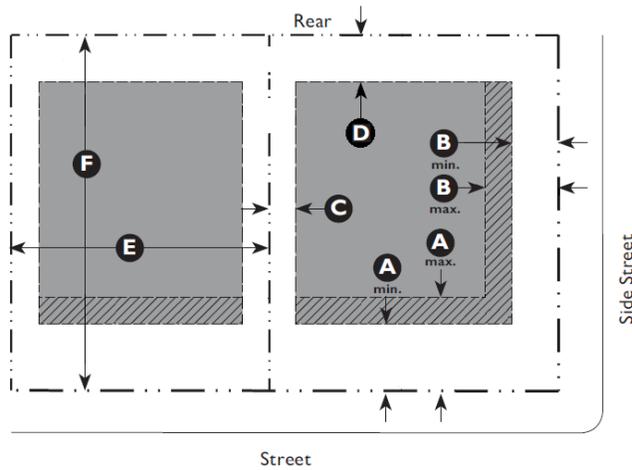
B. Allowed Building Types

Building Type	Specific Regulations
Carriage House	5.1.40
Estate House	5.1.50
Village House	5.1.60
Duplex	5.1.90

Miscellaneous

Existing manufactured homes that are being replaced with another manufactured home that does not exceed the size and/or setbacks of the existing unit are exempt from Building Type (Division 5.1) and Private Frontage (Division 5.2) Standards.

Division 3.2: Transect Zones
T3 Hamlet Neighborhood



Key

- ROW / Property Line
- Setback Line
- Building Area
- ▨ Facade Zone

C. Building Placement		
Setback (Distance from ROW/Property Line)		
Front	25' min., 35' max.	A
Side Street	15' min, 25' max.	B
Side:		
Side, Main Building	10' min.	C
Side, Ancillary Building	5' min.	
Rear	15' min.	D
Lot Size (7,500 SF Minimum)		
Width	65' min.	E
Depth	100' min.	F
Miscellaneous		

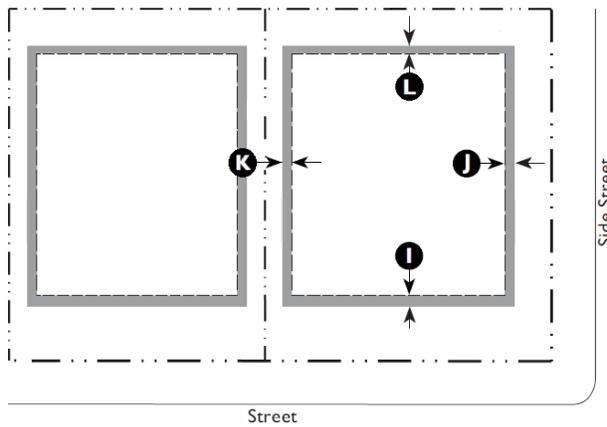
Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the façade of the front-most immediately adjacent property.

D. Building Form		
Building Height		
Main Building	2.5 stories max.	G
Ancillary Building	2 stories max.	
Ground Floor Finish Level ¹	18" min.	
Upper Floor(s) Ceiling	8' min. clear	H
Footprint		
Maximum Lot Coverage ²	30% of lot area	
Miscellaneous		
Loading docks, overhead doors, and other service entries may not be located on street-facing facades.		
Notes		

¹Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.

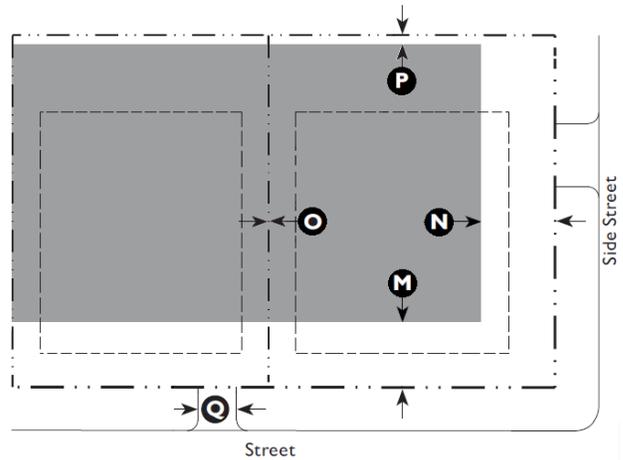
²Lot coverage is the portion of a lot that is covered by any and all buildings including accessory buildings.

Division 3.2: Transect Zones
T3 Hamlet Neighborhood



Key

- ROW / Property Line
- Setback Line
- Encroachment Area



Key

- ROW / Property Line
- Setback Line
- Allowed Parking Area

E. Encroachments and Frontage Types

Encroachments

Front	5' max.	Ⓛ
Side Street	5' max.	Ⓛ
Side	3' max.	Ⓚ
Rear	5' max.	Ⓛ

Encroachments are not allowed within a Street ROW/Alley ROW, buffers, or across a property line.

See Division 5.2 (Private Frontage Standards) for further refinement of the allowed encroachments for frontage elements.

Allowed Frontage Types

Common Yard	Porch: Engaged
Porch: Projecting	Porch: Side Yard

F. Parking

Required Spaces: Residential Uses

Single-family detached	2 per unit
Two-family unit (duplex)	2 per unit
Accessory dwelling unit	1 per unit
Community residence	1 per bedroom

Required Spaces: Service or Retail Uses

Lodging: Bed and breakfast	2 spaces plus 1 per guest room
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For parking requirements for all other uses see Table 5.5.40.B (Parking Space Requirements).

Location (Setback from Property Line)

Front	50' min.	Ⓜ
Side Street	25' min.	Ⓝ
Side	0' min.	Ⓞ
Rear	5' min.	Ⓟ

Miscellaneous

12' maximum driveway width at the curb cut and within the front or side street parking setback. Community Residences and Meeting Facilities/Places of Worship are exempt from this requirement. Ⓠ

Division 3.2: Transect Zones
T3 Hamlet Neighborhood

G. T3 HN Allowed Uses

Land Use Type ¹	Specific Use Regulations	T3HN
Agricultural		
Forestry		P
Residential		
Dwelling: Single Family Detached Unit		P
Dwelling: Two Family Unit (Duplex)		P
Dwelling: Accessory Unit	4.2.30	C
Dwelling: Family Compound	2.7.40	C
Dwelling: Group Home		P
Community Residence (dorms, convents, assisted living, temporary shelters)		P
Home Office	4.2.90	C
Home Business	4.2.80	C

Land Use Type ¹	Specific Use Regulations	T3HN
Offices & Services		
Day Care: Family Home (up to 8 clients)		P
Lodging: Bed & Breakfast (5 rooms or less)		P
Recreation, Education, Safety, Public Assembly		
Meeting Facility/Place of Worship (Less than 15,000 SF)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	S

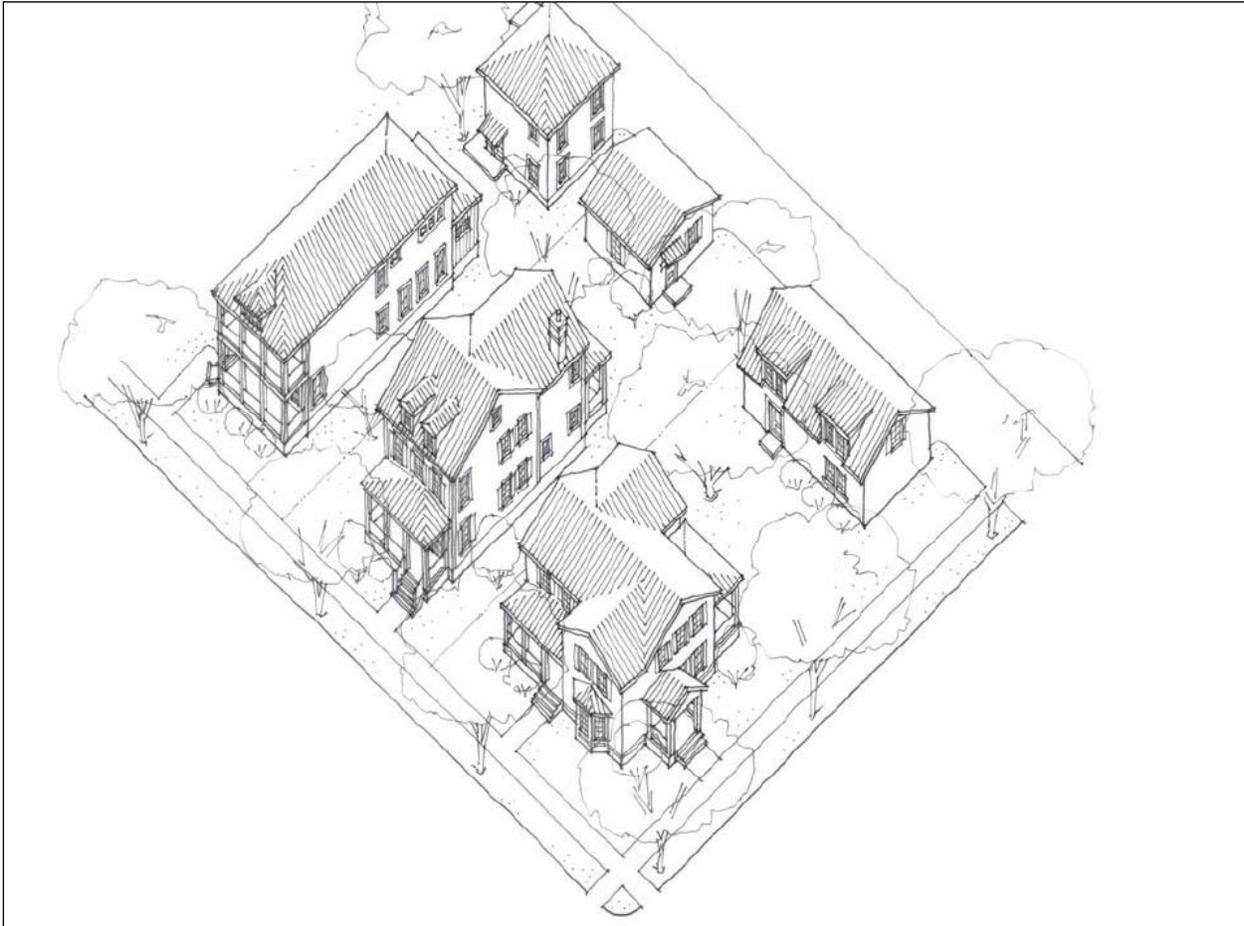
Key

P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

End Notes

¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

3.2.90 T3 Neighborhood (T3N) Standards



General note: The illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Purpose

The Neighborhood (T3N) Zone is intended to provide a walkable, predominantly single-family neighborhood that integrates compatible multi-family housing types, such as duplexes and cottage courts within walking distance to transit and commercial areas.

The T3 Neighborhood Zone implements the Comprehensive Plan goals of preserving and building upon the walkable character of portions of Beaufort County, the City of Beaufort and Town of Port Royal.

B. Subzones

T3N-O (Open)

The intent of the T3N-O is to provide a more diverse set of allowed uses within a residential form in areas where residential uses are transitioning into commercial uses

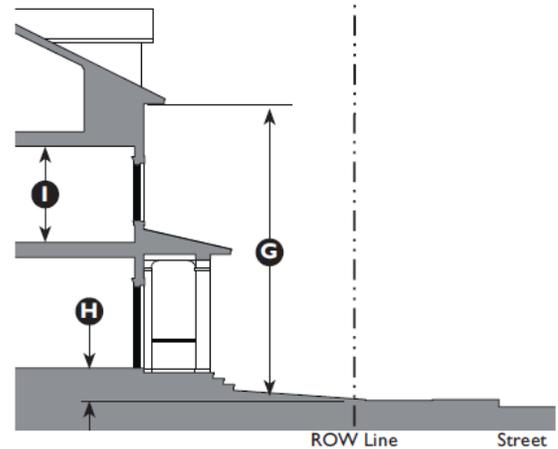
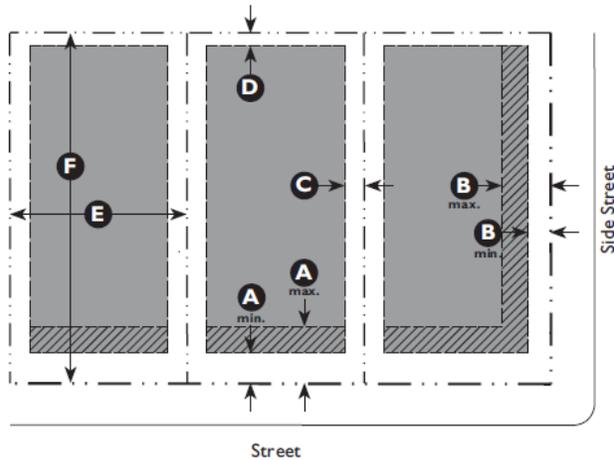
C. Allowed Building Types

Building Type	Specific Regulations
Carriage House	5.1.40
Estate House	5.1.50
Village House	5.1.60
Cottage Court	5.1.80
Duplex	5.1.90
Mansion Apartment	5.1.110

Miscellaneous

Existing manufactured homes that are being replaced with another manufactured home that does not exceed the size and/or setbacks of the existing unit are exempt from Building Type (Division 5.1) and Private Frontage (Division 5.2) Standards.

Division 3.2: Transect Zones
T3 Neighborhood



Key

- ROW / Property Line
- Setback Line
- Building Area
- ▨ Facade Zone

D. Building Placement		
Setback (Distance from ROW/Property Line)		
Front	15' min., 20' max.	(A)
Side Street	10' min., 20' max.	(B)
Side:		
Side, Main Building	7 ½' min.	(C)
Side, Ancillary Building	5' min.	
Rear		
Rear, Main Building	15' min.	(D)
Rear, Ancillary Building	5' min.	
Façade within Façade Zone:		
Front	75%	
Side Street	50%	
Lot Size (20,000 SF Maximum)		
Width	100' max.	(E)
Depth	200' max.	(F)

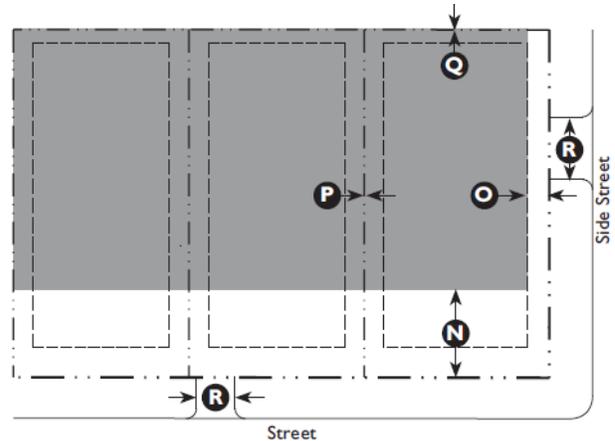
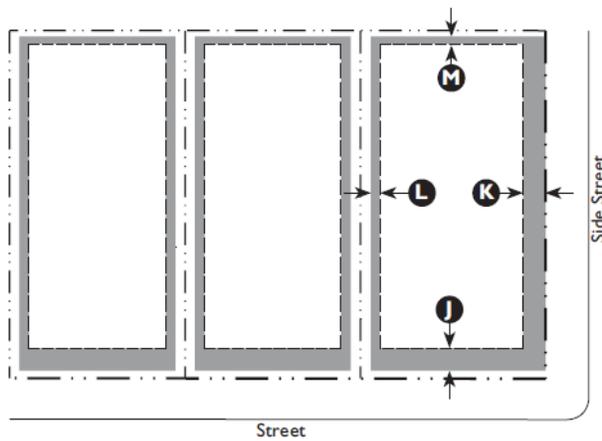
Miscellaneous

Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the façade of the front-most immediately adjacent property.

Maximum lot size does not apply to Recreation, Education, Safety, Public Assembly uses

E. Building Form		
Building Height		
Main Building	2.5 stories max.	(G)
Ancillary Building	2 stories max.	
Ground Floor Finish Level ¹	18" min.	(H)
Upper Floor(s) Ceiling	8' min. clear	(I)
Footprint		
Maximum Lot Coverage ²	30% of lot area	
Miscellaneous		
Loading docks, overhead doors, and other service entries may not be located on street-facing facades.		
Notes		
¹ Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.		
² Lot coverage is the portion of a lot that is covered by any and all buildings including accessory buildings.		

Division 3.2: Transect Zones
T3 Neighborhood



Key

- ROW / Property Line
- Setback Line
- Encroachment Area

Key

- ROW / Property Line
- Setback Line
- Allowed Parking Area

F. Encroachments and Frontage Types

Encroachments		
Front	5' max.	Ⓜ
Side Street	5' max.	Ⓚ
Side	3' max.	Ⓛ
Rear	5' max.	Ⓝ

Encroachments are not allowed within a Street ROW/Alley ROW, buffers, or across a property line.

See Division 5.2 (Private Frontage Standards) for further refinement of the allowed encroachments for frontage elements.

Allowed Frontage Types

Common Yard	Porch: Engaged
Porch: Projecting	Porch: Side Yard

G. Parking

Required Spaces: Residential Uses	
Single-family detached	2 per unit
Two-family (duplex)	2 per unit
Multi-family units	1.25 per unit
Accessory dwelling unit	1 per unit
Community residence	1 per bedroom

Required Spaces: Service or Retail Uses

Offices & services	1 per 300 GSF
Lodging: Bed and breakfast	2 spaces plus 1 per guest room

For parking requirements for Agricultural, Industrial, Recreation, Education, Public Assembly, and Transportation, Communication, Infrastructure uses see Table 5.5.40.B (Parking Space Requirements).

Location (Setback from Property Line)

Front	40' min.	Ⓝ
Side Street	15' min.	Ⓞ
Side	0' min.	Ⓟ
Rear	5' min.	Ⓠ

Miscellaneous

12' maximum driveway width at the curb cut and within the front or side street parking setback. Ⓡ

Division 3.2: Transect Zones
T3 Neighborhood

H. T3N Allowed Uses

Land Use Type ¹	Specific Use Regulations	T3N	T3N-O
Agricultural			
Forestry		P	P
Residential			
Dwelling: Single Family Detached Unit		P	P
Dwelling: Two Family Unit (Duplex)		P	P
Dwelling: Multi-Family Unit		P	P
Dwelling: Accessory Unit	4.2.30	C	C
Dwelling: Group Home		P	P
Community Residence: (dorms, convents, assisted living, temporary shelters)		P	P
Home Office	4.2.90	C	C
Home Business	4.2.80	C	C
Offices & Services			
General Offices & Services 10,000 SF or less		---	P
Animal Services: Clinic/Hospital		---	P
Day Care: Family Home (up to 8 clients)		P	P
Day Care: Commercial Center (9 or more clients)	4.1.60	---	C
Lodging: Bed & Breakfast (5 rooms or less)		P	P
Medical Services: Clinics/Offices		---	P

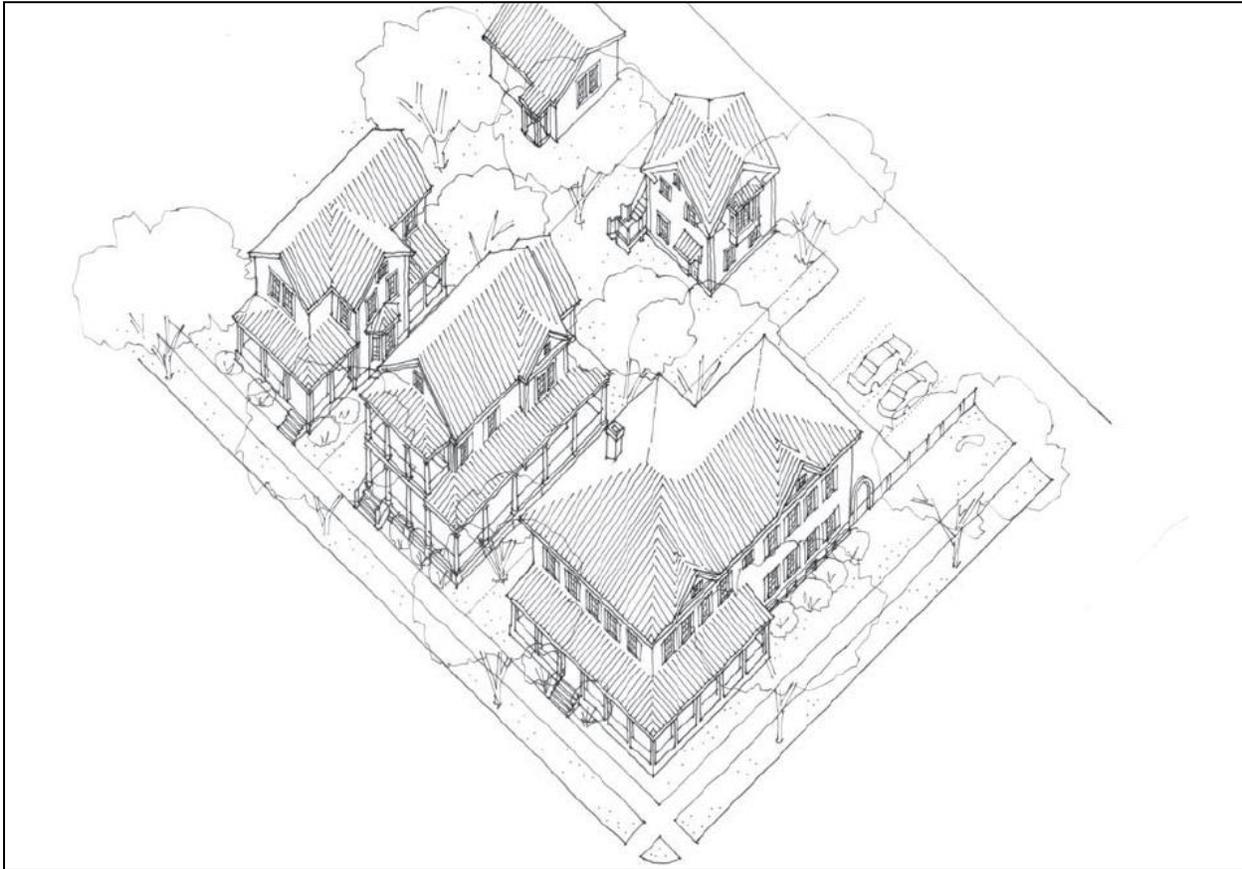
Key	
P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

End Notes

¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

Land Use Type ¹	Specific Use Regulations	T3N	T3N-O
Recreation, Education, Safety, Public Assembly			
Community Public Safety Facility		P	P
Meeting Facility/Place of Worship (less than 15,000SF)	4.1.150	C	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	---	C
Park, Playground, Outdoor Recreation Areas		P	P
School: Public or Private	7.2.130	---	S
School: Specialized Training Studio		---	P
Infrastructure, Transportation, Communications			
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C	S

3.2.100 T4 Hamlet Center (T4HC) Standards



General note: The illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Purpose

The Hamlet Center (T4HC) Zone is intended to integrate appropriate, medium-density residential building types, such as duplexes, townhouses, small courtyard housing, and mansion apartments in an environment conducive to walking and bicycling.

The T4 Hamlet Center is appropriate for more rural areas, implementing the Comprehensive Plan goals of creating areas of medium intensity residential in portions of Beaufort County, the City of Beaufort and Town of Port Royal.

B. Sub-Zones

T4HC-O (Open)

The intent of the T4HC-O Sub-Zone is to provide neighborhoods with a broader amount of retail and service uses in the scale and character of the T4HC zone.

T4VC (Village Center – St. Helena)

The Village Center (T4VC) Zone provides a tailored set of land uses for St. Helena Island.

C. Allowed Building Types

Building Type	Specific Regulations
Carriage House	5.1.40
Village House ¹	5.1.60
Small Lot House	5.1.70
Cottage Court	5.1.80
Duplex	5.1.90
Townhouse	5.1.100
Mansion Apartment	5.1.110
Apartment House	5.1.120
Industrial/Agricultural	5.1.140

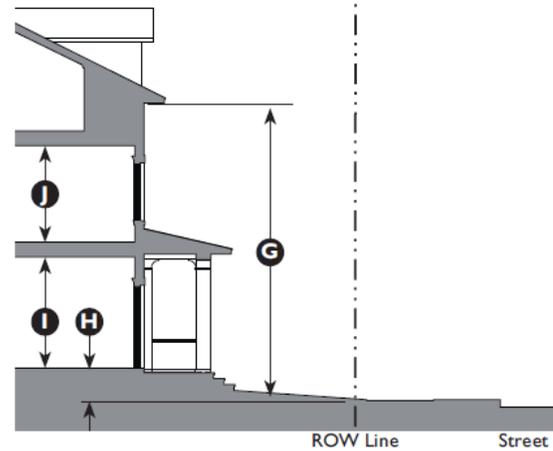
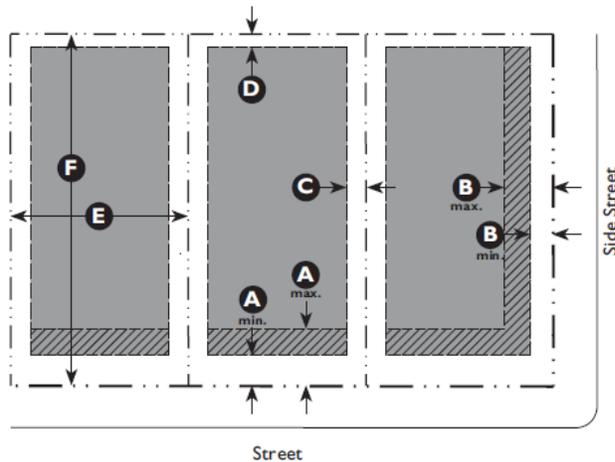
Miscellaneous

Existing manufactured homes that are being replaced with another manufactured home that does not exceed the size and/or setbacks of the existing unit are exempt from Building Type (Division 5.1) and Private Frontage (Division 5.2) Standards.

Notes

¹The use of this building type is limited to non-residential uses

Division 3.2: Transect Zones
T4 Hamlet Center



Key

- ROW / Property Line
- Setback Line
- Building Area
- ▨ Façade Zone

D. Building Placement		
Setback (Distance from ROW/Property Line)		
Front	10' min., 25' max.	A
Side Street	10' min., 20' max.	B
Side:		
Side, Main Building	5' min.	C
Side, Ancillary Building	5' min.	C
Rear	5' min.	D
Façade within Façade Zone ¹ :		
Front	75%	
Side Street	50%	

Notes
¹A Parking Lot Perimeter Strip (Section 5.8.80.C utilizing a decorative fence or wall can substitute up to 50% of the required façade within the façade zone.

Lot Size (37,500 SF Maximum)		
Width	150 ft. max.	E
Depth	250 ft. max.	F

Miscellaneous
 Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the façade of the front-most immediately adjacent property.
 Maximum lot size does not apply to Recreation, Education, Safety, Public Assembly uses, and buildings with a footprint Exceeding 10,000 square feet.

E. Building Form		
Building Height		
Main Building	2.5 stories max. ¹	G
Ancillary Building	2 stories max.	
Ground Floor Finish Level: ²		
Residential	18" min.	H
Commercial (T4HC-O)	6" max.	
Ground Floor Ceiling:		
Commercial (T4HC-O)	10' min.	I
Upper Floor(s) Ceiling	8' min.	J

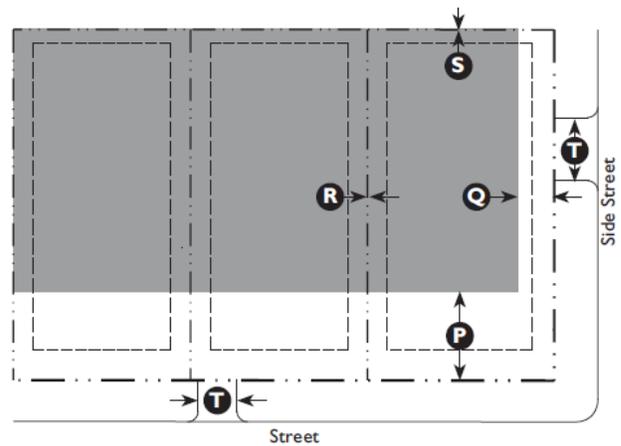
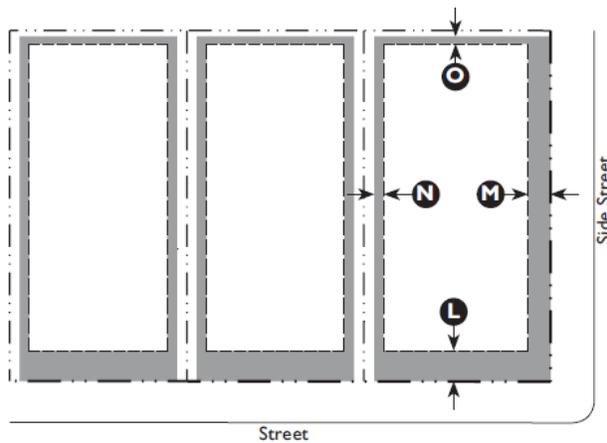
Ground Floor lobbies and Common areas in multi-unit buildings may have a 0" to 6" ground floor finish level.
 Within 25' of the rear property line, buildings may not be more than a half-story taller than the allowed height of adjacent buildings.

Footprint		
Width: Main Building	100' max. ³	

All upper floors may have a primary entrance along the front. Loading docks, overhead doors, and other service entries may not be located on street-facing façades.

Notes
¹Institutional buildings are exempt from this requirement provided that building height does not exceed 35 feet above grade.
²Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.
³Buildings with a footprint exceeding 15,000 square feet are exempt from the maximum building width requirement.

Division 3.2: Transect Zones
T4 Hamlet Center



Key

- ROW / Property Line
- Setback Line
- Encroachment Area

Key

- ROW / Property Line
- Setback Line
- Allowed Parking Area

F. Encroachments and Frontage Types

Encroachments

Front	12' max.	L
Side Street	12' max.	M
Side	3' max.	N
Rear	3' max.	O

Encroachments are not allowed across a side or rear property line, or across a curb.

See Division 5.2 (Private Frontage Standards) for further refinement of the allowed encroachments for frontage elements.

Allowed Frontage Types

Common Yard	Forecourt
Porch: Projecting	Dooryard
Porch: Engaged	Porch: Side Yard
Stoop	Shopfront ¹
Terrace ¹	

¹ Allowed in T4HC-O Sub-Zone only.

G. Parking

Required Spaces: Residential Uses

Single-family detached	2 per unit
Single family attached/ duplex	2 per unit
Multi-family units	1.25 per unit
Accessory dwelling unit	1 per unit
Community residence	1 per bedroom

Required Spaces: Service or Retail Uses

Retail, Offices, Services	1 per 300 GSF
Restaurant, Café, Coffee Shop	1 per 150 GSF
Drive-through Facility	Add 5 stacking spaces per drive-through
Gas Station/Fuel Sales	1 per pump plus requirement for retail
Lodging: Bed and breakfast	2 spaces plus 1 per guest room
Lodging: Inn/hotel	1 per room

Required Spaces: Industrial Uses

Light manufacturing, processing and packaging	1 per 500 GSF
Warehousing/Distribution	1 per 2,000 GSF

For parking requirements other uses see Table 5.5.40.B (Parking Space Requirements).

Location (Setback from Property Line)

Front	5' behind front façade of main building	P
Side Street	5' behind front façade of main building	Q
Side	0' min.	R
Rear	5' min.	S

Miscellaneous

Parking Driveway Width		T
40 spaces or less	14' max.	
Greater than 40 spaces	18' max.	

Division 3.2: Transect Zones
T4 Hamlet Center

H. T4HC, T4VC, and T4 HCO Allowed Uses

Land Use Type ¹	Specific Use Regulations	T4HC	T4VC	T4HCO
Agricultural				
Agricultural Support Services		P	P	P
Forestry		P	P	P
Residential				
Dwelling: Single Family Detached		P	P	P
Dwelling: Single Family Attached		P	P	P
Dwelling: Two Family Unit (Duplex)		P	P	P
Dwelling: Multi Family Unit		P	P	P
Dwelling: Accessory Unit	4.2.30	C	C	C
Dwelling: Family Compound	4.1.80	---	C	---
Dwelling: Group Home		P	P	P
Community Residence (dorms, convents, assisted living, temporary shelters)		P	P	P
Home Office	4.2.90	C	C	C
Home Business	4.2.80	C	C	C
Live/Work		P	P	P

Land Use Type ¹	Specific Use Regulations	T4HC	T4VC	T4HCO
Retail & Restaurants				
General Retail 3,500 SF or less		P	P	P
General Retail 50,000 SF or less		---	P	P
Bar, Tavern, Nightclub		---	P	P
Gas Station/Fuel Sales	4.1.100	C	C	C
Restaurant, Café, Coffee Shop		P	P	P
Restaurant, Café, Coffee Shop with Drive-Thru Facilities	4.1.70	---	---	S
Vehicle Sales and Rental: Light	4.1.260	---	---	C
Offices & Services				
General Offices & Services 3,500 SF or less		P	P	P
General Offices & Services 10,000 SF or less		---	P	P
General Offices & Services 25,000 SF or less		---	---	P
General Offices & Services with Drive-Thru Facilities	4.1.110 4.1.70	---	---	C
Animal Services: Clinic/Hospital		P	P	P
Animal Services: Kennel	4.1.40	---	---	C
Day Care: Family Home (up to 8 clients)		P	P	P
Day Care: Commercial Center (9 or more clients)	4.1.60	C	C	C
Lodging: Bed & Breakfast (5 rooms or less)		P	P	P
Lodging: Inn (up to 24 rooms)		P	P	P
Lodging: Hotel		---	---	P
Medical Service: Clinics/Offices		P	P	P
Vehicle Services: Minor Maintenance & Repair	4.1.270	---	C	C
Vehicle Services: Major Maintenance & Repair	4.1.270	---	---	C

Key	
P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

End Notes

¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

H. T4HC, T4VC, and T4 HCO Allowed Uses

Division 3.2: Transect Zones

T4 Hamlet Center

Land Use Type ¹	Specific Use Regulations	T4HC	T4VC	T4HCO
Recreation, Education, Safety, Public Assembly				
Community Oriented Cultural Facility (less than 15,000 SF)		P	P	P
Community Oriented Cultural Facility 15,000 SF or greater)	7.2.130	---	S	P
Community Public Safety Facility		P	P	P
Institutional Care Facility		---	---	P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.140	C	C	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.140	C	C	C
Park, Playground, Outdoor Recreation Area		P	P	P
Recreation Facility: Commercial Indoor		---	P	P
Recreation Facility: Commercial Outdoor	4.1.200	---	C	C
Recreation Facility: Community-Based		---	P	P
School: Public or Private		P	P	P
School: Specialized Training/Studio		P	P	P
School: College or University	7.2.130	S	---	S

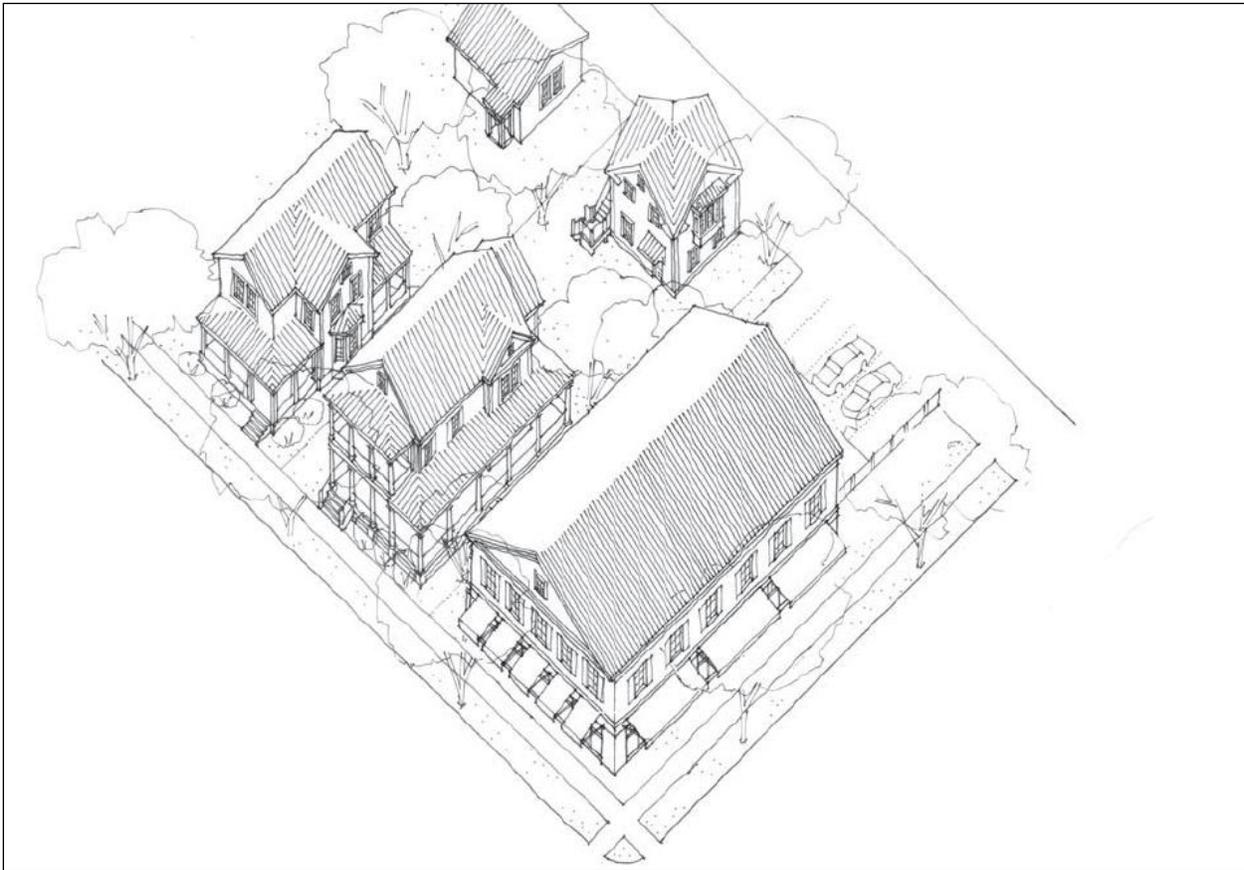
Key	
P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

End Notes

¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

Land Use Type ¹	Specific Use Regulations	T4HC	T4VC	T4HCO
Infrastructure, Transportation, Communications				
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C	C	C
Parking Facility, Public or Commercial		---	P	P
Transportation Terminal		---	P	P
Wireless Communication Facility	4.1.320	S	S	S
Industrial				
Manufacturing, Processing & Packaging - Light (less than 15,000 SF)	4.1.140	C	C	C
Warehousing	4.1.280	---	---	C
Wholesaling and Distribution	4.1.280	---	---	C

3.2.110 T4 Neighborhood Center (T4NC) Standards



General note: The illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Purpose

The Neighborhood Center (T4NC) Zone is intended to integrate vibrant main-street commercial and retail environments into neighborhoods, providing access to day-to-day amenities within walking distance, creating potential for a transit stop, and serving as a focal point for the neighborhood.

The T4 Neighborhood Center Zone implements the Comprehensive Plan goals of creating areas of higher intensity residential and commercial uses in Beaufort County, the City of Beaufort and Town of Port Royal.

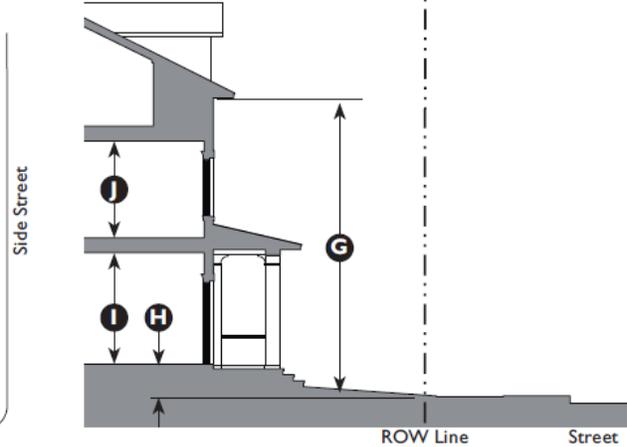
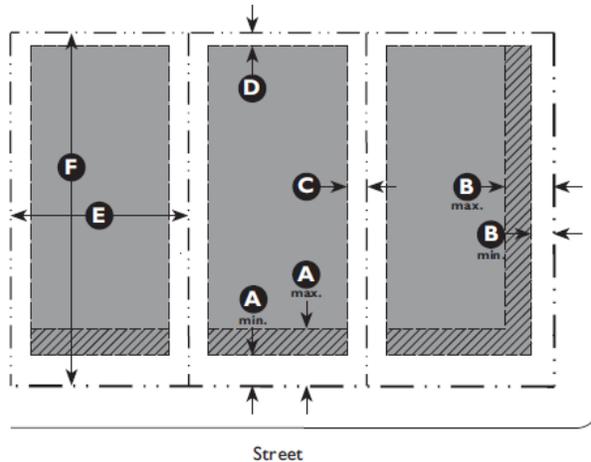
B. Allowed Building Types

Building Type	Specific Regulations
Carriage House	5.1.40
Small Lot House	5.1.70
Cottage Court	5.1.80
Duplex	5.1.90
Townhouse	5.1.100
Mansion Apartment	5.1.110
Apartment House	5.1.120
Main Street Mixed Use	5.1.130
Industrial/Agricultural	5.1.140

Miscellaneous

Existing manufactured homes that are being replaced with another manufactured home that does not exceed the size and/or setbacks of the existing unit are exempt from Building Type (Division 5.1) and Private Frontage (Division 5.2) Standards.

Division 3.2: Transect Zones
T4 Neighborhood Center



Key

- ROW / Property Line
- Setback Line
- Building Area
- ▨ Facade Zone

C. Building Placement

Setback (Distance from ROW/Property Line)		
Front	0' min., 15' max.	A
Side Street	0' min., 10' max	B
Side:		C
Main Building	3' min.	
Ancillary Building	0' min.	
Rear	5' min.	D
Façade within Façade Zone:		
Front	75%	
Side Street	50%	

Lot Size (62,500 SF Maximum)

Width	250' max.	E
Depth	250' max.	F

Miscellaneous

Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the facade of the front-most immediately adjacent property.

No planting strips are allowed between sidewalk and building.

Maximum lot size does not apply to Recreation, Education, Safety, Public Assembly uses, and buildings with a footprint exceeding 20,000 square feet.

D. Building Form

Building Height		
Main Building	2 stories min., ¹	G
	4 stories max.	
Ancillary Building	2 stories max.	
Ground Floor Finish Level: ²		H
Residential	18" min.	
Commercial	6" max.	
Ground Floor Ceiling:		I
Commercial	10' min.	
Upper Floor(s) Ceiling	8' min.	J

Ground floor lobbies and common areas in multi-unit buildings may have a 0" to 6" ground floor finish level. Within 25' of the rear property line, buildings may not be more than a half-story taller than the allowed height of adjacent buildings.

Footprint

Width: Main Building	250' max.
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Miscellaneous

Distance Between Entries, to 80'

Upper Floor(s)

All upper floors must have a primary entrance along the front.

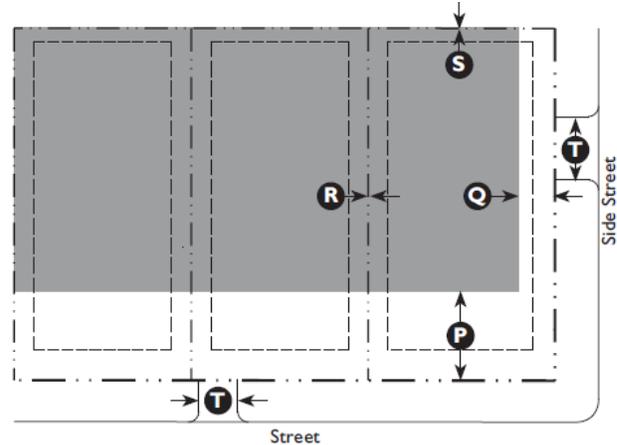
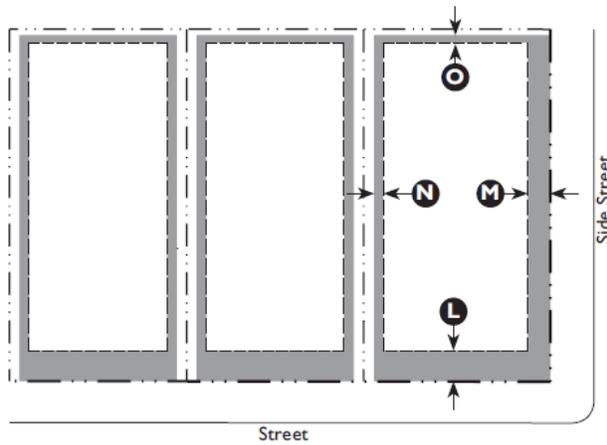
Loading docks, overhead doors, and other service entries may not be located on street-facing facades.

Notes

¹On Lady's Island, one-story buildings are permitted; multi-story buildings are recommended

²Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.

Division 3.2: Transect Zones
T4 Neighborhood Center



Key

- ROW / Property Line
- Setback Line
- Encroachment Area

Key

- ROW / Property Line
- Setback Line
- Allowed Parking Area

E. Encroachments and Frontage Types

Encroachments

Front	12' max.	L
Side Street	12' max.	M
Side	3' max.	N
Rear	3' max.	O

Encroachments are not allowed across a side or rear property line, or across a curb.

See Division 5.2 (Private Frontage Standards) for further refinement of the allowed encroachments for frontage elements.

Awnings, Galleries and Arcades may encroach further into the street ROW to within 2' of the face of curb. Eaves may encroach up to 3' into the street ROW. All other encroachments are not allowed within street ROW.

Allowed Frontage Types

Porch: Projecting	Dooryard
Porch: Engaged	Porch: Side Yard
Stoop	Shop front
Forecourt	Terrace
Gallery	

F. Parking

Required Spaces: Residential Uses

Single family detached	2 per unit
Single-family attached/duplex	2 per unit
Multi-family units	1.25 per unit
Accessory dwelling unit	1 per unit
Community residence	1 per bedroom
Live/work	2 per unit plus 1 per 300 GSF of work area

Required Spaces: Service or Retail Uses

Retail, offices, services	1 per 300 GSF
Restaurant, café, coffee shop	1 per 150 GSF
Drive-through facility	Add 5 stacking spaces per drive-through
Gas station/fuel sales	1 per pump plus requirement for retail
Lodging: Bed and breakfast	2 spaces plus 1 per guest room
Lodging: Inn/hotel	1 per room

Required Spaces: Industrial Uses

Light manufacturing, processing and packaging	1 per 500 GSF
Warehousing/Distribution	1 per 2,000 GSF

For parking requirements for all other allowed uses see Table 5.5.40.B (Parking Space Requirements).

Location (Setback from Property Line)

Front	40' min.	P
Side Street	15' min.	Q
Side	0' min.	R
Rear	5' min.	S

Miscellaneous

Parking Driveway Width:		T
40 spaces or less	14' max.	
Greater than 40 spaces	18' max.	

Division 3.2: Transect Zones
T4 Neighborhood Center

G. T4NC Allowed Uses

Land Use Type ¹	Specific Use Regulations	T4NC	Land Use Type ¹	Specific Use Regulations	T4NC
Agricultural			Recreation, Education, Safety, Public Assembly		
Forestry		P	Community Oriented Cultural Facility (less than 15,000 SF)		P
Residential			Community Oriented Cultural Facility (15,000 SF or greater)		P
Dwelling: Single-Family Detached Unit		P	Community Public Safety Facility		P
Dwelling: Single-Family Attached Unit		P	Institutional Care Facility		P
Dwelling: Two Family Unit (Duplex)		P	Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Dwelling: Multi-Family Unit		P	Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Dwelling: Accessory Unit	4.2.30	C	Park, Playground, Outdoor Recreation Areas		P
Dwelling: Group Home		P	Recreation Facility: Commercial Indoor		P
Community Residence (dorms, convents, assisted living, temporary shelters)		P	Recreation Facility: Community-Based		P
Home Office	4.2.90	C	School: Public or Private		P
Home Business	4.2.80	C	School: Specialized Training/Studio		P
Live/Work		P	School: College or University	7.2.130	S
Retail & Restaurants			Infrastructure, Transportation, Communications		
General Retail greater than 50,000 SF		P	Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
General Retail with Drive-Through Facilities	4.1.120	C	Parking Facility: Public or Commercial		P
	4.1.70	C	Transportation Terminal		P
Bar, Tavern, Nightclub		P	Wireless Communication Facility	4.1.320	S
Gas Station/Fuel Sales	4.1.100	C	Industrial		
Restaurant, Café, Coffee Shop		P	Manufacturing, Processing, and Packaging - Light (less than 15,000 SF)	4.1.140	C
Restaurant, Café, Coffee Shop With Drive-Through Facilities	4.1.70	S			
Offices & Services					
General Offices & Services: greater than 50,000 SF		P			
General Offices & Services: with Drive-Through Facilities	4.1.110	C			
	4.1.70	C			
Animal Services: Clinic/Hospital		P			
Animal Services: Kennel	4.1.40	C			
Day Care: Family Home (up to 8 clients)		P			
Day Care: Commercial Center (9 or more clients)	4.1.60	C			
Lodging: Bed & Breakfast (5 rooms or Less)		P			
Lodging: Inn (up to 24 rooms)		P			
Lodging: Hotel		P			
Medical Services: Clinics/Offices		P			
Medical Services: Hospital	7.2.130	S			
Vehicle Services: Minor Maintenance and Repair	4.1.270	C			
Vehicle Services: Major Maintenance and Repair	4.1.270	C			

Key	
P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

End Notes

¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

3.3.30 Neighborhood Mixed Use (C3) Zone Standards

A. Purpose

The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) residential development, with denser areas of multi-family and mixed-use development to provide walkability and affordable housing options. The design requirements are intended to provide a suburban character and encourage pedestrian, as well as automobile, access. Open spaces shall be provided in sufficient quantity to ensure an open quality with a predominance of green space. Non-residential uses shall be limited to parcels having access to arterial or collector streets or within a Traditional Community Plan. This Zone provides for the lower densities of areas designated Neighborhood Mixed-Use in the Comprehensive Plan. It is intended to support the development of communities with a diverse range of housing types and uses.

B. Building Placement

Setback (Distance from ROW/Property Line)

Front	30' min. ¹
Side:	
Side, Main Building	10' min.
Side, Ancillary Building	10' min.
Rear	50' min.

¹The minimum front setback for mansion apartments in a Multi-family community on internal streets is 15 feet.

Lot Size

Lot Size	10,890 SF min.
Width	70' min.

Minimum Site Area

Single Family and Duplex	10,890 SF
Multi-Family	21,780 SF

Note:

For development within a Traditional Community Plan meeting the requirements of Division 2.3, setback, minimum lot size and minimum site area requirements of the transect zone established and delineated on the regulating plan shall apply.

C. Building Form

Building Height

Single Family and Duplex	2.5 stories max.
Multi-Family	2.5 stories max.
Non-Residential Buildings	2 stories max.
Institutional Buildings	35 feet above grade
Ground Floor Finish Level	No minimum
Multi-Family housing shall utilize the Mansion Apartment Building Type requirements in 5.1.110.	

D. Gross Density¹ and Floor Area Ratio

Gross Density

Single Family Detached	2.6 d.u./acre
Single Family Attached/ Duplex	2.6 d.u./acre
Multi-Family Unit	12 d.u./acre, Maximum of 80 dwelling units
Traditional Community Plan	3.5 d.u./acre ²

²Subject to the requirements in Division 2.3

Floor Area Ratio

Non-residential buildings	0.18 max.
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¹Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)

E. Parking

Required Spaces: Residential Uses

Single-family detached	3 per unit
Single-family attached/duplex	2 per unit
Multi-family units	1.25 per unit
Accessory dwelling unit	1 per unit
Community residence	1 per bedroom
Live/work	2 per unit plus 1 per 300 GSF of work area

Required Spaces: Service or Retail Uses

Retail, offices, services	1 per 300 GSF
Restaurant, Café, Coffee Shop	1 per 150 GSF
Gas station/fuel sales	1 per pump plus requirement for retail
Lodging: Bed and breakfast	2 spaces plus 1 per guest room
Lodging: Inn/hotel	1 per room

For parking requirements for all other allowed uses see Table 5.5.40.B (Parking Space Requirements).

Division 3.3: Conventional Zones
C3 Neighborhood Mixed-Use

G. C3 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C3
Agricultural		
Agriculture & Crop Harvesting		P
Agricultural Support Services	2.3	TCP
Seasonal Farmworker Housing	4.1.90	C
Forestry		P
Commercial Stables	4.1.50	C
Residential		
Dwelling: Single Family Detached Unit		P
Dwelling: Single Family Attached Unit		P
Dwelling: Two Family Unit (Duplex)		P
Dwelling: Multi-Family Unit	4.1.170	C
Dwelling: Accessory Unit	4.2.30	C
Dwelling: Group Home		P
Dwelling: Family Compound	2.7.40	C
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Home Office	4.2.90	C
Home Business	4.2.80	C
Live/Work	2.3	TCP
Manufactured Home Community	4.1.130	C
Retail & Restaurants		
General Retail 3,500 SF or less	2.3	TCP
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop	2.3	TCP

Land Use Type ¹	Specific Use Regulations	C3
Offices & Services		
General Offices & Services 3,500 SF or less	4.1.110	C
Animal Services: Clinic/Hospital	2.3	TCP
Day Care: Family Home (up to 8 clients)		P
Day Care: Commercial Center (9 or More clients)	2.3	TCP
Lodging: Bed & Breakfast (5 rooms or less)	2.3	TCP
Lodging: Inn (up to 24 rooms)	2.3	TCP
Medical Service: Clinics/Offices	2.3	TCP
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (less than 15,000 SF)	2.3	TCP
Community Public Safety Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Golf Course		P
School: Public or Private		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Wireless Communications Facility	4.1.320	S

Key

P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
TCP	Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3
---	Use Not Allowed

End Notes

¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

3.3.40 Community Center Mixed Use (C4) Zone Standards

A. Purpose

The Community Center Mixed Use (C4) Zone provides for a limited number of retail, service, and office uses intended to serve the surrounding neighborhood. These are smaller uses and not highway service types of uses. The intensity standards are set to ensure that the uses have the same suburban character as the surrounding suburban residential areas. They are intended to blend with the surrounding areas, not threaten the character of the area. This Zone shall not consist of strip developments but rather neighborhood centers with a sense of place.

B. Building Placement

Setback (Distance from ROW/Property Line)

Front	20' min.
Side:	
Side, Main Building	10' min.
Side, Ancillary Building	10' min.
Rear	15' min.

Lot Size

Lot Size	5,000 SF min.
Width	50' min.

Minimum Site Area

Single Family and Duplex	5,000 SF
Multi-Family	21,780 SF

Note:

For development within a Traditional Community Plan meeting the requirements of Division 2.3, setback, minimum lot size and minimum site area requirements of the transect zone established and delineated on the regulating plan shall apply.

C. Building Form

Building Height

Single Family and Duplex	2.5 stories max.
Multi-Family	3 stories max.
Non-Residential Buildings	2 stories max.
Ground Floor Finish Level	No minimum

D. Gross Density¹ and Floor Area Ratio

Gross Density	12 d.u./acre max.
Floor Area Ratio ²	0.23 max.

¹Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)

²Requirement applies to non-residential buildings.

E. Parking

Required Spaces: Residential Uses

Single-family detached	3 per unit
Single-family attached/duplex	2 per unit
Multi-family units	1.25 per unit
Accessory dwelling unit	1 per unit
Community residence	1 per bedroom
Live/work	2 per unit plus 1 per 300 GSF of work area

Required Spaces: Service or Retail Uses

Retail, offices, services	1 per 300 GSF
Restaurant, Café, Coffee Shop	1 per 150 GSF
Gas station/fuel sales	1 per pump plus requirement for retail
Lodging: Bed and breakfast	2 spaces plus 1 per guest room
Lodging: Inn/hotel	1 per room

Required Spaces: Industrial Uses

Light manufacturing, processing and packaging	1 per 500 GSF
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For parking requirements for all other allowed uses see Table 5.5.40.B (Parking Space Requirements).

Division 3.3: Conventional Zones
C4 Community Center Mixed-Use

E. C4 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C4
Agriculture		
Agricultural Support Services		P
Forestry		P
Residential		
Dwelling: Single-Family Detached Unit	2.3	TCP
Dwelling: Single-Family Attached Unit	2.3	TCP
Dwelling: Two Family Unit (Duplex)	2.3	TCP
Dwelling: Multi-Family Unit		P
Dwelling: Accessory Unit	2.3	TCP
Dwelling: Family Compound	2.7.40	C
Dwelling: Group Home	2.3	TCP
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP
Home Office	4.2.90	C
Home Business	2.3	TCP
Live/Work		P
Retail & Restaurants		
General Retail 50,000 SF or less		P
General Retail with Drive-Through Facilities	4.1.120 4.1.70	C
Bar, Tavern, Nightclub		P
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop		P
Restaurant, Café, Coffee Shop with Drive-Through Facilities	4.1.70	C
Vehicle Sales & Rental: Light	4.1.260	C
Offices & Services		
General Offices & Services 25,000 SF or less		P
General Offices & Services with Drive-Through Facilities	4.1.110 4.1.70	C
Animal Services: Clinic/Hospital		P
Animal Services: Kennel	4.1.40	C
Day Care: Family Home (up to 8 clients)	2.3	TCP
Day Care: Commercial Center (9 or more clients)	4.1.60	C
Lodging: Bed & Breakfast (5 rooms or less)	2.3	TCP
Lodging: Inn (up to 24 rooms)		P
Lodging: Hotel		P

Key

P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
TCP	Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3
---	Use Not Allowed

End Notes

¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

Land Use Type ¹	Specific Use Regulations	C4
Offices & Services (Continued)		
Medical Services: Clinics/Offices		P
Residential Storage Facility	4.1.220	C
Vehicle Services: Minor Maintenance and Repair	4.1.270	C
Vehicle Services: Major Maintenance and Repair	4.1.270	C
Recreation, Education, Safety, Public Assembly		
Community Oriented Cultural Facility (Less than 15,000 SF)		P
Community Oriented Cultural Facility (15,000 SF or greater)		P
Community Public Safety Facility		P
Institutional Care Facility		P
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C
Park, Playground, Outdoor Recreation Areas		P
Recreation Facility: Commercial Indoor		P
Recreation Facility: Commercial Outdoor	4.1.200	C
Recreation Facility: Community-Based		P
School, Public or Private		P
School: Specialized Training/Studio		P
School: College or University	7.2.130	S
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Parking Facility, Public or Commercial		P
Transportation Terminal		P
Waste Management: Community	4.1.290	C
Waste Collection & Recycling		C
Wireless Communications Facility	4.1.320	S
Industrial		
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	4.1.140	C

3.3.50 Regional Center Mixed Use (C5) Zone Standards

A. Purpose

The Regional Center Mixed Use (C5) Zone permits a full range of retail, service, and office uses. The Zone’s intensity accommodates regional and community commercial and business activities. Uses include large, commercial activities that serve the entire County and highway-oriented businesses that need to be located on major highways. While this use intends high-quality, commercial character, the setback or build-to-line, landscaping and other design requirements provide a uniform streetscape that makes provision for pedestrian and transit access. The Zone is intended to be more attractive than commercial areas in other counties to maintain the attractive tourist and business environment and have minimal impact on surrounding residential areas.

The Zone is not intended to be a strip along all arterials and collectors. In developing areas, the minimum depth of a parcel along an arterial or collector shall be 600’. The minimum zone size shall be 20 acres. In the older, built-up areas, new uses shall have depths and areas equal to or greater than similar uses in the area. This Zone shall be located in areas designated “regional commercial” in the Comprehensive Plan.

B. Building Placement

Setback (Distance from ROW/Property Line)

Front	25’ min.
Side:	
Side, Main Building	15’ min.
Side, Ancillary Building	15’ min.
Rear	10’ min.

Lot Size

Lot Size	21,780 SF min.
Width	150’ min.

Note:

For development within a Traditional Community Plan meeting the requirements of Division 2.3, setback, minimum lot size and minimum site area requirements of the transect zone established and delineated on the regulating plan shall apply.

C. Building Form

Building Height

All Buildings	3 stories max.
Ground Floor Finish Level	No minimum

D. Gross Density¹ and Floor Area Ratio

Density	15.0 d.u./acre max.
Floor Area Ratio ²	0.37 max.

¹Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)

²Requirement applies to non-residential buildings.

E. Parking

Required Spaces: Residential Uses

Single-family detached	3 per unit
Single-family attached/duplex	2 per unit
Multi-family units	1.25 per unit
Accessory dwelling unit	1 per unit
Community residence	1 per bedroom
Live/work	2 per unit plus 1 per 300 GSF of work area

Required Spaces: Services or Retail Uses

Retail, offices, services	1 per 300 GSF
Restaurant, café, coffee shop	1 per 150 GSF
Drive-through facility	Add 5 stacking spaces per drive-through
Gas station/fuel sales	1 per pump plus requirement for retail
Lodging: Bed and breakfast	2 spaces plus 1 per guest room
Lodging: Inn/hotel	1 per room

Required Spaces: Industrial Uses

Light manufacturing, processing and packaging	1 per 500 GSF
Warehousing/distribution	1 per 2,000 GSF

For parking requirements for all other allowed uses see Table 5.5.40.B (Parking Space Requirements).

E. C5 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C5	Land Use Type ¹	Specific Use Regulations	C5
Agriculture			Offices & Services		
Agricultural Support Services		P	General Offices & Services		P
Forestry		P	General Offices & Services with Drive-Through Facilities	4.1.110 4.1.70	C
Residential			Animal Services: Clinic/Hospital		P
Dwelling: Single-Family Detached Unit	2.3	TCP	Animal Services: Kennel	4.1.40	C
Dwelling: Single-Family Attached Unit	2.3	TCP	Day Care: Family Home (up to 8 clients)	2.3	TCP
Dwelling: Two Family Unit (Duplex)	2.3	TCP	Day Care: Commercial Center (9 or more clients)	4.1.60	C
Dwelling: Multi-Family Unit		P	Lodging: Bed & Breakfast (5 rooms or less)	2.3	TCP
Dwelling: Accessory Unit	2.3	TCP	Lodging: Inn (up to 24 rooms)		P
Dwelling: Family Compound	2.7.40	C	Lodging: Hotel		P
Dwelling: Group Home	2.3	TCP	Medical Services: Clinics/Offices		P
Community Residence (dorms, convents, assisted living, temporary shelters)	2.3	TCP	Residential Storage Facility	4.1.220	C
Home Office	4.2.90	C	Vehicle Services: Minor Maintenance and Repair	4.1.270	C
Home Business	2.3	TCP	Vehicle Services: Major Maintenance and Repair	4.1.270	C
Live/Work		P			
Retail & Restaurants					
General Retail		P			
General Retail with Drive-Through Facilities	4.1.120 4.1.70	C			
Bar, Tavern, Nightclub		P			
Gas Station/Fuel Sales	4.1.100	C			
Open Air Retail		P			
Restaurant, Café, Coffee Shop		P			
Restaurant, Café, Coffee Shop with Drive-Through Facilities	4.1.70	C			
Vehicle Sales & Rental: Light	4.1.260	C			
Key					
P	Permitted Use				
C	Conditional Use				
S	Special Use Permit Required				
TCP	Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3				
---	Use Not Allowed				
End Notes					
¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.					

E. C5 Allowed Uses (continued)

Land Use Type ¹	Specific Use Regulations	C5	Land Use Type ¹	Specific Use Regulations	C5
Recreation, Education, Safety, Public Assembly			Infrastructure, Transportation, Communications		
Community Oriented Cultural Facility (Less than 15,000 SF)		P	Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Community Oriented Cultural Facility (15,000 SF or greater)		P	Parking Facility, Public or Commercial		P
Community Public Safety Facility		P	Transportation Terminal		P
Institutional Care Facility		P	Waste Management: Community	4.1.290	C
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C	Waste Collection & Recycling		
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	C	Waste Management: Regional Waste Transfer & Recycling	4.1.300	C
Park, Playground, Outdoor Recreation Areas		P	Wireless Communications Facility	4.1.320	S
Recreation Facility: Commercial Indoor		P	Industrial		
Recreation Facility: Commercial Outdoor	4.1.200	C	Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	4.1.140	C
Recreation Facility: Community-Based		P	Manufacturing, Processing, and Packaging - Light (15,000 SF or greater)	4.1.140	C
School: Specialized Training/Studio		P	Outdoor Maintenance/Storage Yard	4.1.180	C
School: College or University	7.2.130	S	Warehousing	4.1.280	C
			Wholesaling and Distribution	4.1.280	C

Key

P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
TCP	Permitted only as part of a Traditional Community Plan under the requirements in Division 2.3
---	Use Not Allowed

End Notes

¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.

Amendments to Article 4

Division 4.2: Accessory Uses and Structures

Sections:

- 4.2.10 Purpose
- 4.2.20 General Standards and Limitations
- 4.2.30 Accessory/Secondary Dwelling Unit
- 4.2.40 Cottage Industry
- 4.2.50 Fences and Walls
- 4.2.60 Food Sales (Indoor)

4.2.70	Guest House
4.2.80	Home Business
4.2.90	Home Office
4.2.100	Outdoor Display as an Accessory Use
4.2.110	Outdoor Storage as an Accessory Use
4.2.120	Private Stables
4.2.130	Satellite Dish Antenna
4.2.140	Security Quarters
4.2.150	Small Wind Energy System
4.2.160	Solar Energy Equipment
4.2.170	Swimming Pools, Hot Tubs, and Ornamental Ponds and Pools
4.2.180	Waste Receptacles and Refuse Collection Areas
4.2.190	Water/Marine-Oriented Facilities
4.2.200	Private Fish Ponds

Table 4.2.20A: Table of Permitted Accessory Uses

Accessory Use/ Structure Type	Additional Requirements	T1 N	T2R T2RL	T2 RN	T2 RNO	T2 RC	T3E	T3 HN	T3 N	T4 HC	T4 VC	T4 HCO	T4 NC	C3	C4	C5	SI
Accessory / Secondary Dwelling Unit	4.2.30	--	P	P	P	P	P	P	P	P	P	P	P	P	TCP	TCP	--
Cottage Industry	4.2.40	--	P	--	P	P	--	--	--	--	--	--	--	--	--	--	--
Fences and Walls	4.2.50	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Food Sales (Indoor)	4.2.60	--	P	--	P	P	--	--	--	P	P	P	P	--	P	P	P
Freestanding Accessory Structure (includes Garages and Sheds)	4.2.20.E	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Guest House	4.2.70	--	P	P	P	P	P	P	--	--	--	--	--	P	--	--	--
Home Business	4.2.80	P	P	P	P	P	--	--	P	P	P	P	P	P	--	--	--
Home Office	4.2.90	--	P	P	P	P	P	P	P	P	P	P	P	P	--	--	--
Outdoor Display (as an Accessory Use)	4.2.100	--	--	--	P	P	--	--	--	P	P	P	P	--	P	P	--
Outdoor Storage (as an Accessory Use)	4.2.110	--	--	--	--	P	--	--	--	--	P	P	P	--	P	P	P
Private Fish Ponds	4.2.200	--	P	P	P	P	--	--	--	--	--	--	--	P	--	--	--
Private Stables	4.2.120	--	P	P	P	--	--	--	--	--	--	--	--	P	--	--	--
Satellite Dish Antenna	4.2.130	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Security Quarters	4.2.140	--	--	--	--	P	--	--	--	--	P	P	P	--	P	P	P
Small Wind Energy System	4.2.150	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	P
Solar Energy Equipment	4.2.160	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Swimming Pools, Hot Tubs, and Ornamental Ponds and Pools	4.2.170	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Waste Receptacles and Refuse Collection Areas	4.2.180	--	P	P	P	P	--	--	P	P	P	P	P	P	P	P	P
Water/Marine-Oriented Facilities	4.2.190	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

P=Permitted Subject to the Additional Requirements --=Not Allowed

E. Standards for Freestanding Accessory Buildings / Structures.

1. Location.

a. General.

- (1) No accessory use, structure, or activity except water/marine-oriented facilities shall occupy or take place in a required front, side, or rear yard setback, except for permitted fences or walls erected on a property line or an ornamental pond.
- (2) Except in T1, T2R, and T2RL zones, all river, marsh, and ocean waterfront lots, and water/marine-oriented facilities, no accessory structure shall project beyond the front building line of the principal structure.
- (3) Except for fences, walls, swimming pools, hot tubs, and air conditioning compressor units, no accessory structures shall be located within five feet of a principal structure or any other accessory structure.
- (4) No accessory structure shall be located within any platted or recorded easement or over any known utility.
- (5) All freestanding accessory structures shall meet the side setbacks and building height standards for ancillary buildings in Article 3 (Specific to Zones).
- (6) Except for water/marine-oriented facilities, all freestanding residential accessory structures shall be set back from rear property lines as follows:
 - (a) Five feet for lots less than 10,000 square feet.
 - (b) Ten feet for lots between 10,000 square feet and one acre.
 - (c) Twenty-five feet for lots one acre or greater.
- (7) Freestanding non-residential accessory structures shall meet the rear yard setback for the principal structure.

b. Water / Marine-Oriented Facilities. Structures used for water/marine-oriented facilities such as boat docks, boat houses, and similar uses may be located where necessary to provide access to the waterfront.

c. Air Conditioner Compressor Units. Air conditioner compressor units shall be located in the building envelope.

2. Size. Except for the T2R district, individual freestanding accessory structures on a parcel shall not collectively exceed 30 percent of the floor area of the principal structure. This does not include standard two car garages (less than 600 square feet), accessory dwellings, **guest houses**, structures used for bona fide agricultural purposes, and accessory structures used for home businesses and cottage industries. In the T2R district, except for structures used for bona fide agricultural purposes, all freestanding accessory structures shall be clearly incidental and subordinate to the principal structure.

3. **Storage Buildings for Private Residential Use Only.** Storage buildings are permitted on residential lots provided they are used only for private residential storage of the property owner or tenant.
4. Tractor trailers and shipping containers may not be used as accessory structures.

F. **Temporary Accessory Uses and Structures.** Temporary accessory uses and structures shall be governed by the standards and temporary use procedures set forth in Section 4.3.40

4.2.30 Accessory / Secondary Dwelling Unit

An accessory/secondary dwelling unit shall comply with the following standards:

- A. **Zones Allowed.** Accessory/secondary dwelling units shall be permitted as accessory uses to single-family detached residential dwelling units in accordance with Table 4.2.20.A (Table of Permitted Accessory Uses).
- B. **Comply with Dimensional and Development Standards.** Accessory/secondary dwelling units shall comply with all dimensional and development standards in Article 3 (Specific to Zones).
- C. **Density.** ~~Accessory/secondary dwelling units shall not count toward any applicable maximum residential density requirements. A maximum of one (1) accessory/secondary dwelling unit shall be permitted on a single-family residential lot.~~
- D. **Area of Unit.**
 1. In T2 and all conventional zones, the unit shall be no more than 1,000 heated square feet or less than 300 heated square feet in area.
 2. In all transect zones, except T2, the unit shall be within a carriage house building type, see Section 5.1.40 (Carriage House).
- E. **Design of Unit.** The unit shall maintain the architectural design, style, appearance and character of the principal single-family dwelling as a single-family residence.
- F. **Parking.** In Conventional zones one off-street parking space, in addition to that provided for the existing single-family dwelling, shall be provided for the unit.
- G. **Resale.** Accessory dwelling units shall not be sold apart from the principal dwelling upon the same lot where they are located.
- H. **Rental.** Accessory dwelling units shall not be leased or rented for tenancies of less than 30 consecutive days.
- I. **No Recreational Vehicles and Travel Trailers.** Recreational vehicles and travel trailers shall not be used as accessory dwelling units.

4.2.70 Guest House

~~A guest house shall comply with the following standards:~~

- A. ~~**Zones Allowed.** A guest house shall be permitted as an accessory use to a principal residential dwelling unit in accordance with Table 4.2.20.A (Table of Permitted Accessory Uses).~~
- B. ~~**No Rental Permitted.** A guest house shall be for use by the property owner and his/her guests only. It shall not be for lease or rent and must be connected to the same utility meters, septic system, well, etc., as the principal dwelling.~~

- ~~C. **Density.** One guest house shall not count toward any applicable residential density requirements. Additional guest houses are permitted as long as the total number of residential units on the property does not exceed the applicable density requirements.~~
- ~~D. **Size of Unit.** The size of a guest house shall not exceed that of the principal single family dwelling and shall be clearly subordinate to it.~~
- ~~E. **Design of Unit.** The unit shall maintain the architectural design, style, appearance and character of the principal single family dwelling. Manufactured homes, recreational vehicles and travel trailers shall not be used as a guest house.~~
- ~~F. **Construction May Occur Before Principal Dwelling.** A guest house may be constructed prior to the construction of the principal dwelling.~~

Amendment to Article 10

10.1.70 G Definitions

Gallery. A private frontage type where the main facade of the building is at the frontage line and the gallery element overlaps the sidewalk. This Type is intended for buildings with ground-floor commercial uses and may be one or two stories (see Section 5.2.130).

Garage. A structure, or part thereof, used or intended to be used for the parking and storage of motor vehicles.

Grand Tree. An existing, exceptionally large tree as follows:

1. Live Oak (*Quercus Virginiana*), Black Walnut (*Juglans Nigra*), or Longleaf Pine (*Pinus Palustris*) equal to or greater than a diameter of 24 inches DBH;
2. Loblolly Pine (*Pinus Taeda*), Slash Pine (*Pinus Ellitoides*), and Shortleaf Pine (*Pinus Echinata*) equal to or greater than a diameter of 36 inches DBH;
3. All other non-invasive species of trees, not defined above, equal to or greater than a diameter of 30 inches DBH.

Green. A small civic/open space usually found in a residential area that is available for unstructured and limited amounts of structured recreation (see Division 2.8).

Greenway. A linear open space that may follow natural corridors providing unstructured and limited amounts of structured recreation (see Division 2.8).

Ground Cover. Low-growing plants that grow in a spreading fashion to form a more or less solid mat of vegetation, generally planted to provide decorative landscaping or permeable cover for bare earth that prevents soil erosion.

Gross Floor Area (GFA). The sum of the total horizontal areas of a building. The measurement of gross floor area is computed by applying the following criteria:

1. The horizontal square footage is measured from the outside face of all exterior walls.
2. Cellars, basements, attics, covered or uncovered porches, balconies and decks, enclosed storage or mechanical areas, mezzanines and similar structures shall be included as GFA wherever at least seven feet are provided between the finished floor and the ceiling.

3. No deduction shall apply for horizontal areas void of actual floor space; for example, elevator shafts and stairwells. The protected upper floors of open atriums and foyers shall not be included.

Gross Site Area. All land and water area contained within the surveyed boundaries of a lot or parcel.

Guest House. ~~Living quarters within a detached accessory building located on the same premises with the main building, for use by guests of the occupants of the premises, such quarters may have no kitchen or cooking facilities and not rented or otherwise used as a separate dwelling (see Section 4.2.70).~~



MEMORANDUM

To: Beaufort County Planning Commission

From: Robert Merchant, AICP, Deputy Director

Subject: Text Amendment to The Community Development Code (CDC): Section 7.3.70.B and 7.2.60.E to Clarify When a Subdivision Plan or Land Development Plan is Ripe for Appeal

Date: October 5, 2020

A. BACKGROUND: This is a staff initiated text amendment to the Community Development Code to eliminate language that allows appeals of concept major land development and subdivision plans. Major land developments and subdivisions are required to be reviewed by the Staff Review Team (SRT) an informal staff group made up of members of the planning and zoning, stormwater, Engineering departments in addition to representatives from the fire districts. Major plans go through a two-step process – concept and final.

- **Concept Plan Approval:** The concept plan phase is very informal with staff providing the applicant direction on what is required to submit for the final stage. Often, the applicant is given a set of conditions that must be made before submitting for Final. No permit is issued at this time.
- **Final Plan Approval:** At final plan stage staff evaluates projects to assess whether they meet all requirements and conditions. Once they are met, a development permit is issued.

The Community Development Code currently allows both concept and final plans to be appealed. It is staff's opinion that only after final plan approval and a development permit is issued, that an action is "ripe" for appeal. Limiting appeals to after a development permit is issued provides clarity to the ZBOA when it is evaluating appeals on what the facts of the case actually are. It also eliminates the possibility of an application being delayed before the applicant has had an opportunity to respond to all of staff's conditions and requirements.

B. RECOMMENDATION: Staff recommends approval.

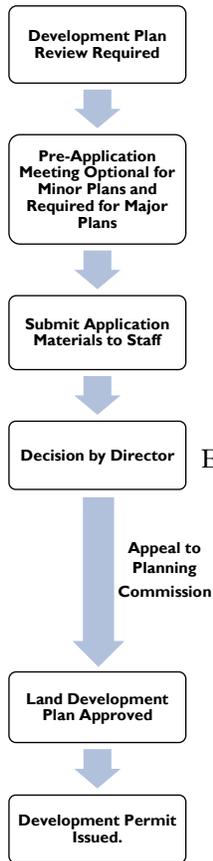
C. ATTACHMENTS: Proposed amendments to the CDC

b. All other development, unless exempted in accordance with this Section, shall be required to receive approval of a **Minor** Land Development Plan in accordance with this Section.

C. **Exemptions.** Development of a single-family dwelling, duplex, or multi-family development of less than six dwelling units on a lot of record or lot platted prior to December 8, 2014, is exempt from the requirements of this Section.

D. **Minor Land Development Plan Procedure.**

1. **Pre-Application Conference is Optional.** See Section 7.4.20 (Pre-Application Conference).
2. **Application Submittal and Acceptance.** See Section 7.4.30 (Application Submittal and Acceptance).
3. **Staff Review and Action.** Applicable to a decision by the Director. See Section 7.4.40 (Staff Review and Action). The Director's decision shall be based on the standards in Subsection 7.2.60.F. Development located outside of a transect zone shall also require approval of a Certificate of Design Compliance (see Section 7.2.110 (Certificate of Design Compliance)) prior to final approval of a Minor Land Development Plan.
4. **Appeal.** The decision of the Director on a Minor Land Development Plan may be appealed to the Planning Commission. See Section 7.3.70 (Appeals).



E. **Major Land Development Plan Procedure.**

1. **Concept Plan.**
 - a. **Pre-Application Conference is Required.** See Section 7.4.20 (Pre-Application Conference).
 - b. **Application Submittal and Acceptance.** See Section 7.4.30 (Application Submittal and Acceptance).
 - c. **Staff Review and Action.** Applicable to a decision by the Director. See Section 7.4.40 (Staff Review and Action). The Director's decision shall be based on the standards in Subsection 7.2.60.F.
 - d. **Appeal.** The decision of the Director on a Concept Plan for a Major Land Development Plan may be appealed to the Planning Commission. See Section 7.3.70 (Appeals).
2. **Final Land Development Plan.**
 - a. **Pre-Application Conference is Optional.** See Section 7.4.20 (Pre-Application Conference).
 - b. **Application Submittal and Acceptance.** See Section 7.4.30 (Application Submittal and Acceptance).
 - c. **Staff Review and Action.** Applicable to a decision by the Director. See Section 7.4.40 (Staff Review and Action). The Director's decision shall be based on the standards in Subsection 7.2.60.F. Development located outside of a transect zone shall require approval of a Certificate of Design Compliance, see Section 7.2.110 (Certificate of Design Compliance) prior to final approval of a Major Land Development Plan.



4. The division of land into parcels for conveyance to other persons through the provisions of a will or similar document, and in the settlement of an intestate's estate or as determined by an order of a court of competent jurisdiction;
5. Property trades or swaps between immediately adjacent landowners not resulting in the creation of new parcels of record;
6. Division of land for the purpose of sale or transfer to an immediately adjacent landowner for the sole purpose of enlarging the adjacent landowner's property, and not resulting in the creation of new parcels, or the creation of new nonconforming parcels;
7. The recordation of a plat of land or property for purposes other than the sale or transfer of title to land including the following:
 - a. The creation or termination of leases, easements, or liens;
 - b. The creation or termination of mortgages on existing parcels of record, approved subdivisions or commercial projects, partly or undeveloped land;
 - c. Lot line corrections on existing recorded properties;
 - d. The creation, termination or amendment of private covenants or restrictions on land; and
 - e. A transfer of title to land not involving the division of land into parcels.

E. Minor Subdivision Plat Procedure.

1. **Pre-Application Conference is Optional.** See Section 7.4.20 (Pre-Application Conference).
2. **Application Submittal and Acceptance.** See Section 7.4.30 (Application Submittal and Acceptance).
3. **Staff Review and Action.** Applicable to a decision by the Director. See Section 7.4.40 (Staff Review and Action). The Director's decision shall be based on the standards in Subsection 7.2.70.G.
4. **Appeal.** The decision of the Director on a Minor Subdivision Plat may be appealed to the Planning Commission. See Section 7.3.70 (Appeals).



F. Major and Commercial Subdivision Plat Procedure.

1. **Concept Plat.**
 - a. **Pre-Application Conference is Required.** See Section 7.4.20 (Pre-Application Conference).
 - b. **Application Submittal and Acceptance.** See Section 7.4.30 (Application Submittal and Acceptance).
 - c. **Staff Review and Action.** Applicable to a decision by the Director. See Section 7.4.40 (Staff Review and Action). The Director's decision shall be based on the standards in Subsection 7.2.70.G.
 - d. **Appeal.** The decision of the Director on a Concept Plat may be appealed to the Planning Commission. See Section 7.3.70 (Appeals).
2. **Final Plat.**
 - a. **Pre-Application Conference is Optional.** See Section 7.4.20 (Pre-Application Conference).

- E. **Effect of Interpretation.** A written interpretation shall be binding on subsequent decisions by the Director or other County administrative officials in applying the same provision of this Development Code in the same circumstance.

7.3.70 Appeals

- A. **Purpose.** The purpose of this Section is to establish an appeal for an aggrieved party affected by a decision made by an administrative decision-maker to determine if the decision complies with the requirements of this Development Code.
- B. **Types of Appeal.** Appeals may be taken by an aggrieved party from the following decisions, to either the ZBOA, or the Planning Commission, as follows:
1. **ZBOA.** The ZBOA is authorized to serve as the appellate body for decisions on:
 - a. Zoning Permits, see Section 7.2.20 (Zoning Permit);
 - b. Modulation Permits, see Section 7.2.30 (Modulation Permit);
 - c. Sign Permits, see Section 7.2.40 (Sign Permit);
 - d. Tree Removal Permits, see Section 7.2.50 (Tree Removal Permit); and
 - e. Interpretations of all provisions of this Development Code, except for Zone District Map Boundaries, see Section 7.3.60 (Interpretations).
 2. **Planning Commission.** The Planning Commission is authorized to serve as the appellate body for decisions on:
 - a. Minor Land Development Plans, see Section 7.2.60 (Land Development Plan);
 - b. Major Land Development Plans (Concept Plan and Final Land Development Plan), see Section 7.2.60 (Land Development Plan);
 - c. Minor Subdivisions, see Section 7.2.70 (Subdivision Plat);
 - d. Major Subdivisions (Concept Plat and Final Plat), see Section 7.2.70 (Subdivision Plat);
 - e. Traditional Community Plans (TCP), see Section 7.2.90; and
 - f. Interpretations of zoning district boundaries, see Section 7.3.60 (Interpretations).
- C. **Appeal Procedure**
1. **Pre-Application Conference is Optional.** See Section 7.4.20 (Pre-Application Conference).
 2. **Application Submittal and Acceptance.** See Section 7.4.30 (Application Submittal and Acceptance). An Appeal application shall specify the grounds for the appeal and shall be submitted to the Director within 30 days after receipt of notice of the decision being appealed.
 3. **Staff Review and Action.** See Section 7.4.40 (Staff Review and Action). On accepting an Appeal application, the Director shall transmit the appeal and the record of material considered by the decision-maker in making the decision (including but not limited to, for example, the application and support materials, staff report, other plans, documents, reports and studies considered in making the decision, and any minutes, transcripts, or record of the meetings held to



MEMORANDUM

To: Beaufort County Planning Commission
From: Robert Merchant, AICP, Deputy Director
Subject: Text Amendment To The Community Development Code (CDC): Section 5.12.20 to Make Community Development Code Consistent with Pending Southern Lowcountry Stormwater Ordinance and Design Manual
Date: October 5, 2020

A. BACKGROUND: The following amendments are proposed to accompany the pending Southern Lowcountry (SOLOCO) Stormwater Ordinance and Design Manual. The SOLOCO Stormwater Manual is currently in the process of being reviewed by County Council. If the manual is adopted, these proposed amendments will be necessary to make the Community Development Code consistent with the draft manual. Staff recommends that the Planning Commission approve and forward their recommendation to Council. If adoption of the SOLOCO Manual is delayed or unsuccessful, staff will direct Council to delay or discard these proposed amendments.

The Southern Lowcountry Stormwater Ordinance and Design Manual was developed by a committee represented by Beaufort County, Jasper County, the City of Beaufort, the Town of Bluffton, the City of Hardeeville, and the Town of Port Royal. The proposed Ordinance and Design Manual is intended to provide a consistent approach to post-construction stormwater management across jurisdictional boundaries. Success will be contingent upon each local jurisdiction adopting the manual.

B. RECOMMENDATION: Staff recommends approval.

C. ATTACHMENTS: Proposed amendments to the CDC

Division 5.12: Stormwater Standards

Sections:

- 5.12.10 Purpose
- 5.12.20 Applicability
- 5.12.30 Stormwater Standards
- 5.12.40 Enforcement

5.12.10 Purpose

The purpose of these standards is to protect the County's water resources by ensuring that development and redevelopment, including highways, shall use site planning, design, construction, and maintenance strategies for the property to maintain or restore, to the maximum extent technically feasible, the pre-development hydrology of the property with regard to the temperature, rate, volume, quality and duration of the water flow. No development or redevelopment shall cause post-development stormwater rates, quality, or volume to increase above predevelopment levels or to cause an adverse increase in the surface runoff reaching adjacent or surrounding property or receiving waters.

5.12.20 Applicability

- A. **Exemptions.** The standards established in this Division shall apply to all proposed development within the County, except for the following exemptions:
1. Any maintenance, alteration, renewal use or improvement to an existing drainage structure as approved by the County Engineer which does not create adverse environmental or water quality impacts and does not increase the temperature, rate, quality, or volume or location of stormwater runoff discharge;
 2. Development where adequate drainage exists of fewer than four residential dwelling units that are not part of a phase of a larger development, not involving a main drainage canal;
 3. Site work on existing one-acre sites or less where impervious area is increased by less than two percent;
 4. Site work on existing one-acre sites or less where impervious area is increased by less than two percent, and any earthwork that does not increase runoff and/ or eliminate detention/retention facilities and/or stormwater storage or alter stormwater flow rates or discharge location(s);
 5. Agricultural activity not involving relocation of drainage canals; or
 6. Work by agencies or property owners required to mitigate emergency flooding conditions. If possible, emergency work should be approved by the duly appointed officials in charge of emergency preparedness or emergency relief. Property owners performing emergency work will be responsible for any damage or injury to persons or property caused by their unauthorized actions. Property owners will restore the site of the emergency work to its approximate pre-emergency condition within a period of 60 days following the end of the emergency period.
 7. Golf courses are required to comply with the latest version of the County's Southern Lowcountry Design Manual (SoLoCo manual) Manual for Stormwater BMPs and all site runoff volume and water quality control and drainage planning and design requirements. However, both golf courses and private lagoons shall be exempt from the flood control requirements of SoLoCo BMP Manual Control Design, subject to clear

demonstration by the design engineer that no damaging flooding will occur during the 100-year/24-hour storm and that all other safety concerns are addressed.

- B. **Private Drainage Systems Not County Responsibility.** Where private drainage systems and easements have been previously approved as private facilities, prior to 4/26/1999, as well as all new development and redevelopment, and have not been accepted by the County, such facilities shall not become County responsibility, and are to be so noted on any new subdivision plat or land development plan, as well as in the respective covenants and agreements which control or follow the property.
- C. **On-Lot Volume Control.** If single-family homes are not covered by an approved development volume control, the Building Permit will require controls as specified in the current edition of the County’s Stormwater BMP manual.

5.12.30 Stormwater Standards

- A. All development and redevelopment require both stormwater runoff volume control and runoff pollution load control as well as peak runoff rate controls. Standards for volume and runoff pollution load control are based on anti-degradation goals tied to “effective imperviousness” values. Current standards are as follows:

Table 5.12.30.A Effective Imperviousness Values	
Loads	Equivalent Effective Imperviousness
Runoff Volume Control	10%
Phosphorus and Nitrogen Loads	10%
Bacteria	5%

- B. Standards for peak runoff rate control are that peak post-development flows for the 25 year design storm is less than or equal to the peak pre-development flow for the same design storm. Currently the 24 hour/ 25 year design storm is 8.0 inches. All these standards are to be achieved in accordance with the latest version of the County’s Manual for Stormwater Best Management and Design Practices (BMP), which is incorporated herein by reference.
- C. All development and redevelopment shall utilize and integrate Stormwater BMPs which are appropriate to their location and environment, sized to accommodate the expected runoff, and contribute to the overall character of a proposal. Stormwater facilities may not be utilized to circumvent other requirements in this Code. BMPs implemented at the development scale shall be integrated into civic and open space networks to the maximum extent technically feasible in accordance with standards found in Division 2.8, Civic and Open Space Types. Stormwater BMPs should be selected in keeping with the applicable transect zone or conventional zone, as indicated in Table 5.12.30.V. BMPs may be designed as a singular practice or as part of various supplemental pre-treatment BMPs in a series to achieve the runoff volume, runoff pollution load, and peak runoff rate control standards.
- D. Planning for stormwater should commence at project inception. As the requirements set forth above and elsewhere in **SoLoCo BMP** manual will require stormwater management to become a vital aspect of all development and redevelopment projects within the County, planning for stormwater management, in accordance with this Section shall commence at the time of initial project inception and presentation to the Director. Review of stormwater management for development and redevelopment projects will be undertaken during all phases of the development review process.

2021 Meeting Schedule

Planning Commission

<u>Date</u>	<u>Day</u>	<u>Time</u>	<u>Location *</u>
January 4, 2021	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
February 1, 2021	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
March 1, 2021	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
April 5, 2021	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
May 3, 2021	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
June 7, 2021	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
July 5, 2021	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
August 2, 2021	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
September 9, 2021	Thursday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
October 4, 2021	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
November 1, 2021	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
December 6, 2021	Monday	6:00	Council Chambers, Administration Building100 Ribaut Road, Beaufort, SC
* Meetings may be held in the Bluffton Library if agenda items are unique to areas south of the Broad River. Call the Community Development Department at 843-255-2140 for details.			
A Planning Commission Workshop may be held at 5:30 p.m. prior to each scheduled Planning Commission meeting.			