CITY OF BEAUFORT
1911 BOUNDARY STREET
BEAUFORT MUNICIPAL COMPLEX
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7070

CITY COUNCIL SPECIAL REGULAR MEETING AGENDA
August 4, 2020

NOTE: IF YOU HAVE SPECIAL NEEDS DUE TO A PHYSICAL CHALLENGE, PLEASE CALL IVETTE BURGESS 525-7070 FOR ADDITIONAL INFORMATION

STATEMENT OF MEDIA NOTIFICATION

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

SPECIAL REGULAR MEETING - Council Chambers, 2nd Floor - 7:00 PM

I. CALL TO ORDER

A. Billy Keyserling, Mayor

II. INVOCATION AND PLEDGE OF ALLEGIANCE

A. Mike McFee, Mayor Pro Tem

III. PROCLAMATIONS/COMMENDATIONS/RECOGNITIONS

A. Proclamation proclaiming August 18-25, 2020 as Sand Shark Welcome Week

IV. PUBLIC HEARING

A. Annexation and Zoning (Contingent) of Parcels R100 029 000 0482 0000 and R100 029 000 0045 0000.

V. OLD BUSINESS

A. Ordinance amending Part 7 Chapter 11 Article C Section 7-11026 of the City of Beaufort Code of Ordinances to add multi-passenger golf carts to the definition of mid-sized touring vehicles - 2nd Reading

VI. NEW BUSINESS

A. Approval to support Beaufort Shrimp Festival 2020 reimagined due to COVID-19 from Beaufort Regional Chamber of Commerce

B. Authorization to allow City Manager to accept the Historic Preservation Grant Award

C. Authorization to allow the Release of Committed Fund Balance for Capital Projects

D. FY 2020 General Fund Budget Amendment - 1st Reading

E. Annexation and Zoning (Contingent) of Parcels R100 029 000 0482 0000 and R100 029 000 0045 0000 - 1st Reading

F. Ordinance amending Part 1, Chapter 9 Article D, Section 1-9031 of the Beaufort Code of Ordinances to remove membership by Santa Elena History Center, and to replace

such membership by the representation from Tabernacle Baptist Church - 1st Reading

G. Ordinance authorizing the City Manager to enter into the Contract of Sale and Option to Purchase attached hereto and to execute such other documents for the Sale of Property in the Commerce Park - 1st Reading

H. Authorization to allow City Manager to extend temporary leased spaces for up to 30 days for Restaurants and make adjustments to Parking "Pick Up" zones

I. Appointment to City Boards and Commissions

P R O C L A M A T I O N

WHEREAS, the University of South Carolina Beaufort is a fully accredited, comprehensive, baccalaureate institution within the University of South Carolina; and

WHEREAS, the University of South Carolina Beaufort has one of the oldest traditions of higher education in the nation, dating to the 1795 charter of Beaufort College; and

WHEREAS, this college grew over the years from a two-year college to an accredited four-year university; and

WHEREAS, the University today offers 42 areas of study and 21 degree programs for more 2,100 students, and the Osher Lifelong Learning Institute to more than 1,300 members of the community; and offers a wealth of artistic programs that can be enjoyed throughout our community; and

WHEREAS, the University is a partner in economic and workforce development throughout Beaufort County, with its graduates in education, nursing, public health, business, computer science, and hospitality management, among many other programs, an important part of the talent pipeline locally; and

WHEREAS, reports on the economic impact of higher education in Beaufort County indicate that 1,066 jobs, $50.5 million in additional wage and salary income, $122.4 million in economic output, and $1.6 million in net government revenue are attributable to USCB each year; and

WHEREAS, the University has as its mascot the Sand Shark,

NOW, THEREFORE, the City Council of the City of Beaufort, South Carolina, hereby proclaims

AUGUST 18-25, 2020 SAND SHARK WELCOME WEEK

when USCB students will move into residence halls and begin classes both online and in person under guidelines to ensure social distancing and safety,

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 4th day of August 2020.

_____

BILLY KEYSERLING, MAYOR

ATTEST:

_____

IVETTE BURGESS, CITY CLERK

CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO:	CITY COUNCIL	**DATE:**	7/30/2020
FROM:	David Prichard, Community & Economic Development Director		
AGENDA ITEM TITLE:	Annexation and Zoning (Contingent) of Parcels R100 029 000 0482 0000 and R100 029 000 0045 0000.		
MEETING DATE:	8/4/2020		
DEPARTMENT:	Community and Economic Development		

BACKGROUND INFORMATION:

The applicant, Robert Sample, on behalf of the property owner, Elouise Miressi, submitted a petition for annexation and also a request for zoning upon annexation of two parcels located on Broad River Boulevard. The properties can be further identified as R100 029 000 0045 0000 and R100 029 000 0482 0000.

Annexation: The applicant has requested that the parcels R100 029 000 0045 0000 (19+/- acres) and R100 029 000 0482 0000 (1+/- acre) be annexed into the City of Beaufort, SC. The larger parcel is currently addressed 14 FC Carter Drive.

Zoning: Contingent of annexation, the applicant has requested that the parcels be zoned T4-N, which is a mixed-use zone of urban residential units and limited commercial.

Current Zoning [County]: The portion of the parcel identified as R100 029 000 0045 0000, located north of Broad River Blvd. is zoned Neighborhood Mixed-Use (C3NMU), which 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 southern portion of R100 029 000 0045 0000 and the parcel identified as R100 029 000 0482 0000 is zoned Regional Center Mixed-Use (C5RCMU), which permits a full range of retail, service, and office uses.

Current Land Use: Residential

Future Land Use: G3– Neighborhood Mixed Use (G-3A) and Corridor Mixed Use (G-3B). G-3 Land generally designates areas suitable for higher-intensity regional-serving development.

PLACED ON AGENDA FOR: *Discussion*

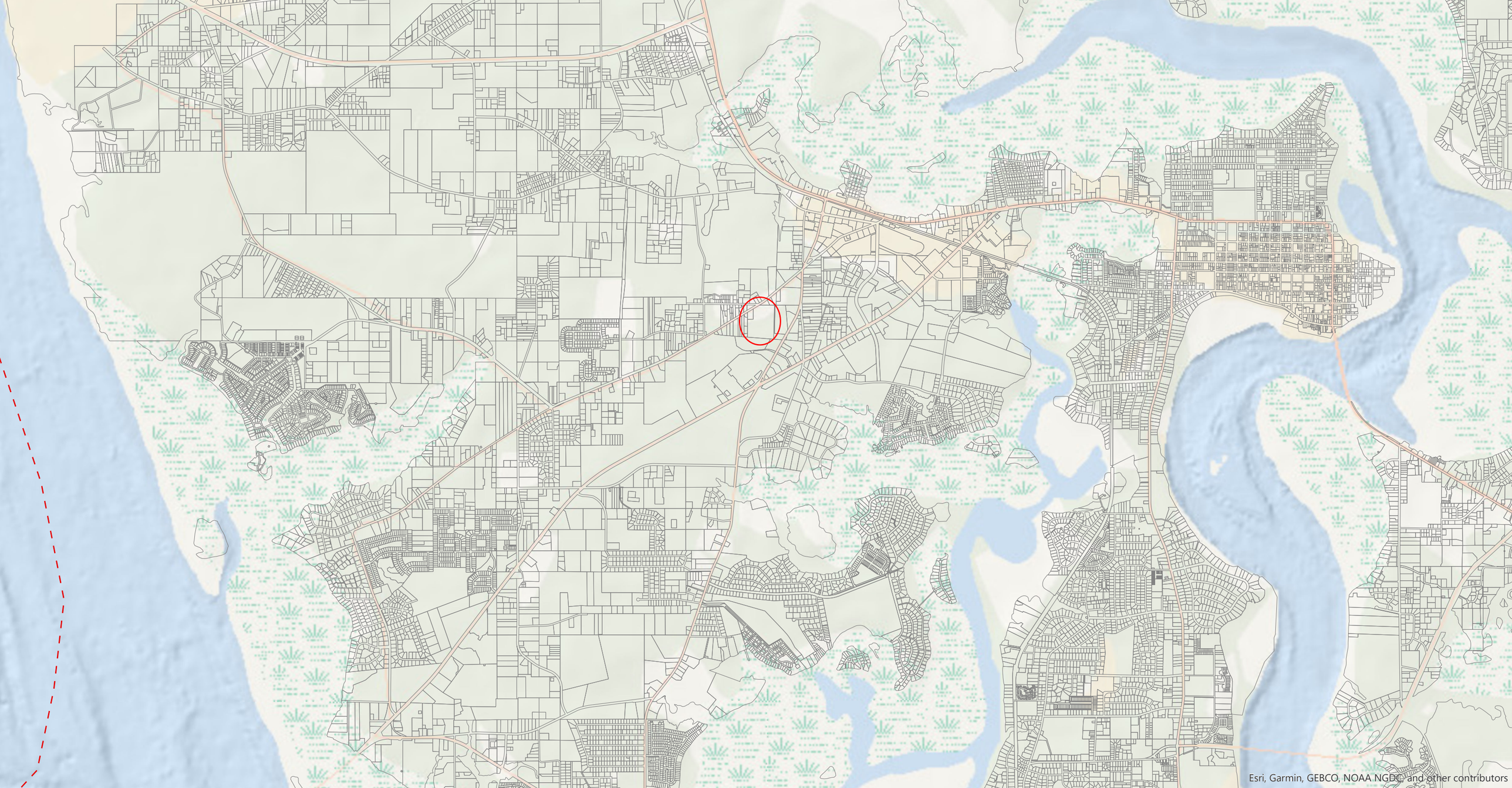
REMARKS:

This public hearing was originally scheduled for July 21, 2020 but was tabled so that discrepancies in parcel identification could be resolved.

Public notices of the public hearing:
- in the Gazette on 6/19/20
- in the Island News 6/26/20
- by mail to adjacent property owners on 6/18/20
- by posted signs 6/25/20

ATTACHMENTS:

Description	Type	Upload Date
Location Map	Backup Material	7/30/2020
City Comp Plan pp60-61	Backup Material	7/30/2020
City Zoning Code_Districts_Permitted Uses	Backup Material	7/30/2020
County Zoning Map	Backup Material	7/30/2020
County Zoning Code C3-C5	Backup Material	7/30/2020


Esri, Garmin, GEBCO, NOAA NGDC, and other contributors

THE ISSUE

The *Northern Beaufort County Regional Plan* doesn't consider a compact growth alternative. The proposed residential densities are too low (2-4 units/gross acre) to mitigate sprawling development patterns and have a meaningful impact on encouraging walkable, mixed-use development that is transit-efficient or that will reduce the conversion of open space. The Plan's Future Land Use Map recommends commercial development for the length of the Highway 170 corridor.

THE SOLUTION

The Framework Plans provides a more fine-grained approach to land use policy recommendations. It is based on focusing growth in walkable nodes in areas that are served by infrastructure and away from areas that are environmentally sensitive.

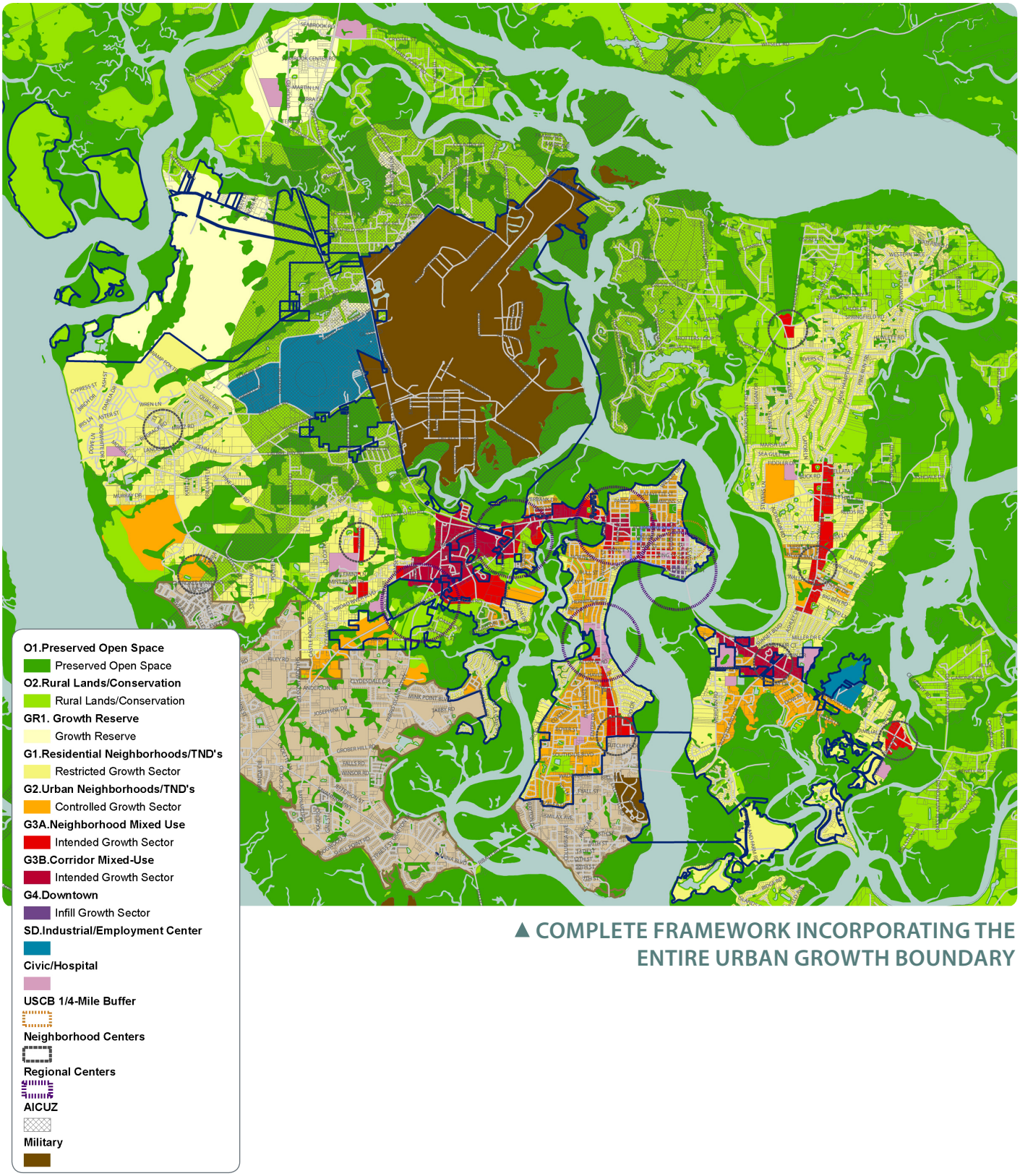
FG 1.0 | THE FRAMEWORK PLAN

The Framework Plan is a macro-level planning tool to properly organize the Beaufort community. While it is coded to the parcel level, it is not intended to replace the zoning map. Rather, as noted in the previous pages, it is an aggregation of a series of zoning categories that combine to form neighborhoods and sectors. Once adopted, the Framework Plan can more easily be adapted to the existing zoning categories in the city's zoning or serve as a basis for a full conversion to a form-based code in the future. The matrix below is a cross referencing tool to help guide individual zoning decisions.

Framework Plan Conversion Matrix

Framework Zone	Transect Zone	Zoning Categories	Notes
O-1	T1, Civic	CP	
O-2	T1, T2	TR, RE	
GR-1	All	All	In 50-100 years this zone could be another town
G-1	T2, T3, T4	R1, R2, TBR, NC, MHP?	This would also include a number of County zoning districts
G-2	T2, T3, T4, T5	R1, R2, R3, R4, GR, TBR, NC, OC, LI, PUD	
G-3A	T2, T3, T4, T5, T6	R4, GR, GC, OC	May also include other higher density residential districts - R2, R3
G-3B	T2, T3, T4, T5, T6	R4, GC, OC, HC	May also include other higher density residential districts - R2, R3
G-4	T4, T5, T6	R4, CC	May also include other higher density residential districts - R2, R3
SD	SD	LI, MHP?	
Civic/Hospital	Civic	MED and all districts that permit civic uses	
Military	SD	MR, MP	

The Framework Plan is a land use policy map intended to provide guidance to Beaufort's leaders as they make decisions on where and how the community should grow. It provides the overall structure for orchestrating appropriate patterns of growth and environmental conservation throughout the community.



▲ COMPLETE FRAMEWORK INCORPORATING THE ENTIRE URBAN GROWTH BOUNDARY

2.3: TRANSECT-BASED AND CONVENTIONAL DISTRICTS

2.3.1 PURPOSE AND INTENT OF THE TRANSECT APPROACH

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

For example, a public space at the edge of the city may be a large regional park with hiking trails, while a public space in the city center may be a more intimate square where markets and events take place. Similarly, a residence near the edge of the city may be on a large lot set back from the street, while a residence in the downtown area may be a condominium in a three- or four-story building.

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

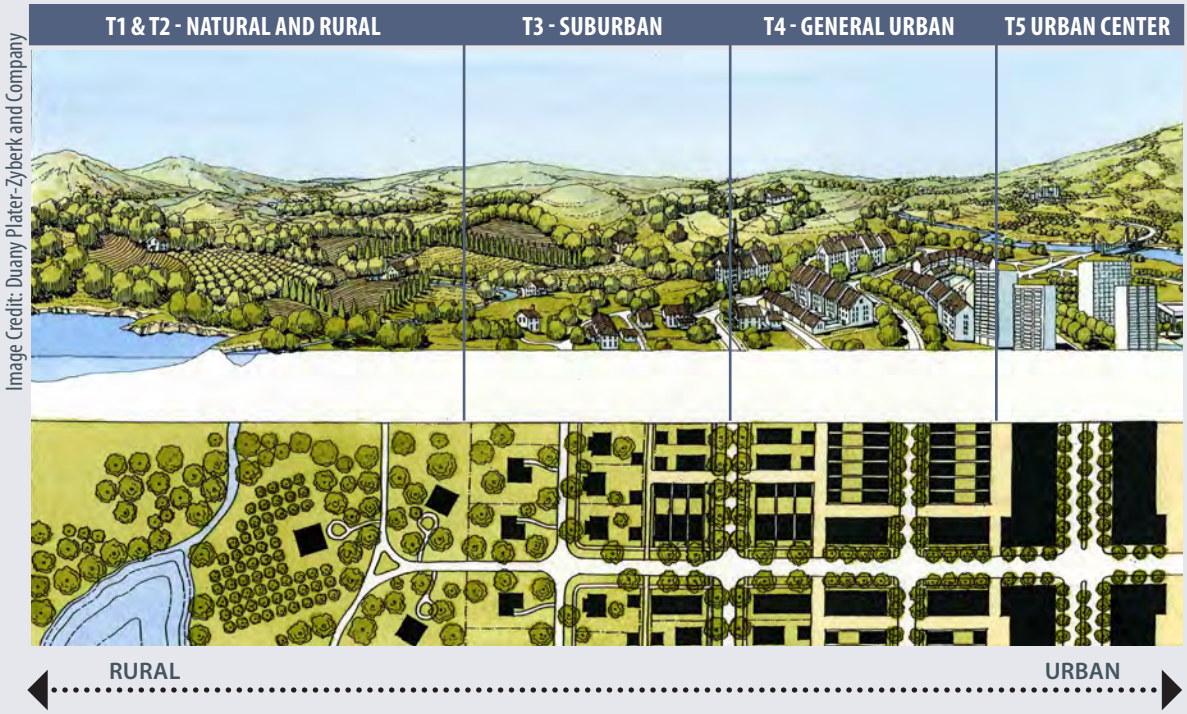


Image Credit: Duany Plater-Zyberk and Company

Note: This text and imagery are for descriptive and illustrative purposes only.

2.3.2 SUMMARY OF TRANSECT-BASED DISTRICTS

T1–NATURAL PRESERVE DISTRICT (T1)

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

Note: All images are for illustrative purposes only.

T2–RURAL DISTRICT (T2)

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

T3–SUBURBAN DISTRICT (T3-S)

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

T3–NEIGHBORHOOD DISTRICT (T3-N)

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

T4–HISTORIC NEIGHBORHOOD DISTRICT (T4-HN)

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

T4–NEIGHBORHOOD (T4-N)

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

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

T4-NEIGHBORHOOD ARTISAN SUB-DISTRICT

T5–DOWNTOWN CORE DISTRICT (T5-DC)

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

T5–URBAN CORRIDOR DISTRICT (T5-UC)

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

2.3.3 SUMMARY OF CONVENTIONAL DISTRICTS

REGIONAL MIXED-USE (RMX)

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

LIGHT INDUSTRIAL DISTRICT (LI)

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

INSTITUTIONAL & CAMPUS DISTRICT (IC)

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

MANUFACTURED HOME PARK DISTRICT (MHP)

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

MILITARY RESERVATION DISTRICT (MR)

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

District. Conditions may be listed in the "Additional Standards" section as appropriate. Other uses permitted in the general T4-N district may have special conditions for T4-NA; those conditions are also listed in the additional standards section as appropriate.

G. **Prohibited Uses (—):** The use is prohibited in the specified district.

3.2 TABLE OF PERMITTED USES

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

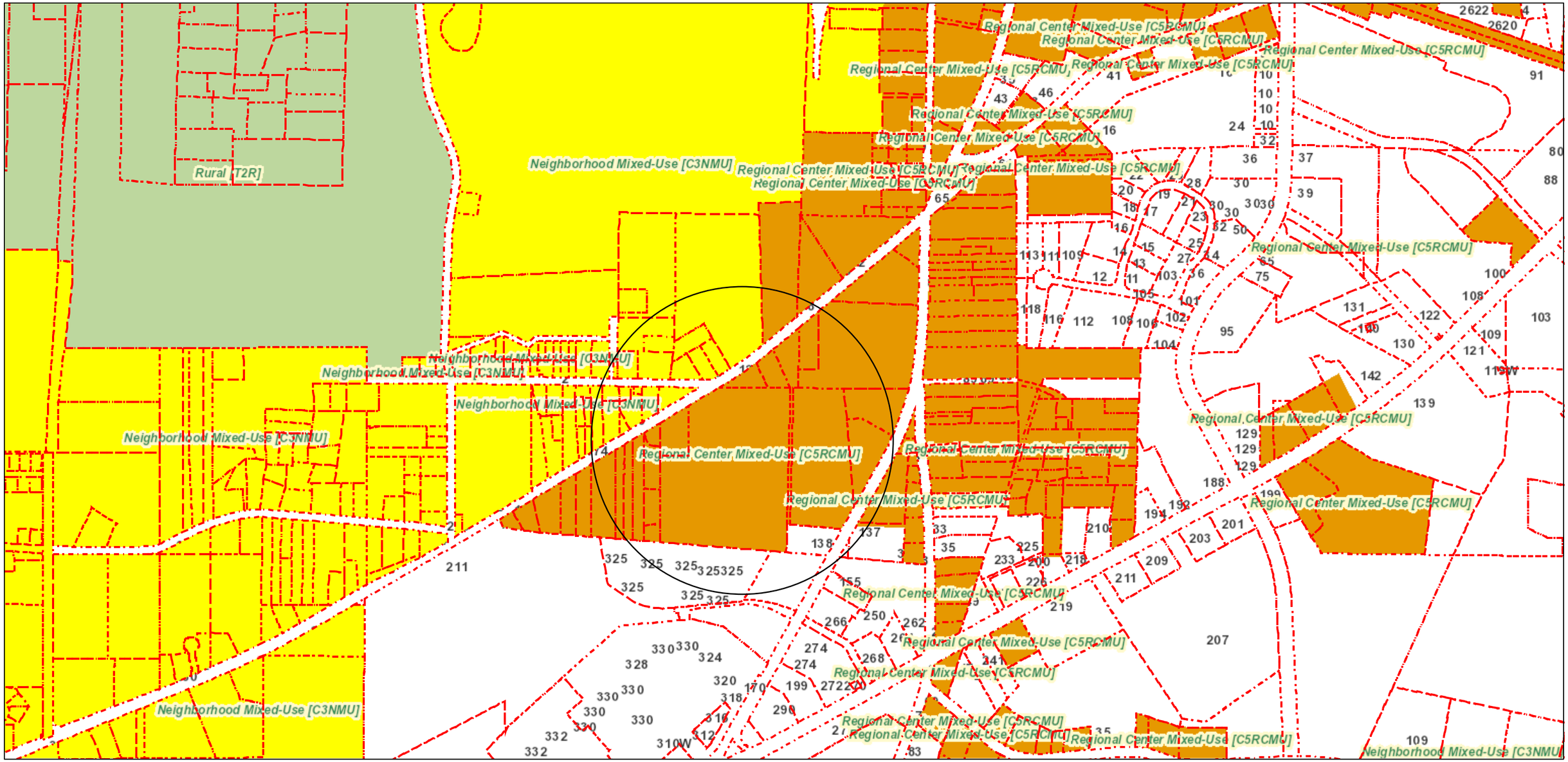
DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	*ADD'L STANDARDS WHEN APPLICABLE*
RESIDENTIAL												**3.3**
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												**3.4**
Civic / Government Facilities	**C**	**—**	**SE**	**SE**	**P**	**P**	**P**	**P**	**P**	**P**	**—**	**3.4.2.A**
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												**3.5**
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation — Minor											

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	*ADD'L STANDARDS WHEN APPLICABLE*
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL												**3.6**
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants					C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES												**3.7**
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL												**3.8**
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES												**3.9**
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE	C	C	C	C	C	C	C	C	C	C	—	**3.10**

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

FC Carter 14_County Zoning Map



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- LiveParcels
- Heritage Corridor Overlay
- Commercial Fishing Village Overlay
- St Helena Cultural Overlay

Your Name Here

Data supplied for you by Beaufort County Mapping and Applications, powered by Web AppBuilder for ArcGIS

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.
[1] The 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
D. Gross Density [1] 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]
Floor Area Ratio	
Non-residential buildings	0.18 max.

[1] Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)	
[2] Subject to the requirements in Division 2.3	
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).	

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
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.		

(Ord. No. 2015/32, § 1, 11-9-15 ; Ord. No. 2015/33, 11-9-15 ; Ord. No. 2016/18, 6-27-16 ; Ord. No. 2017/9, 4-10-17)

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 Density [1] and Floor Area Ratio	
Gross Density	12 d.u./acre max.
Floor Area Ratio [2]	0.23 max.
[1] Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F).	
[2] Requirement 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
For parking requirements for all other allowed uses see Table 5.5.40.B (Parking Space Requirements).	

F. 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
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
Recreation Facility: Developed Campground	4.1.190	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 Waste Collection & Recycling	4.1.290	C
Wireless Communications Facility	4.1.320	S
Industrial		
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	4.1.140	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.

(Ord. No. 2019/34, 5-28-19)

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 Density [1] and Floor Area Ratio	
Density	15.0 d.u./acre max. [2]
Floor Area Ratio [3]	0.37 max.
[1] Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F).	
[2] See Section 4.1.350 for Affordable Housing density bonuses.	
[3] Requirement 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).	

F. C5 Allowed Uses

Land Use Type [1]	Specific Use Regulations	C5
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
Affordable Housing	4.1.350	C
Home Office	4.2.90	C
Home Business	2.3	TCP
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	
Open Air Retail		P
Restaurant, Café, Coffee Shop		P
Restaurant, Café, Coffee Shop with Drive-Through Facilities	4.1.70	
Vehicle Sales & Rental: Light	4.1.260	C
Offices & Services		
General Offices & Services		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
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: Developed Campground	4.1.190	P
Recreation Facility: Community-Based		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 Waste Collection & Recycling	4.1.290	C
Waste Management: Regional Waste Transfer & Recycling	4.1.300	C
>Wireless Communications Facility	4.1.320	S

Industrial		
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	4.1.140	C
Manufacturing, Processing, and Packaging - Light (15,000 SF or greater)	4.1.140	C
Outdoor Maintenance/Storage Yard	4.1.180	C
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.

(Ord. No. 2018/26, 6-25-18 ; Ord. No. 2019/34, 5-28-19)

3.3.60 Industrial (S1) Zone Standards

A. Purpose
The Industrial (S1) Zone permits office, manufacturing, industrial, warehousing, and uses that support them. The Zone shall also be designed to permit small businesses and incubator businesses. Moderate to high intensities are permitted to achieve maximum land utilization. Such practices will maximize the

land's use and accommodate small businesses and start-up or incubator businesses.	
B. Building Placement	
Setback (Distance from ROW/Property Line)	
Front	40' min.
Side:	
Side, Main Building	20' min.
Side, Ancillary Building	20' min.
Rear	20' min.
Lot Size	
Lot Size	20,000 SF min.
Width	100' min.
Minimum Site Area	
Industrial	20,000 SF
Other Permitted Uses	1 acre
C. Building Form	
Building Height	
All Buildings	4 stories max. [1]
Ground Floor Finish Level	No minimum
[1] Not to exceed 50 feet above finished grade level	
D. Floor Area Ratio	

Industrial	0.48 max.
All Other Uses	0.37 max.
E. Parking	
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
Required Spaces: Industrial Uses	
Light manufacturing, processing and packaging	1 per 500 GSF
Heavy manufacturing, processing and packaging	1 per employee at maximum shift plus 1 per commercial vehicle
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. S1 Allowed Uses

Land Use Type [1]	Specific Use Regulations	S1
Agriculture		
Agricultural Support Services		P

Forestry		P
Residential		
Dwelling: Family Compound	2.7.40	C
Home Office	4.2.90	C
Retail & Restaurants		
General Retail 25,000 SF or less	4.1.120	C
General Retail with Drive-Through Facilities	4.1.120 4.1.70	C
Adult Oriented Business	4.1.20	C
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop	4.1.230	C
Restaurant, Café, Coffee Shop with Drive-Through Facilities	4.1.230 4.1.70	C
Vehicle Sales & Rental: Heavy		P
Offices & Services		
General Offices & Services	4.1.110	C
General Offices & Services with Drive-Through Facilities	4.1.110 4.1.70	C
Body Branding, Piercing, Tattooing	4.1.250	C
Day Care: Commercial Center (9 or more clients>	4.1.60	C
Residential Storage Facility	4.1.220	C
Vehicle Services: Major Maintenance and Repair	4.1.270	C

Recreation, Education, Safety, Public Assembly		
Community Public Safety Facility		P
Detention Facility	7.2.130	S
Park, Playground, Outdoor Recreation Areas		P
School: Specialized Training/Studio		P
Infrastructure, Transportation, Communications		
Airport, Aviation Services	7.2.130	S
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Parking Facility: Public or Commercial		P
Transportation Terminal		P
Waste Management: Community Waste Collection & Recycling	4.1.290	C
Waste Management: Regional Waste Transfer & Recycling	4.1.300	C
Waste Management: Regional Waste Disposal & Resource Recovery	4.1.310	S
Wireless Communications Facility	4.1.320	C
Industrial		
Manufacturing, Processing, and Packaging - Light		P
Manufacturing, Processing, and Packaging - Heavy		P
Mining & Resource Extraction	4.1.160	S
Outdoor Maintenance/Storage Yard		P
Salvage Operations	4.1.240	C

Warehousing	4.1.280	C
Wholesaling and Distribution	4.1.280	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.

3.3.50 - 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 Density [1] and Floor Area Ratio	
Density	15.0 d.u./acre max. [2]
Floor Area Ratio [3]	0.37 max.
[1] Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F).	

[2] See Section 4.1.350 for Affordable Housing density bonuses.	
[3] Requirement 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).

F. C5 Allowed Uses

Land Use Type [1]	Specific Use Regulations	C5
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
Affordable Housing	4.1.350	C

Home Office	4.2.90	C
Home Business	2.3	TCP
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	
Open Air Retail		P
Restaurant, Café, Coffee Shop		P
Restaurant, Café, Coffee Shop with Drive-Through Facilities	4.1.70	
Vehicle Sales & Rental: Light	4.1.260	C
Offices & Services		
General Offices & Services		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
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: Developed Campground	4.1.190	P
Recreation Facility: Community-Based		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 Waste Collection & Recycling	4.1.290	C
Waste Management: Regional Waste Transfer & Recycling	4.1.300	C
>Wireless Communications Facility	4.1.320	S
Industrial		
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	4.1.140	C
Manufacturing, Processing, and Packaging - Light (15,000 SF or greater)	4.1.140	C
Outdoor Maintenance/Storage Yard	4.1.180	C
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.

(Ord. No. 2018/26, 6-25-18 ; Ord. No. 2019/34, 5-28-19)

3.3.60 Industrial (S1) Zone Standards

A. Purpose	
The Industrial (S1) Zone permits office, manufacturing, industrial, warehousing, and uses that support them. The Zone shall also be designed to permit small businesses and incubator businesses. Moderate to high intensities are permitted to achieve maximum land utilization. Such practices will maximize the land's use and accommodate small businesses and start-up or incubator businesses.	
B. Building Placement	
Setback (Distance from ROW/Property Line)	
Front	40' min.
Side:	
Side, Main Building	20' min.
Side, Ancillary Building	20' min.
Rear	20' min.
Lot Size	
Lot Size	20,000 SF min.
Width	100' min.
Minimum Site Area	

Industrial	20,000 SF
Other Permitted Uses	1 acre
C. Building Form	
Building Height	
All Buildings	4 stories max. [1]
Ground Floor Finish Level	No minimum
[1] Not to exceed 50 feet above finished grade level	
D. Floor Area Ratio	
Industrial	0.48 max.
All Other Uses	0.37 max.
E. Parking	
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
Required Spaces: Industrial Uses	
Light manufacturing, processing and packaging	1 per 500 GSF
Heavy manufacturing, processing and packaging	1 per employee at maximum shift plus 1 per commercial vehicle
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. S1 Allowed Uses

Land Use Type [1]	Specific Use Regulations	S1
Agriculture		
Agricultural Support Services		P
Forestry		P
Residential		
Dwelling: Family Compound	2.7.40	C
Home Office	4.2.90	C
Retail & Restaurants		
General Retail 25,000 SF or less	4.1.120	C
General Retail with Drive-Through Facilities	4.1.120 4.1.70	C
Adult Oriented Business	4.1.20	C
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop	4.1.230	C
Restaurant, Café, Coffee Shop with Drive-Through Facilities	4.1.230 4.1.70	C

Vehicle Sales & Rental: Heavy		P
Offices & Services		
General Offices & Services	4.1.110	C
General Offices & Services with Drive-Through Facilities	4.1.110 4.1.70	C
Body Branding, Piercing, Tattooing	4.1.250	C
Day Care: Commercial Center (9 or more clients>	4.1.60	C
Residential Storage Facility	4.1.220	C
Vehicle Services: Major Maintenance and Repair	4.1.270	C
Recreation, Education, Safety, Public Assembly		
Community Public Safety Facility		P
Detention Facility	7.2.130	S
Park, Playground, Outdoor Recreation Areas		P
School: Specialized Training/Studio		P
Infrastructure, Transportation, Communications		
Airport, Aviation Services	7.2.130	S
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Parking Facility: Public or Commercial		P
Transportation Terminal		P
Waste Management: Community Waste Collection & Recycling	4.1.290	C
Waste Management: Regional Waste Transfer & Recycling	4.1.300	C

Waste Management: Regional Waste Disposal & Resource Recovery	4.1.310	S
Wireless Communications Facility	4.1.320	C
Industrial		
Manufacturing, Processing, and Packaging - Light		P
Manufacturing, Processing, and Packaging - Heavy		P
Mining & Resource Extraction	4.1.160	S
Outdoor Maintenance/Storage Yard		P
Salvage Operations	4.1.240	C
Warehousing	4.1.280	C
Wholesaling and Distribution	4.1.280	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.		

CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO:	CITY COUNCIL	**DATE:**	7/17/2020
FROM:	Linda Roper and Rhonda Carey		
AGENDA ITEM TITLE:	Ordinance amending Part 7 Chapter 11 Article C Section 7-11026 of the City of Beaufort Code of Ordinances to add multi-passenger golf carts to the definition of mid-sized touring vehicles - 2nd Reading		
MEETING DATE:	8/4/2020		
DEPARTMENT:	Downtown Operations		

BACKGROUND INFORMATION:

Discussion regarding the amendment to this Ordinance was held at the July 14, 2020 Worksession.

PLACED ON AGENDA FOR: *Action*

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Ordinance	Backup Material	7/17/2020

ORDINANCE

Amending Part 7 Chapter 11 Article C Section 7-11026 of the City of Beaufort Code of Ordinances to add multi-passenger golf carts to the definition of mid-sized touring vehicles

WHEREAS, tours and touring vehicles are an important segment of business in the Beaufort economy; and,

WHEREAS, health restrictions associated with the COVID-19, related to gathering multiple persons in an enclosed space, have adversely impacted tours and touring companies; and,

WHEREAS, Section 7-11026(b) includes “electric vehicles” in the definition of “mid-sized vehicles”; and,

WHEREAS, Section 56-2-105 of the South Carolina Code of Laws provides for the licensing of a multi-passenger golf cart for commercial use on public roadways; and,

WHEREAS, health advisories provide that outdoor air, combined with masks and social distancing, helps to lessen the risks of transmission of the COVID-19 virus; and,

WHEREAS, the specific addition of multi-passenger golf carts in the definition of mid-sized vehicles will not increase the tour traffic in the Historic District; and,

WHEREAS, golf carts without any additional vehicle characteristics other than the identification of the commercial operator are not themed vehicles, and the prohibition against the use of themed vehicles to conduct tours shall be maintained; and,

WHEREAS, City Council finds that it is in the best interest of the City, and the citizens of Beaufort, to amend the ordinance to include multi-passenger golf carts as mid-sized touring vehicles;

NOW THEREFORE, be it ordained by the City Council of Beaufort, South Carolina, in Council duly assembled, and by the authority of the same, that Section 7-11026 (b) of the Beaufort Code of Ordinances shall be amended to read as follows:

(b) ***Mid-sized vehicle*****: Any vehicle used for touring with an exterior length of twenty-five and one-half (25 ½) feet or less. As used in this chapter, this term includes standard passenger automobiles, or electric vehicles, and slow-moving/low-speed vehicles such as multi-passenger (not to exceed eight (8) passengers) golf carts.**

The provisions of the preamble stated above are incorporated herein as if set forth verbatim.

This Ordinance shall become effective upon adoption.

_____
BILLY KEYSERLING, MAYOR

(SEAL) Attest:

_____
IVETTE BURGESS, CITY CLERK

1st Reading _____

2nd Reading & Adoption _____

Reviewed by: _____
WILLIAM B. HARVEY, III, CITY ATTORNEY

CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO:	CITY COUNCIL	**DATE:**	7/30/2020
FROM:	Linda Roper, Downtown Operations Director		
AGENDA ITEM TITLE:	Approval to support Beaufort Shrimp Festival 2020 reimagined due to COVID-19 from Beaufort Regional Chamber of Commerce		
MEETING DATE:	8/4/2020		
DEPARTMENT:	Downtown Operations		

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Outline of event series	Backup Material	7/30/2020

Shrimp Festival Season 2020

Concept Overview:

Due to limitations on large gatherings and concerns about public health during the COVID-19 pandemic, the Beaufort Shrimp Festival is being reimagined for 2020. Instead of a single weekend event, ***Shrimp Festival Season*** will celebrate the fall shrimp season, showcase Lowcountry communities, and highlight the region's culinary traditions spanning three weeks.

A marketing campaign will draw locals and Southeastern visitors to restaurants, shops, and outdoor venues across the Beaufort region over three successive weeks to enjoy the best of low country food and lifestyle.

Throughout ***Shrimp Festival Season,*** participating restaurants regionwide will feature a specially priced fresh shrimp "tasting menu" item and entrée and local shops will feature seafood themed promotions.

Primary Goals:

- Fill room nights and help replace sales lost by local hospitality businesses during COVID-19
- Showcase the Beaufort region for visitors and provide entertainment in a responsible way.

Dates:

- Friday, Sept. 18 through Sunday, Oct. 4

Partners:

- Visit Beaufort CVB – will consult on development of and execution of out-of-region marketing plan
- Beaufort Area Hospitality Association – will support local promotion
- City of Beaufort
- Town of Port Royal

Promotional Campaign:

Will include out-of-market ad campaign developed with Visit Beaufort CVB focused on key drive markets. Local campaign will focus on social media, signage/door stickers, and word of mouth. A specially created Shrimp Festival Season website will serve as a platform for the campaign. Digital marketing will redirect to the website. Participating restaurants will be able to promote their specials on the website.

Business Participation:

All restaurants, retailers, accommodations and attractions across the region are invited to participate in the Shrimp Festival Season promotion, regardless of Chamber membership status. Participants must register their business with the Chamber, upload logo/promotional specials and pay $175 registration fee ($100 for Chamber members).

Changes from Typical Shrimp Festival:

- Festival promoted as a "season" with multiple dates, not as a single event
- No food tents or tickets
- No rental of waterfront park
- No large scale concert
- All restaurants invited to participate from their locations
- Multiple municipalities and allied organizations invited to partner

CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO:	CITY COUNCIL	**DATE:**	7/29/2020
FROM:	Kathy Todd		
AGENDA ITEM TITLE:	Authorization to allow City Manager to accept the Historic Preservation Grant Award		
MEETING DATE:	8/4/2020		
DEPARTMENT:	Finance		

BACKGROUND INFORMATION:

The City applied for the 2020 Federal Historic Preservation Grant through the SC Department of Archives & History. The purpose of the project is to update, simplify, and consolidate documents that guide preservation, renovation and new construction in the City's National Historic Landmark District into one manual/resource to ensure appropriateness of preservation and development activities in the District.

PLACED ON AGENDA FOR: *Action*

REMARKS:

The City was notified that SC Department of Archives & History has awarded the City the grant in the amount of $15,000 with the commitment to match the grant with at least $15,000 of other City resources.

Request that Council approve the authorization for the City Manager to except the grant award of $15,000.

CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO:	CITY COUNCIL	**DATE:**	7/29/2020
FROM:	Kathy Todd		
AGENDA ITEM TITLE:	Authorization to allow the Release of Committed Fund Balance for Capital Projects		
MEETING DATE:	8/4/2020		
DEPARTMENT:	Finance		

BACKGROUND INFORMATION:

just recently the City was awarded the a $15,000 Federal Historic Preservation grant through the SC Department of Archives and History which requires a $15,000 match. The purpose of the grant is to update, simplify and consolidate documents that guide preservation, renovation and new construction within the National Historic Landmark District. In addition, February 2019, the City was awarded a $29,000 grant from the SC Department of Parks, Recreation & Tourism for the Washington Street Park Playground. That grant requires matching funds of $7,250.

PLACED ON AGENDA FOR: *Action*

REMARKS:

Requesting that City Council approve the release of committed fund balance for capital projects totaling $22,250 to cover the matching funds needed under both grant awards.

CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO:	CITY COUNCIL	**DATE:**	7/29/2020
FROM:	Kathy Todd		
AGENDA ITEM TITLE:	FY 2020 General Fund Budget Amendment - 1st Reading		
MEETING DATE:	8/4/2020		
DEPARTMENT:	Finance		

BACKGROUND INFORMATION:

In preparation for the FY 2020 year end close, the following budget amendment requires City Council Approval.

PLACED ON AGENDA FOR: *Action*

REMARKS:

Request that City Council approve the FY 2020 General Fund Budget Amendment, 1st Reading.

ATTACHMENTS:

Description	Type	Upload Date
Support for Budget Amendment	Cover Memo	7/29/2020

1. To record the receipt of funds from the Federal and State Emergency Management Agencies based on the successful appeal related to Hurricane Matthew.

Account	Description	Increase to Revenue Budget
151512-4879	Federal Grant	$ 393,420
151512-4882	State Grant	122,049

2. To record the purchase of property approved through the release of committed fund balance. through Ordinance O-15-19 - Venture Inc.

Account	Description	Increase to Revenue Budget
15000-5277	Capital - Land	$ 471,512

CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO:	CITY COUNCIL	**DATE:**	7/30/2020
FROM:	Robert Sample for Broad River Place, LLC		
AGENDA ITEM TITLE:	Annexation and Zoning (Contingent) of Parcels R100 029 000 0482 0000 and R100 029 000 0045 0000 - 1st Reading		
MEETING DATE:	8/4/2020		
DEPARTMENT:	Community and Economic Development		

BACKGROUND INFORMATION:

The applicant, Robert Sample, on behalf of the property owner, Elouise Miressi, submitted a petition for annexation and also a request for zoning upon annexation of two parcels located on Broad River Boulevard. The properties can be further identified as R100 029 000 0045 0000 and R100 029 000 0482 0000.

Annexation: The applicant has requested that the parcels R100 029 000 0045 0000 (19+/- acres) and R100 029 000 0482 0000 (1+/- acre) be annexed into the City of Beaufort, SC. The larger parcel is currently addressed 14 FC Carter Drive.

Zoning: Contingent of annexation, the applicant has requested that the parcels be zoned T4-N, which is a mixed-use zone of urban residential units and limited commercial.

Current Zoning [County]: The portion of the parcel identified as R100 029 000 0045 0000, located north of Broad River Blvd. is zoned Neighborhood Mixed-Use (C3NMU), which 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 southern portion of R100 029 000 0045 0000 and the parcel identified as R100 029 000 0482 0000 is zoned Regional Center Mixed-Use (C5RCMU), which permits a full range of retail, service, and office uses.

Current Land Use: Residential

Future Land Use: G3– Neighborhood Mixed Use (G-3A) and Corridor Mixed Use (G-3B). G-3 Land generally designates areas suitable for higher-intensity regional-serving development.

PLACED ON AGENDA FOR: *Action*

REMARKS:

On July 17, 2020, the MPC voted unanimously to recommend approval of the annexation and the rezoning.

The parcels are contiguous to the City's jurisdictional boundary and are within the growth boundary.

Zoning the parcels T4-N is in accordance with the city's comprehensive plan and is also in accordance with transect objectives of the city's zoning ordinance.

ATTACHMENTS:

Description	Type	Upload Date
Attachments	Backup Material	7/30/2020
Annexation Ordinance	Ordinance	7/31/2020
Zoning Designation Ordinance	Ordinance	7/31/2020

TO THE MEMBERS OF
CITY COUNCIL
CITY OF BEAUFORT, SOUTH CAROLINA

PETITION OF ANNEXATION

We, the undersigned freeholders, pursuant to Section 5-3-150(3), South Carolina Code of Laws, 1976, as amended, do pray that your Honorable Body accept the petition and annex the enclosed described area, and enact an Ordinance declaring the area annexed to the City of Beaufort with full City privileges accorded to, and responsibilities required of, the said residents thereof and the lands and properties and businesses erected therein, subject only to the conditions, provisions, and limitations hereinafter set forth. The said annexation shall be upon terms, limitations, provisions, and conditions as follows:

The City of Beaufort shall furnish and render as promptly as practical to said area, its residents and properties, all of privileges, benefits, rights and services now and hereinafter to be accorded the citizens within the corporate limits of the City of Beaufort in every particular under its charter and general special laws of South Carolina applicable to the City of Beaufort, and subject to the existing ordinances of the City.

The petitioning area to be annexed is described as follows:

19 ± acres known as 14 FC Carter Drive, Beaufort SC 29906

DMP# R100 029 000 045 0050

Plat of area to be annexed and list of freeholders are attached hereto.

Name (print)	Address	Signature	Date of Signature
Eloise Miressi	136 Winslow Ave Somerset, N.J. 08873	Eloise Miressi	5-22-2020

Chkd 5/22

REZONING APPLICATION (EXCEPT FOR PUDS)

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

PAID

Application Fee: $250 + $10 for each additional lot. 6/4/20 CK
Receipt # 13119

RZ20-04

OFFICE USE ONLY: **Date Filed:** 5/22 **Application #:** 20594 **Zoning District:** T4-N

Submittal Requirements: You must attach a boundary map prepared by a registered land surveyor of the tract, plot, or properties, in question, and all other adjoining lots of properties under the same ownership. 12 copies of all application materials are required.

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

Applicant, Owner and Property Information

Property Address: 14 FC Carter, Beaufort, SC 29906

Property Identification Number *(Tax Map & Parcel Number)*: R100 029 000 045 0000 R100 029 000 0482

Applicant Name: Robert Sample for Broad River Place LLC

Applicant Address: PO Box 2238

Applicant E-mail: robesample@gmail.com Applicant Phone Number: 843 476 9439

Property Owner (if other than the Applicant): Eloise Miressi

Property Owner Address: 136 Winslow Ave, Somerset NJ 08873

Have any previous applications been made for a map amendment affecting these same premises? ◯ YES ◯ NO

If yes, give action(s) taken:

Present zone classification: Regional Center Mixed-Use (CSRCMU) (Beaufort Cty)

Requested zone classification: T4-N

Total area of property: 19± acres

Existing land use: Residential

Desired land use: Residential

Reasons for requesting rezoning: Improve density and buildability.

Applicant's Signature: Date: 22 May 2020

NOTE: If the applicant is not the property owner, the property owner must sign below. 16 July 2020

Property Owner's Signature: Eloise Miressi Date: May 22 2020

See Section 9.13 of The Beaufort Code for complete information about Rezoning (except for PUDS) | updated February 8, 2019 | p. 1 of 1
This form is also available online at www.cityofbeaufort.org

TO THE MEMBERS OF
CITY COUNCIL
CITY OF BEAUFORT, SOUTH CAROLINA

PETITION OF ANNEXATION

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The petitioning area to be annexed is described as follows:

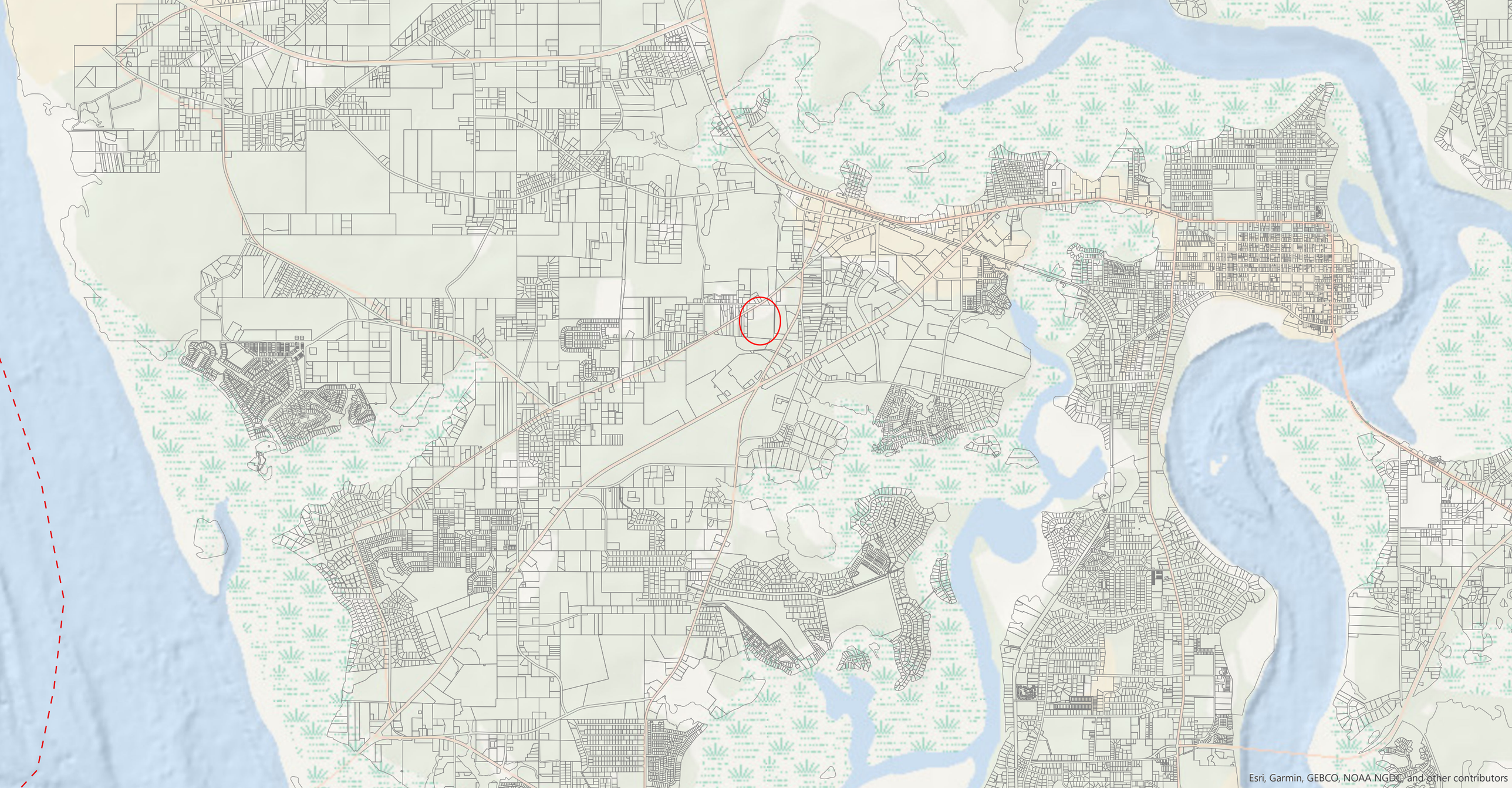
19 ± acres known as 14 FC Carter Drive, Beaufort SC 29906

DMP# R100 029 000 045 0050

R100 029 000 0482 000

Plat of area to be annexed and list of freeholders are attached hereto.

Name (print)	Address	Signature	Date of Signature
Elaine Miressi	136 Winslow Ave Somerset, N.J. 08873	Elaine Miressi	5-22-2020


Esri, Garmin, GEBCO, NOAA NGDC, and other contributors

THE ISSUE

The *Northern Beaufort County Regional Plan* doesn't consider a compact growth alternative. The proposed residential densities are too low (2-4 units/gross acre) to mitigate sprawling development patterns and have a meaningful impact on encouraging walkable, mixed-use development that is transit-efficient or that will reduce the conversion of open space. The Plan's Future Land Use Map recommends commercial development for the length of the Highway 170 corridor.

THE SOLUTION

The Framework Plans provides a more fine-grained approach to land use policy recommendations. It is based on focusing growth in walkable nodes in areas that are served by infrastructure and away from areas that are environmentally sensitive.

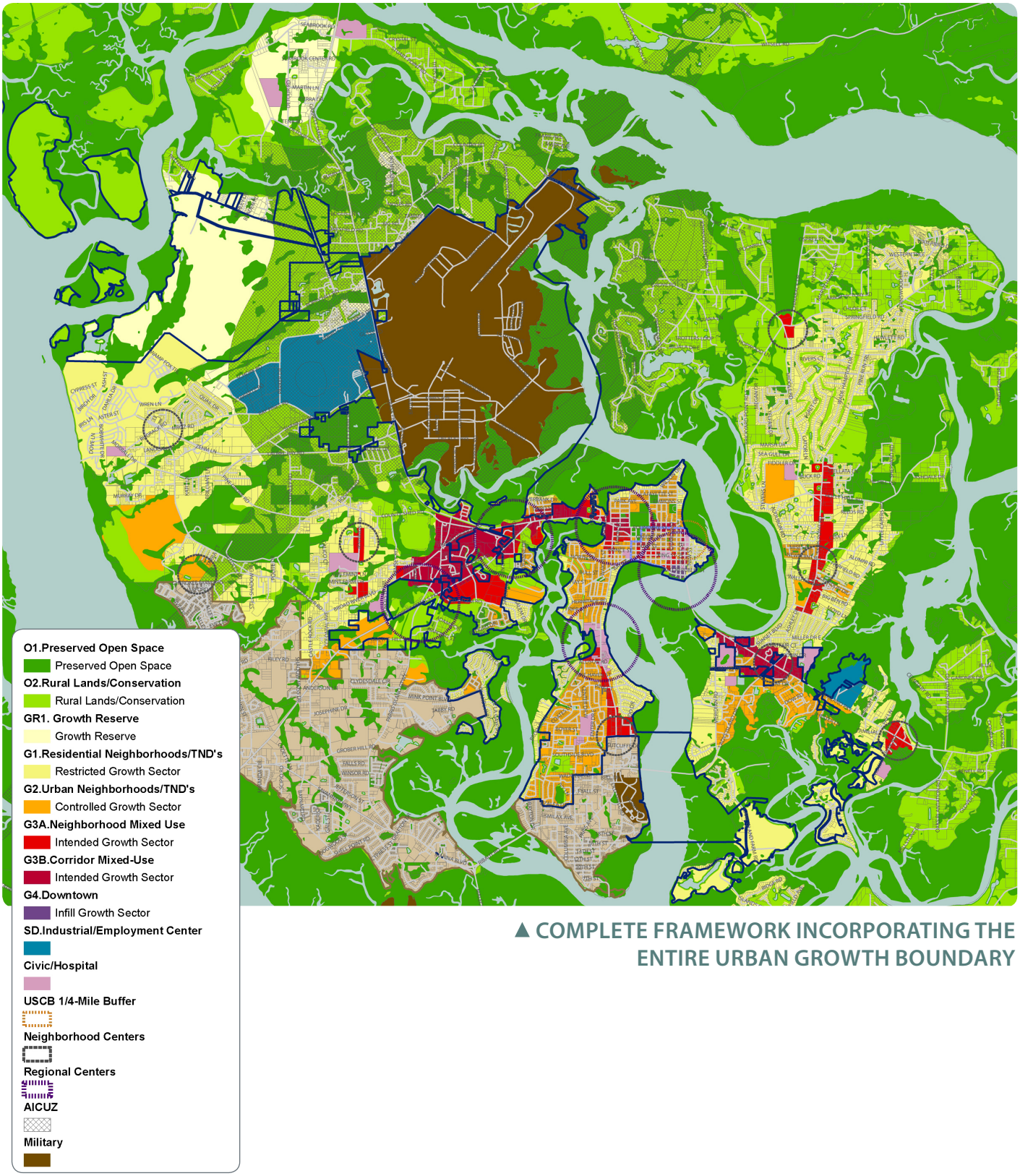
FG 1.0 | THE FRAMEWORK PLAN

The Framework Plan is a macro-level planning tool to properly organize the Beaufort community. While it is coded to the parcel level, it is not intended to replace the zoning map. Rather, as noted in the previous pages, it is an aggregation of a series of zoning categories that combine to form neighborhoods and sectors. Once adopted, the Framework Plan can more easily be adapted to the existing zoning categories in the city's zoning or serve as a basis for a full conversion to a form-based code in the future. The matrix below is a cross referencing tool to help guide individual zoning decisions.

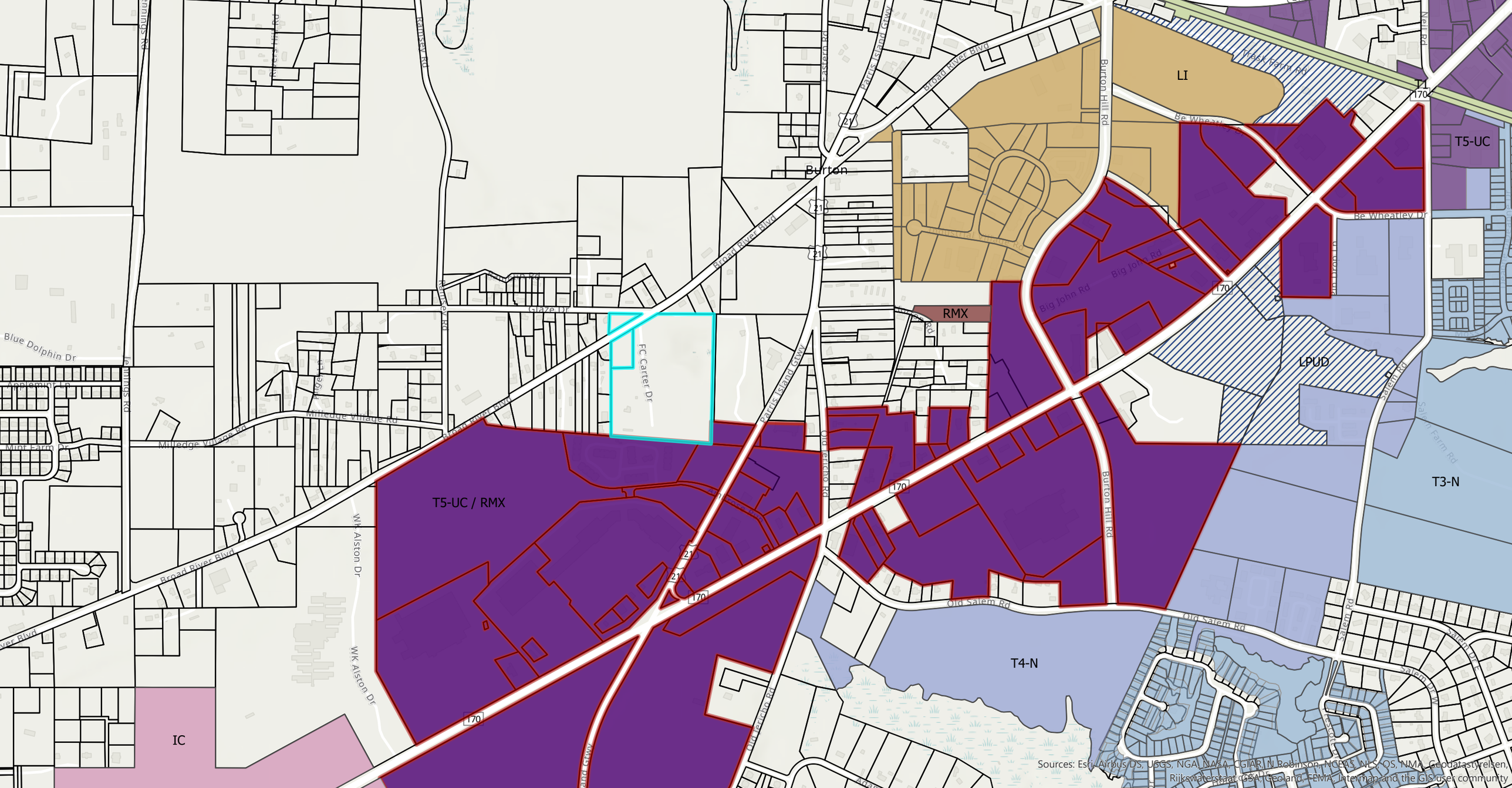
Framework Plan Conversion Matrix

Framework Zone	Transect Zone	Zoning Categories	Notes
O-1	T1, Civic	CP	
O-2	T1, T2	TR, RE	
GR-1	All	All	In 50-100 years this zone could be another town
G-1	T2, T3, T4	R1, R2, TBR, NC, MHP?	This would also include a number of County zoning districts
G-2	T2, T3, T4, T5	R1, R2, R3, R4, GR, TBR, NC, OC, LI, PUD	
G-3A	T2, T3, T4, T5, T6	R4, GR, GC, OC	May also include other higher density residential districts - R2, R3
G-3B	T2, T3, T4, T5, T6	R4, GC, OC, HC	May also include other higher density residential districts - R2, R3
G-4	T4, T5, T6	R4, CC	May also include other higher density residential districts - R2, R3
SD	SD	LI, MHP?	
Civic/Hospital	Civic	MED and all districts that permit civic uses	
Military	SD	MR, MP	

The Framework Plan is a land use policy map intended to provide guidance to Beaufort's leaders as they make decisions on where and how the community should grow. It provides the overall structure for orchestrating appropriate patterns of growth and environmental conservation throughout the community.



▲ COMPLETE FRAMEWORK INCORPORATING THE ENTIRE URBAN GROWTH BOUNDARY



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

2.3: TRANSECT-BASED AND CONVENTIONAL DISTRICTS

2.3.1 PURPOSE AND INTENT OF THE TRANSECT APPROACH

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

For example, a public space at the edge of the city may be a large regional park with hiking trails, while a public space in the city center may be a more intimate square where markets and events take place. Similarly, a residence near the edge of the city may be on a large lot set back from the street, while a residence in the downtown area may be a condominium in a three- or four-story building.

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

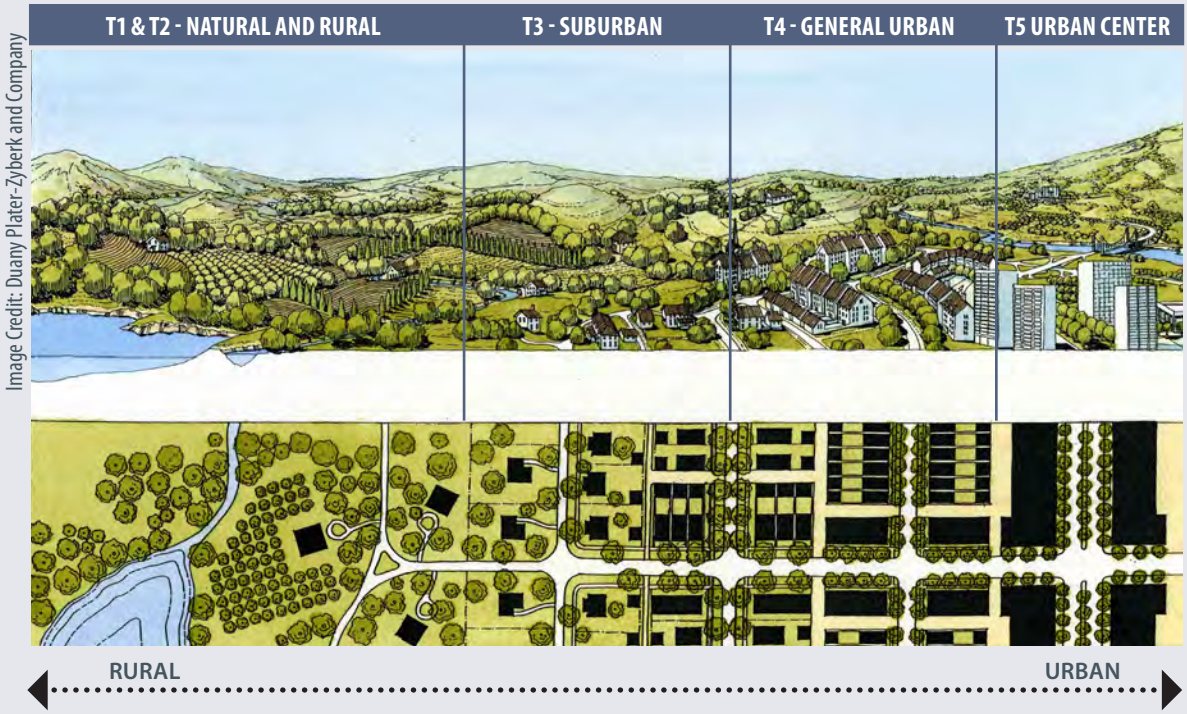


Image Credit: Duany Plater-Zyberk and Company

Note: This text and imagery are for descriptive and illustrative purposes only.

2.3.2 SUMMARY OF TRANSECT-BASED DISTRICTS

T1–NATURAL PRESERVE DISTRICT (T1)

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

Note: All images are for illustrative purposes only.

T2–RURAL DISTRICT (T2)

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

T3–SUBURBAN DISTRICT (T3-S)

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

T3–NEIGHBORHOOD DISTRICT (T3-N)

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

T4–HISTORIC NEIGHBORHOOD DISTRICT (T4-HN)

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

T4–NEIGHBORHOOD (T4-N)

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

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

T4-NEIGHBORHOOD ARTISAN SUB-DISTRICT

T5–DOWNTOWN CORE DISTRICT (T5-DC)

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

T5–URBAN CORRIDOR DISTRICT (T5-UC)

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

2.3.3 SUMMARY OF CONVENTIONAL DISTRICTS

REGIONAL MIXED-USE (RMX)

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

LIGHT INDUSTRIAL DISTRICT (LI)

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

INSTITUTIONAL & CAMPUS DISTRICT (IC)

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

MANUFACTURED HOME PARK DISTRICT (MHP)

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

MILITARY RESERVATION DISTRICT (MR)

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

District. Conditions may be listed in the "Additional Standards" section as appropriate. Other uses permitted in the general T4-N district may have special conditions for T4-NA; those conditions are also listed in the additional standards section as appropriate.

G. **Prohibited Uses (—):** The use is prohibited in the specified district.

3.2 TABLE OF PERMITTED USES

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

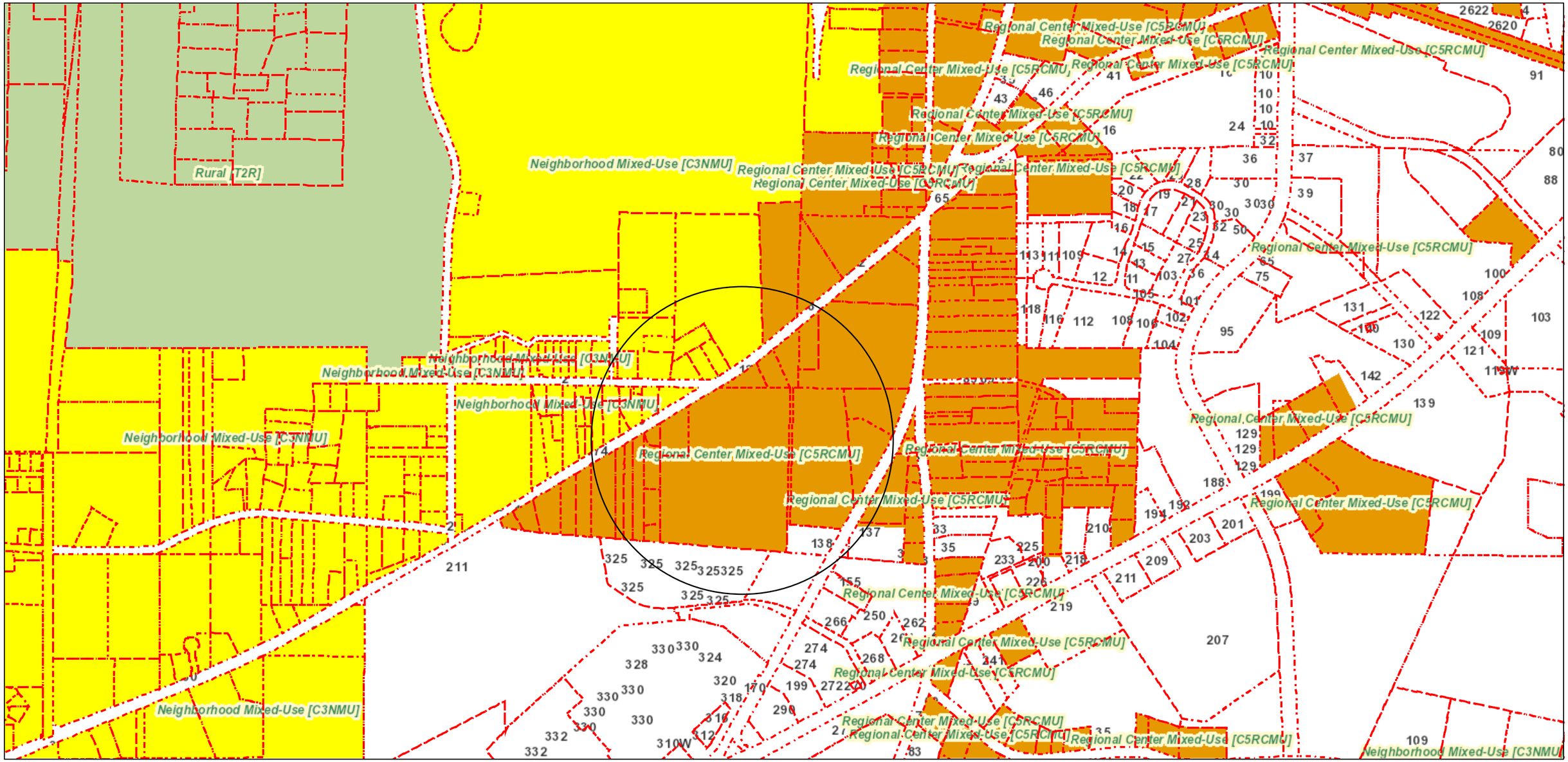
DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	*ADD'L STANDARDS WHEN APPLICABLE*
RESIDENTIAL												**3.3**
Household Living												
Single-Family Dwelling	—	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	—	C	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	—	—	—	C	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	—	—	—	C	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	P	P	—	—	—	—	
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	—	C	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living												
Group Dwelling (≤ 8 residents)	—	—	—	—	P	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	SE	P	P	—	P	—	—
PUBLIC AND CIVIC												**3.4**
Civic / Government Facilities	**C**	**—**	**SE**	**SE**	**P**	**P**	**P**	**P**	**P**	**P**	**—**	**3.4.2.A**
Educational Facilities												
College/University/Trade/Vocational	—	—	—	—	C	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space												
Cemetery	C	E	E	E	E	E	E	C	E	E	E	3.4.2.C
Park/Open Space	P	P	P	P	P	P	P	P	P	P	P	7.4
INSTITUTIONAL												**3.5**
Community Service	—	SE	SE	SE	P	P	P	P	SE	P	—	—
Day Care Facility												
Family Day Care Home (≤ 6 clients)	see Home Occupation — Minor											

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC	RMX	LI	IC	MHP	*ADD'L STANDARDS WHEN APPLICABLE*
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	P	P	P	P	P	—	3.5.2.A
Treatment Facility	—	—	—	—	SE	SE	SE	P	—	SE	—	—
Health Care Facilities	—	—	—	—	—	—	P	P	—	P	—	—
Religious Institution	—	C	C	P	P	P	P	P	—	P	—	3.5.2.B
COMMERCIAL												**3.6**
Entertainment												
Indoor Entertainment	—	C	C	—	C	P	P	P	P	P	—	3.6.2.A
Outdoor Entertainment	—	—	—	—	C	P	P	P	—	P	—	3.6.2.A
Sexually-Oriented Business	—	—	—	—	—	—	—	—	C	—	—	13.2.1
Office	—	—	—	—	P	P	P	P	P	P	—	—
Overnight Guest Accommodation												
Bed and Breakfast	—	—	SE	SE	P	P	P	—	—	—	—	3.6.2.C.1
Short-Term Rental	—	C	C	C	C	C	C	—	—	C	—	3.6.2.C.2
Inn/Motel/Hotel	—	—	—	—	C	P	P	P	—	—	—	3.6.2.C.3
Recreational Vehicle Park	—	—	—	—	—	—	—	SE	—	—	—	—
Retail & Restaurants					C	C	C	P	—	C	—	3.6.2.D
VEHICLE- AND BOAT-RELATED USES												**3.7**
Vehicle and Boat Sales and Rental	—	—	—	—	A	—	C	P	—	—	—	3.7.2.A
Drive-Thru Facility	—	—	—	—	—	—	C	C	SE	—	—	3.7.2.B
Fuel Sales / Car Wash	—	—	—	—	—	—	C	C	P	—	—	3.7.2.C
Vehicle Service and Repair	—	—	—	—	C	—	C	C	P	—	—	3.7.2.D
Parking, Commercial, Surface	—	—	—	—	C	C	P	P	P	P	—	3.7.2.F
Parking, Structure	—	—	—	—	RF	P	P	P	P	P	—	—
Passenger Terminals	—	—	—	—	—	—	SE	P	P	—	—	3.7.2.G
Water/Marine-Oriented Facilities	P	—	—	—	P	P	P	—	—	P	—	—
INDUSTRIAL												**3.8**
Aviation Services	—	—	—	—	—	—	—	—	P	—	—	—
Light Industrial Services	—	—	—	—	A	—	C	C	P	—	—	3.8.2.A
Manufacturing and Production Services	—	—	—	—	A	—	—	C	P	—	—	3.8.2.B
Truck Terminal	—	—	—	—	—	—	—	—	P	—	—	—
COMMUNICATION & INFRASTRUCTURE USES												**3.9**
Major Infrastructure/Utilities	—	—	—	—	A	—	—	SE	P	—	—	3.9.2.A
Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE	C	C	C	C	C	C	C	C	C	C	—	**3.10**

P=Permitted Use C=Conditional Use SE=Special Exception E=in Existing Building/Facility Only RF = Retail Frontage Only A=T4-Neighborhood Artisan subdistrict Only — = Prohibited use

FC Carter 14_County Zoning Map



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- LiveParcels
- Heritage Corridor Overlay
- Commercial Fishing Village Overlay
- St Helena Cultural Overlay

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Data supplied for you by Beaufort County Mapping and Applications, powered by Web AppBuilder for ArcGIS

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.
[1] The 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
D. Gross Density [1] 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]
Floor Area Ratio	
Non-residential buildings	0.18 max.

[1] Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)	
[2] Subject to the requirements in Division 2.3	
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).	

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
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.		

(Ord. No. 2015/32, § 1, 11-9-15 ; Ord. No. 2015/33, 11-9-15 ; Ord. No. 2016/18, 6-27-16 ; Ord. No. 2017/9, 4-10-17)

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 Density [1] and Floor Area Ratio	
Gross Density	12 d.u./acre max.
Floor Area Ratio [2]	0.23 max.
[1] Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F).	
[2] Requirement 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
For parking requirements for all other allowed uses see Table 5.5.40.B (Parking Space Requirements).	

F. 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
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
Recreation Facility: Developed Campground	4.1.190	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 Waste Collection & Recycling	4.1.290	C
Wireless Communications Facility	4.1.320	S
Industrial		
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	4.1.140	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.

(Ord. No. 2019/34, 5-28-19)

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 Density [1] and Floor Area Ratio	
Density	15.0 d.u./acre max. [2]
Floor Area Ratio [3]	0.37 max.
[1] Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F).	
[2] See Section 4.1.350 for Affordable Housing density bonuses.	
[3] Requirement 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).	

F. C5 Allowed Uses

Land Use Type [1]	Specific Use Regulations	C5
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
Affordable Housing	4.1.350	C
Home Office	4.2.90	C
Home Business	2.3	TCP
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	
Open Air Retail		P
Restaurant, Café, Coffee Shop		P
Restaurant, Café, Coffee Shop with Drive-Through Facilities	4.1.70	
Vehicle Sales & Rental: Light	4.1.260	C
Offices & Services		
General Offices & Services		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
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: Developed Campground	4.1.190	P
Recreation Facility: Community-Based		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 Waste Collection & Recycling	4.1.290	C
Waste Management: Regional Waste Transfer & Recycling	4.1.300	C
>Wireless Communications Facility	4.1.320	S

Industrial		
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	4.1.140	C
Manufacturing, Processing, and Packaging - Light (15,000 SF or greater)	4.1.140	C
Outdoor Maintenance/Storage Yard	4.1.180	C
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.

(Ord. No. 2018/26, 6-25-18 ; Ord. No. 2019/34, 5-28-19)

3.3.60 Industrial (S1) Zone Standards

A. Purpose
The Industrial (S1) Zone permits office, manufacturing, industrial, warehousing, and uses that support them. The Zone shall also be designed to permit small businesses and incubator businesses. Moderate to high intensities are permitted to achieve maximum land utilization. Such practices will maximize the

land's use and accommodate small businesses and start-up or incubator businesses.	
B. Building Placement	
Setback (Distance from ROW/Property Line)	
Front	40' min.
Side:	
Side, Main Building	20' min.
Side, Ancillary Building	20' min.
Rear	20' min.
Lot Size	
Lot Size	20,000 SF min.
Width	100' min.
Minimum Site Area	
Industrial	20,000 SF
Other Permitted Uses	1 acre
C. Building Form	
Building Height	
All Buildings	4 stories max. [1]
Ground Floor Finish Level	No minimum
[1] Not to exceed 50 feet above finished grade level	
D. Floor Area Ratio	

Industrial	0.48 max.
All Other Uses	0.37 max.
E. Parking	
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
Required Spaces: Industrial Uses	
Light manufacturing, processing and packaging	1 per 500 GSF
Heavy manufacturing, processing and packaging	1 per employee at maximum shift plus 1 per commercial vehicle
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. S1 Allowed Uses

Land Use Type [1]	Specific Use Regulations	S1
Agriculture		
Agricultural Support Services		P

Forestry		P
Residential		
Dwelling: Family Compound	2.7.40	C
Home Office	4.2.90	C
Retail & Restaurants		
General Retail 25,000 SF or less	4.1.120	C
General Retail with Drive-Through Facilities	4.1.120 4.1.70	C
Adult Oriented Business	4.1.20	C
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop	4.1.230	C
Restaurant, Café, Coffee Shop with Drive-Through Facilities	4.1.230 4.1.70	C
Vehicle Sales & Rental: Heavy		P
Offices & Services		
General Offices & Services	4.1.110	C
General Offices & Services with Drive-Through Facilities	4.1.110 4.1.70	C
Body Branding, Piercing, Tattooing	4.1.250	C
Day Care: Commercial Center (9 or more clients>	4.1.60	C
Residential Storage Facility	4.1.220	C
Vehicle Services: Major Maintenance and Repair	4.1.270	C

Recreation, Education, Safety, Public Assembly		
Community Public Safety Facility		P
Detention Facility	7.2.130	S
Park, Playground, Outdoor Recreation Areas		P
School: Specialized Training/Studio		P
Infrastructure, Transportation, Communications		
Airport, Aviation Services	7.2.130	S
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Parking Facility: Public or Commercial		P
Transportation Terminal		P
Waste Management: Community Waste Collection & Recycling	4.1.290	C
Waste Management: Regional Waste Transfer & Recycling	4.1.300	C
Waste Management: Regional Waste Disposal & Resource Recovery	4.1.310	S
Wireless Communications Facility	4.1.320	C
Industrial		
Manufacturing, Processing, and Packaging - Light		P
Manufacturing, Processing, and Packaging - Heavy		P
Mining & Resource Extraction	4.1.160	S
Outdoor Maintenance/Storage Yard		P
Salvage Operations	4.1.240	C

Warehousing	4.1.280	C
Wholesaling and Distribution	4.1.280	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.

3.3.50 - 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 Density [1] and Floor Area Ratio	
Density	15.0 d.u./acre max. [2]
Floor Area Ratio [3]	0.37 max.
[1] Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F).	

[2] See Section 4.1.350 for Affordable Housing density bonuses.	
[3] Requirement 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).

F. C5 Allowed Uses

Land Use Type [1]	Specific Use Regulations	C5
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
Affordable Housing	4.1.350	C

Home Office	4.2.90	C
Home Business	2.3	TCP
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	
Open Air Retail		P
Restaurant, Café, Coffee Shop		P
Restaurant, Café, Coffee Shop with Drive-Through Facilities	4.1.70	
Vehicle Sales & Rental: Light	4.1.260	C
Offices & Services		
General Offices & Services		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
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: Developed Campground	4.1.190	P
Recreation Facility: Community-Based		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 Waste Collection & Recycling	4.1.290	C
Waste Management: Regional Waste Transfer & Recycling	4.1.300	C
>Wireless Communications Facility	4.1.320	S
Industrial		
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	4.1.140	C
Manufacturing, Processing, and Packaging - Light (15,000 SF or greater)	4.1.140	C
Outdoor Maintenance/Storage Yard	4.1.180	C
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.

(Ord. No. 2018/26, 6-25-18 ; Ord. No. 2019/34, 5-28-19)

3.3.60 Industrial (S1) Zone Standards

A. Purpose	
The Industrial (S1) Zone permits office, manufacturing, industrial, warehousing, and uses that support them. The Zone shall also be designed to permit small businesses and incubator businesses. Moderate to high intensities are permitted to achieve maximum land utilization. Such practices will maximize the land's use and accommodate small businesses and start-up or incubator businesses.	
B. Building Placement	
Setback (Distance from ROW/Property Line)	
Front	40' min.
Side:	
Side, Main Building	20' min.
Side, Ancillary Building	20' min.
Rear	20' min.
Lot Size	
Lot Size	20,000 SF min.
Width	100' min.
Minimum Site Area	

Industrial	20,000 SF
Other Permitted Uses	1 acre
C. Building Form	
Building Height	
All Buildings	4 stories max. [1]
Ground Floor Finish Level	No minimum
[1] Not to exceed 50 feet above finished grade level	
D. Floor Area Ratio	
Industrial	0.48 max.
All Other Uses	0.37 max.
E. Parking	
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
Required Spaces: Industrial Uses	
Light manufacturing, processing and packaging	1 per 500 GSF
Heavy manufacturing, processing and packaging	1 per employee at maximum shift plus 1 per commercial vehicle
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. S1 Allowed Uses

Land Use Type [1]	Specific Use Regulations	S1
Agriculture		
Agricultural Support Services		P
Forestry		P
Residential		
Dwelling: Family Compound	2.7.40	C
Home Office	4.2.90	C
Retail & Restaurants		
General Retail 25,000 SF or less	4.1.120	C
General Retail with Drive-Through Facilities	4.1.120 4.1.70	C
Adult Oriented Business	4.1.20	C
Gas Station/Fuel Sales	4.1.100	C
Restaurant, Café, Coffee Shop	4.1.230	C
Restaurant, Café, Coffee Shop with Drive-Through Facilities	4.1.230 4.1.70	C

Vehicle Sales & Rental: Heavy		P
Offices & Services		
General Offices & Services	4.1.110	C
General Offices & Services with Drive-Through Facilities	4.1.110 4.1.70	C
Body Branding, Piercing, Tattooing	4.1.250	C
Day Care: Commercial Center (9 or more clients>	4.1.60	C
Residential Storage Facility	4.1.220	C
Vehicle Services: Major Maintenance and Repair	4.1.270	C
Recreation, Education, Safety, Public Assembly		
Community Public Safety Facility		P
Detention Facility	7.2.130	S
Park, Playground, Outdoor Recreation Areas		P
School: Specialized Training/Studio		P
Infrastructure, Transportation, Communications		
Airport, Aviation Services	7.2.130	S
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C
Parking Facility: Public or Commercial		P
Transportation Terminal		P
Waste Management: Community Waste Collection & Recycling	4.1.290	C
Waste Management: Regional Waste Transfer & Recycling	4.1.300	C

Waste Management: Regional Waste Disposal & Resource Recovery	4.1.310	S
Wireless Communications Facility	4.1.320	C
Industrial		
Manufacturing, Processing, and Packaging - Light		P
Manufacturing, Processing, and Packaging - Heavy		P
Mining & Resource Extraction	4.1.160	S
Outdoor Maintenance/Storage Yard		P
Salvage Operations	4.1.240	C
Warehousing	4.1.280	C
Wholesaling and Distribution	4.1.280	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.		

O R D I N A N C E

ANNEXING PARCELS R100 029 000 0045 0000 AND R100 029 000 0482 0000 INTO THE CORPORATE LIMITS OF THE CITY OF BEAUFORT, SOUTH CAROLINA

WHEREAS, an annexation petition for parcels R100 029 000 0045 0000 and R100 029 000 0482 0000 located in Beaufort County have been presented to the City Council; and

WHEREAS, the property is within the Northern Regional Plan growth boundary; and

WHEREAS, the property is contiguous to the boundaries of the City of Beaufort, South Carolina; and

WHEREAS, the petition sets forth that this proposed annexation is requested pursuant to § 5-03-150 of the *Code of Laws of South Carolina, 1976*, as amended and contains the signatures of all freeholders of the property to be annexed; and

WHEREAS, the Metropolitan Planning Commission, on July 17, 2020, recommended approval of the annexation; and

WHEREAS, the petition contains a description of the parcel of land to be annexed.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, that the described area is annexed into the City of Beaufort, South Carolina:

The petitioning area to be annexed includes all that certain piece, parcels, or tracts of land, together with improvements thereon, situate, lying, and being in Beaufort County, South Carolina, as follows:

- Approximately 20 acres shown in Attachment A.

This ordinance shall become effective immediately upon adoption.

_____
BILLY KEYSERLING, MAYOR

(SEAL) Attest:

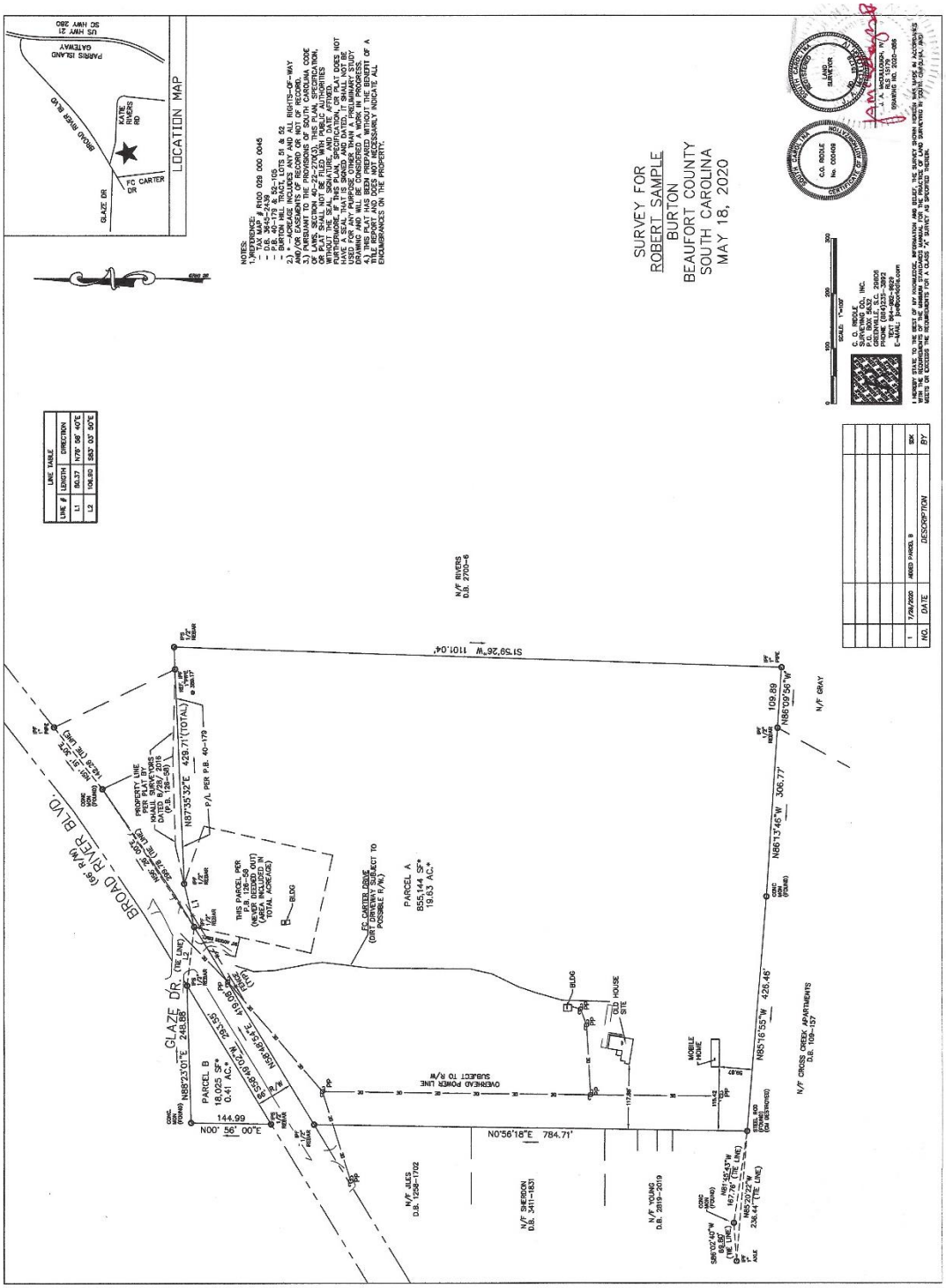
_____
IVETTE BURGESS, CITY CLERK

1st Reading _____

2nd Reading & Adoption _____

Reviewed by: _____
WILLIAM B. HARVEY, III, CITY ATTORNEY

Attachment "A"



O R D I N A N C E

AMENDING THE CITY OF BEAUFORT'S ZONING MAP TO INCLUDE
PARCELS R100 029 000 0045 0000 AND R100 029 000 0482 0000 TO BE ZONED AS T4-N

WHEREAS, the State of South Carolina has conferred to the City of Beaufort the power to enact ordinances "in relation to roads, streets, markets, law enforcement, health, and order in the municipality or respecting any subject which appears to it necessary and proper for the security, general welfare, and convenience of the municipality or for preserving health, peace, order, and good government in it . . ." as set forth in *Code of Laws of South Carolina*, Section 5-7-20; and

WHEREAS, the City of Beaufort adopted the *Beaufort Code* by reference on June 27, 2017, as set forth in section 5-6001 of the *Code of Ordinances Beaufort, South Carolina*; and

WHEREAS, the amendment of the zoning map is "for the general purpose of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare" in accordance with *Code of Laws of South Carolina*, Section 6-29-710; and

WHEREAS, an annexation petition for parcels R100 029 000 0045 0000 and R100 029 000 0482 0000 located in Beaufort County has been presented to the City Council; and

WHEREAS, the zoning map amendment is compatible and in accordance with the vision and goals of the City of Beaufort; and

WHEREAS, this vision and these goals were established through a democratic process and with public input and public participation; and

WHEREAS, these goals were recorded in the form of a comprehensive plan for all to see and reference; and

WHEREAS, the comprehensive plan was created through the leadership of the planning commission, responsible for determining a specific plan for the future of the city; and

WHEREAS, the city council of the City of Beaufort adopted the comprehensive plan (and Civic Master Plan) by ordinance; and

WHEREAS, the change of zoning to T4-N is consistent and compatible with adjacent zoning; and

WHEREAS, any future development of the property will be able to take advantage of existing infrastructure; and

WHEREAS, the Metropolitan Planning Commission, on July 17, 2020, recommended approval of the zoning designation of T4-N; and

WHEREAS, a public hearing before the Beaufort City Council was held regarding the proposed change to the ordinance on August 4, 2020, with notice of the hearing published in *The Beaufort*

Gazette on June 19, 2020;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, pursuant to the power vested in the Council by Section 6-29-760, *Code of Laws of South Carolina, 1976*, that the zoning map of the City of Beaufort be amended by establishing the zoning designation of T4-N on the annexed parcels of R100 029 000 0045 0000 and R100 029 000 0482 0000.

_____
BILLY KEYSERLING, MAYOR

(SEAL) Attest:

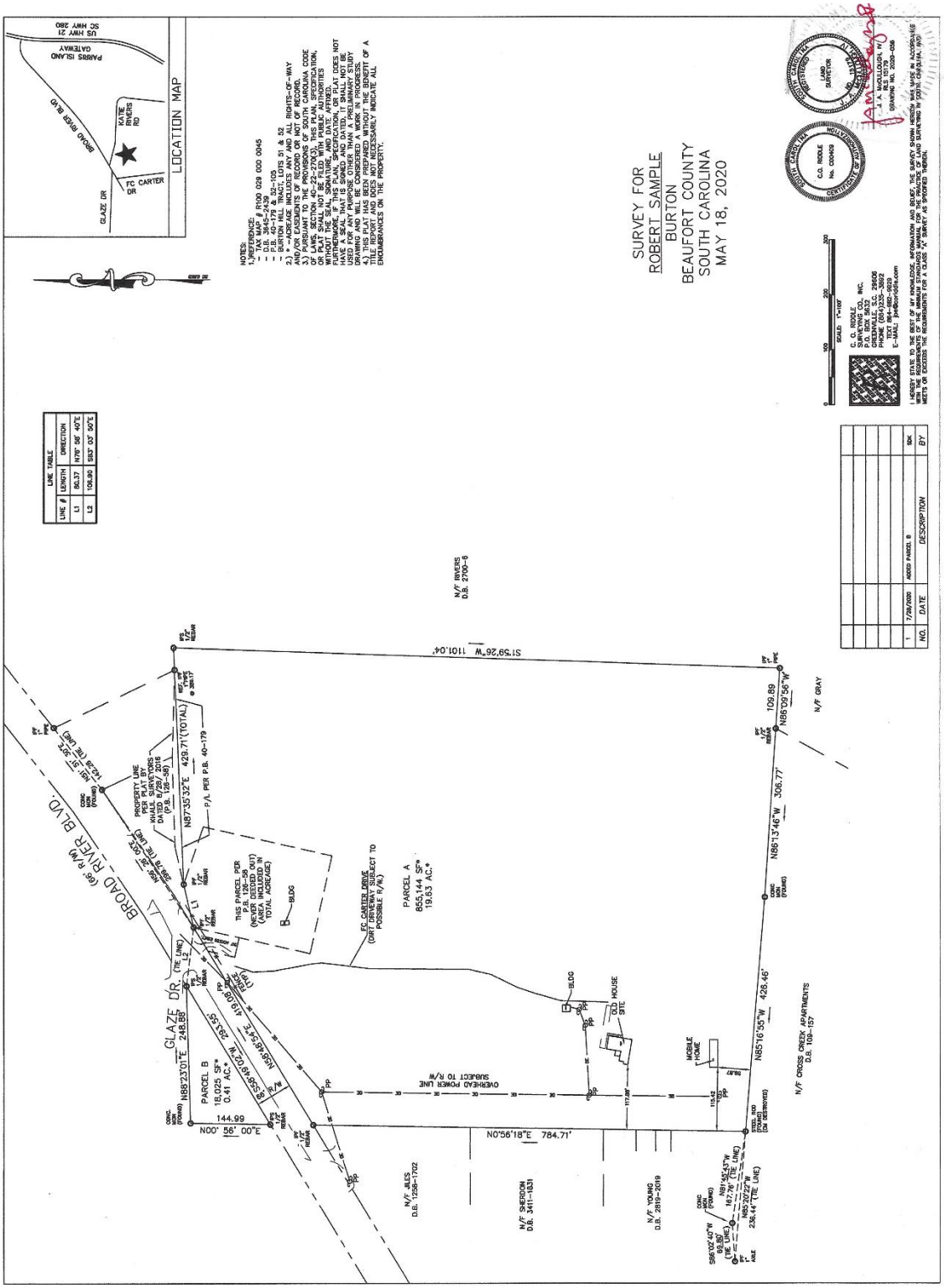
_____
IVETTE BURGESS, CITY CLERK

1st Reading _____

2nd Reading & Adoption _____

Reviewed by: _____
WILLIAM B. HARVEY, III, CITY ATTORNEY

Attachment "A"



CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO:	CITY COUNCIL	**DATE:**	7/30/2020
FROM:	Rhonda Carey		
AGENDA ITEM TITLE:	Ordinance amending Part 1, Chapter 9 Article D, Section 1-9031 of the Beaufort Code of Ordinances to remove membership by Santa Elena History Center, and to replace such membership by the representation from Tabernacle Baptist Church - 1st Reading		
MEETING DATE:	8/4/2020		
DEPARTMENT:	Downtown Operations		

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Ordinance	Backup Material	7/30/2020

ORDINANCE

To Amend Part 1 Chapter 9 Article D, Section 1-9031 of the Beaufort Code of Ordinances to remove membership by Santa Elena History Center, and to replace such membership by a representative from Tabernacle Baptist Church

WHEREAS, Section 1-9031 of the Code of Ordinances establishes the parameters for the creation and membership of the City of Beaufort Cultural District Advisory Board (CDAB); and,

WHEREAS, the member organizations are required to be geographically located within the City's Cultural District; and,

WHEREAS, one of the seven members is a representative from the Santa Elena History Center; and,

WHEREAS, Santa Elena History Center has recently moved out of the City limits, and is no longer within the City's Cultural District; and,

WHEREAS, as a result of this relocation, the representative from Santa Elena as resigned from the CDAB; and,

WHEREAS, Tabernacle Baptist Church is located within the City Cultural District, and has expressed a willingness to provide a representative to serve on the CDAB; and,

WHEREAS, City Council finds that it is in the best interest of the City to provide for membership on the Cultural District Advisory Board by a representative of Tabernacle Baptist Church, to replace Santa Elena History Center; and,

WHEREAS, it is necessary to amend Section 1-9031 to provide for such change in membership on the CDAB.

THEREFORE, be it ordained by Beaufort City Council, in Council duly assembled, and by authority of the same, that Section 1-9031 of the City Code of Ordinances shall be amended to remove membership on the Cultural District Advisory Board by a representative of Santa Elena History Center, and to replace such membership with a representative of Tabernacle Baptist Church.

This Ordinance shall become effective upon adoption.

_____
BILLY KEYSERLING, MAYOR

(SEAL) Attest:

_____
IVETTE BURGESS, CITY CLERK

1st Reading _____

2nd Reading & Adoption _____

Reviewed by: _____
WILLIAM B. HARVEY, III, CITY ATTORNEY

CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO:	CITY COUNCIL	**DATE:**	7/30/2020
FROM:	William Propkop, City Manager		
AGENDA ITEM TITLE:	Ordinance authorizing the City Manager to enter into the Contract of Sale and Option to Purchase attached hereto and to execute such other documents for the Sale of Property in the Commerce Park - 1st Reading		
MEETING DATE:	8/4/2020		
DEPARTMENT:	City Managers Office		

BACKGROUND INFORMATION:

PLACED ON AGENDA FOR:

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Ordinance	Backup Material	7/30/2020
Agreement	Backup Material	7/31/2020

ORDINANCE

An Ordinance Authorizing the City Manager to Enter Into the Contract of Sale and Option to Purchase Attached Hereto and to Execute Such Other Documents for the Sale of Property in the Commerce Park

WHEREAS, the City of Beaufort is the owner of property commonly referred to as the Beaufort Commerce Park; and,

WHEREAS, it is the stated goal of City Council to offer for sale the Commerce Park property to individuals and businesses that will locate to Beaufort, and will employ Beaufort residents in connection with manufacturing businesses located on the property; and,

WHEREAS, the City has been working with The Beaufort County Economic Development Corporation (BCEDC) to assist in marketing the Commerce Park, and locating prospective businesses who may become purchasers of the property; and,

WHEREAS, The BCEDC has located a business generically referred to as Project Garden, willing to purchase 3 acres of Commerce Park property, with an Option to purchase an additional 3 acres, for the purpose of manufacturing, at the sum of $15,000 per acre; and,

WHEREAS, The BCEDC is working with the South Carolina Department of Commerce for the funding of this manufacturing business, which will be publicly announced soon, and which will bring manufacturing and related jobs and economic benefit to Beaufort and the surrounding area; and,

WHEREAS, the City, in conjunction with the BCEDC, has negotiated the Contract attached hereto as Exhibit A, which is signed by Walt Reed on behalf of a business LLC currently being formed; and,

WHEREAS, City Council finds that the consummation of this sale if in the best interest of the City, and its citizens and residents; and,

WHEREAS, an Ordinance is required for the sale of City property.

NOW THEREFORE, be it ordained, by the City Council of Beaufort, South Carolina, in Council duly assembled, and by the authority of the same, that the City

Manager shall be authorized and empowered to execute, on behalf of the City, the Contract of Sale in essentially the form attached hereto as Exhibit A, and to further execute such other documents as may be necessary for the sale by the City of the property set forth therein.

This Ordinance shall become effective upon adoption.

_____
BILLY KEYSERLING, MAYOR

(SEAL) Attest:

_____
IVETTE BURGESS, CITY CLERK

1st Reading _____

2nd Reading & Adoption _____

Reviewed by: _____
WILLIAM B. HARVEY, III, CITY ATTORNEY

STATE OF SOUTH CAROLINA	)	
	)	CONTRACT OF SALE
COUNTY OF BEAUFORT	)	AND
	)	OPTION TO PURCHASE

THIS AGREEMENT has been duly executed by Seller and Purchaser as of the ____ day of _____, 2020 (the "Effective Date"), by and between City of Beaufort, or assigns, (hereinafter referred to as "Seller"*)*, and (TO BE DETERMINED) (hereafter referred to as "Purchaser"*)*.

W I T N E S S E T H:

1. SALE.

In consideration of the mutual covenants and agreements hereinafter set forth, Seller hereby agrees to sell, and Purchaser hereby agrees to purchase, upon the terms and conditions hereinafter set forth, that certain parcel of real property located in the County of Beaufort, State of South Carolina, containing 3.00 acres, and shown as Beaufort County tax map parcel R120-024-0000-0445, Lot 15 in the Beaufort Commerce Park, shown on the survey attached hereto as Exhibit A and made a part hereof, together with all easements, rights-of-way, appurtenances and other rights and benefits belonging to, running with or otherwise related thereto (such real property and appurtenant benefits being referred to herein collectively as the "Property").

2. PURCHASE PRICE. The total purchase price (the "Purchase Price") for the Property shall be Fifteen Thousand ($15,000) Dollars per acre, or a total purchase price of $45,000, payable as follows:

(a) The sum of $1,000.00 shall be paid by Purchaser within three (3) business days after the Effective Date to Escrow Agent (as hereinafter defined) in escrow as Earnest Money and shall be paid to Seller at Closing (as defined in paragraph 7 hereof) by certified check or wire transfer or returned to Purchaser as provided herein. The Earnest Money shall apply to the Purchase Price at Closing.

(b) The remaining portion of the Purchase Price, after any adjustments as provided in this Agreement, shall be paid by certified check or wire transfer at Closing.

3. OPTION to PURCHASE and RIGHT OF FIRST REFUSAL OPTION: As a part of the consideration paid herein, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, the Purchaser shall have Option to Purchase which must be exercised by the Purchaser by giving written notice of the intention to exercise the Option to Purchase no later than eighteen (18) months (“Option Period”) from the Effective Date of this Agreement, to purchase three (3) additional contiguous acres of property located on Lot 13 of the Beaufort Commerce Park, Beaufort County, as approximately shown as the “Option 3 acres” on the survey attached hereto as Exhibit B, and made a part hereof, for the

additional sum of Fifteen Thousand ($15,000) Dollars per acre. The exact boundaries of said additional 3 acres shall be agreed to in writing between the parties upon the exercise of the option. The parties hereto acknowledge and agree that the Option to Purchase may be exercised at the sole discretion of the Purchaser at any time during the Option Period, and that this Option to Purchase and Right of First Refusal Option may be recorded with the Register of Deeds for Beaufort County, South Carolina. Should the Purchaser, elect not to exercise the Option to Purchase, the Purchaser shall have a Right of First Refusal Option to replace any bona fide offeror, offering to purchase the Option 3 Acres, for the sum of Fifteen Thousand ($15,000) Dollars per acre. The Seller must provide the Purchaser any written offer to purchase and allow the Purchaser herein a period of thirty (30) days in which to elect to exercise said option to purchase. This Right of First Refusal Option shall apply to any offers after the end of the Purchaser's Option Period and no later than five (5) years from the Effective date of this Agreement. During the Right of First Refusal period the purchaser has the option to proceed with purchasing the Option 3 Acres for a sum of Fifteen thousand ($15,000) dollars per acrePurchaser, for itself and any assignee, agrees and stipulates that the Option 3 Acres will be utilized for the stated purpose of manufacturing and/or manufacturing support., and that Purchaser shall apply for permits on the development of the Option 3 Acres within one (1) yearof exercise of the Option or Right of First Refusal and break ground within 1 year of receiving all permits.

4. EARNEST MONEY.

(a) The Purchaser shall deposit $1,000.00 as Earnest Money to be held by Seller's Attorney, Harvey & Battey, P.A., (the "Escrow Agent") in a non-interest- bearing trust account.

5. Upon receipt of a letter from Purchaser indicating that this Agreement has been terminated by Purchaser pursuant to the terms of this Agreement, Escrow Agent shall release the Earnest Money to Purchaser without need for any notice to Seller. Upon Closing, Escrow Agent is authorized to release the Earnest Money to Seller to be applied against the Purchase Price. Except as otherwise expressly provided in this Paragraph 4, Escrow Agent shall make payments and otherwise act only upon written instructions signed by both Purchaser and Seller.

6. REVERSION OPTION OF REPURCHASE and OPTION TO REINSTATE: As part of the consideration herein, Purchaser stipulates and agrees that the development of the Property for its stated purpose of manufacturing shall begin within two (2) years of the Purchaser obtaining final approval of all permits necessary for development of the Property. If Purchaser fails to commence development within this two (2) year period, the City of Beaufort as Seller shall have a Reversion Option to Repurchase to re-purchase the Property for ten thousand ($10,000.00) dollars per acre, which may be exercised by providing the Purchaser thirty (30) days written notice; however, if the Seller gives notice of its intent exercise the Reversion Option to Repurchase, the Purchaser may elect to exercises an Option to Reinstate for a period of thirty (30) days from the Seller's notice and paying the Seller an additional fifteen thousand ($15,000.00) dollars per acre. This Reversion Option of Repurchase and Option to Reinstate shall also likewise apply to the Option 3 Acres if the Purchaser has not commenced development of the Option 3 Acres

within the terms stated in section #3

7. REPRESENTATIONS, WARRANTIES AND COVENANTS OF SELLER. In order to induce Purchaser to enter into this Agreement, Seller hereby makes the following representations and warranties to, and covenants and agrees with, Purchaser as follows, each of which shall be true as of, and shall survive, the Closing:

(a) Absence of Undisclosed Liabilities. Seller has received no notice of, and is not aware of, any liabilities or obligations of any nature whatsoever, whether absolute, accrued, contingent or otherwise that affect the Property. To the best of Seller's knowledge, the Property has never been subjected to, or used for the manufacture, storage, retention, treatment or transportation of toxic or hazardous wastes by Seller or, to the best of Seller's knowledge, any third party.

(b) Litigation. The Seller is not aware of any actions, suits or proceedings pending or, to the best of Seller's knowledge, threatened before any court, agency, governmental authority or arbitrator related to the Property, which could, if successful, have an adverse effect on the condition, use or value of the Property.

(c) Conduct of Seller. Between the Effective Date and the Closing, Seller shall not enter into any contract or commitment or engage in any transaction (i) affecting the Property which will survive the Closing or (ii) affecting any representation or warranty in this Agreement, without the prior written consent of the Purchaser in either case.

(d) Materialmen's Liens. As of the Closing Date, Seller will have fully paid all laborers and materialmen for prior improvements to the Property or the applicable lien period with respect to such work or improvements shall have expired.

8. TOXIC WASTE. Seller represents that it has not deposited and shall not deposit any toxic wastes or other hazardous materials on the Property. Seller further represents that it has received no notice from any governmental body or other agency or person indicating that there are now, or have been in the past, any toxic wastes or hazardous materials on the Property, and to the best of Seller’s knowledge, there are not now, nor have there been in the past, any toxic wastes or hazardous materials on the Property.

9. CLOSING MATTERS.

9.1 The Closing Date. Closing shall take place on or before 5:00 PM on _____(the "Closing Date"), at the respective offices of the parties’ legal counsel, at which time possession will be given and at which time Seller will deliver a general warranty deed sufficient under the laws of the State of South Carolina to convey good and marketable and insurable title (both in fact and of record) to the above described Property to the Purchaser, with all recording charges which are based on value pursuant to S.C. Code Ann. 12-24-10 et. seq. paid by Seller (the “Closing”).

9.2 Prorations. Real estate taxes, utility charges, and all other items of income or expense shall be adjusted and prorated as of the Closing Date. If actual taxes, charges, or other items of

income and expense are unknown at the Closing Date, estimates shall be made at and subsequent proration adjustments shall be made based upon the actual taxes which are paid or received. This provision shall survive Closing. Seller shall pay at Closing any roll back taxes and special assessments applicable to the Property, whether payable in installments or not.

9.3 Closing Costs. Except as specified herein, each party shall pay for its own customary closing costs. Accordingly, Seller shall pay for value-based recording fees or deed stamps, deed preparation, releases of mortgages and Seller's attorney's fees. The Purchaser shall pay for its inspections and its attorney's fees, title examination charges, title insurance, loan costs and surveys.

9.4 Real Property Conveyance. Seller shall deliver to Purchaser at Closing a general warranty deed conveying to Purchaser good and marketable fee simple title to the Property, free and clear of all liens and encumbrances. The deed will convey the Property by reference to the existing recorded subdivision plat shown on Exhibit "A" attached hereto.

9.5 Seller Documents. At or prior to Closing, Seller shall provide to Purchaser the following:

(a) Seller shall deliver at Closing an affidavit and agreement satisfactory to attorney for Purchaser and to Purchaser's title insurance company evidencing that the Property is free and clear of non-record matters affecting title, including without limit assurances as to absence of mechanics lien claims, and evidencing Seller's responsibility for any such defects.

(b) Seller shall deliver at Closing a deed, bill of sale, assignment of leases and such other documents as may be necessary to satisfy Seller's obligations pursuant to this Agreement, including but not limited to a Certificate of Tax Compliance from the South Carolina Department of Revenue or a proper affidavit in lieu of such Certificate.

(c) At Closing Seller shall deliver such documents and take such actions as Purchaser's title insurance company shall customarily and reasonably require of sellers in similar circumstances in order to issue Purchaser's title insurance policies without exception.

(d) Within seven (7) days after the Effective Date, Seller shall deliver to Purchaser copies of evidences of title not of public record (including but not limited to surveys, title insurance policies and attorney title opinion letters), engineering reports, environmental reports and notices pertaining to the Property, if any, and reasonably available to Seller.

(e) Seller shall deliver at Closing all other documents and matters as may be required for the full performance by Seller of all its obligations pursuant to this Agreement.

9.6 Purchaser's Documents. At Closing, the Purchaser will deliver to the Seller the following items:

(a) Purchase Price. The payment required by Paragraphs 2 and 3 hereof.

(b) Additional Documents. Such additional documents as might be reasonably required in accordance with the express provisions of this Agreement to consummate the sale of the

Property to the Purchaser.

10. NOTICES. All notices, demands and requests given or made in connection with this Agreement shall be made in a writing signed by the party serving the same, and hand delivered, sent by facsimile transmission (if number provided) or by email (with a return acknowledgment email from the recipient), or deposited in the registered or certified United States mail, return receipt requested, postage prepaid, and

(a) if intended for Seller shall be addressed to:

William Prokop
City Manager, City of Beaufort
1911 Boundary Street
Beaufort, SC 29902

with a copy to: (Seller's Attorney)

Harvey & Battey, P.A.
Attn.: William Harvey, City Attorney
P.O. Box 1107
Beaufort, SC 29901
Email: bharvey@harveyandbattey.com
Fax: 843-524-6973

and (b) if intended for Purchaser shall be addressed to:

(TO BE DETERMINED)

with a copy to: (Purchaser's Attorney)

The Fraser Law Firm, LLC
Denson H. Fraser, Jr.
P.O. Box 22512
Hilton Head Island, SC 29925

Any such notice sent or delivered according to this Section shall be effective upon actual receipt thereof, including by facsimile transmission or email when the return acknowledgment email is received, or upon deposit in the United States mail.

11. BROKERS. Seller and Purchaser agree that neither party has engaged the services of a real estate agent or broker and that no commission is due at the sale of the property. If any commission is due, then that commission will be the sole responsibility of the party responsible for engaging the broker claiming said commission.

12. EMINENT DOMAIN. If, prior to the Closing Date, the Property or any portion thereof shall be taken or threatened to be taken by any governmental authority under its power of eminent domain, the Purchaser shall have the option, upon notice given by Purchaser to the Seller not later than fifteen (15) business days following the date when Purchaser receives written notice of such taking:

(a) To take title to the Property on the Closing Date, in which event the Seller shall assign its rights in the condemnation award to the Purchaser and the Purchaser shall receive from the Seller credit for any such award which has already been paid before the Closing Date; or

(b) To terminate this Agreement, in which event the Earnest Money, shall be refunded to Purchaser, and this Agreement upon such refund shall immediately terminate and be of no further force or effect and neither party have any further remedy against the other except Seller shall pay to Purchaser all costs and expenses incurred by Purchaser during the Inspection Period.

13. PARTIAL INVALIDITY. If any term or provision of this Agreement shall to any extent be held by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement or the application of such invalid term or provision to other persons or circumstances shall not be affected thereby.

14. APPLICABLE LAW. This Agreement shall be governed by, interpreted and enforced in accordance with the laws of the State of South Carolina.

15. ENTIRE AGREEMENT. This Agreement represents the entire agreement between the parties hereto, and neither Purchaser nor Seller, or any agent representing either, has made any statement, promise or agreement, verbally or otherwise, in addition to or in conflict with the terms of this Agreement. Any representation or agreement made during the negotiations is hereby merged into this Agreement and if not set forth herein, is hereby waived.

16. CAPTIONS. The paragraph captions of this Agreement have been inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope or intent of this Agreement.

17. MODIFICATIONS. This Agreement may be modified only by an agreement in writing and signed by the party against whom enforcement of any waiver, change, modification or discharge is sought.

18. SURVIVAL OF REPRESENTATIONS AND WARRANTIES. All representations, warranties, covenants and agreements contained in this Agreement, and all documents and agreements incorporated therein and herein, shall be true and correct at and as of the time of the Closing as though such representations, warranties, covenants and agreements were made at and as of such time, and all such representations, warranties, covenants and agreements shall survive the Closing.

19. ASSIGNMENT. This Agreement, together with all rights hereunder, may be assigned by

Purchaser in its sole discretion, and upon any such assignment the Purchaser shall be relieved of any liability hereunder.

20. SUCCESSORS AND ASSIGNS. This Agreement is binding upon the parties hereto and their respective heirs, personal representatives, successors and assigns.

21. WARRANTY OF AUTHORITY. The individuals actually executing this Agreement personally represent and warrant that they have the necessary power and authority to execute this Agreement on behalf of the party that each represents, and that the signature of each is sufficient to make this Agreement the binding and enforceable obligation of the party represented by such signing individual.

22. DEFAULT REMEDIES. If a party shall breach a provision of this Agreement, the non-defaulting party shall have the right to pursue any and all available remedies at either law or equity, including, without limitation, termination of this Agreement and commencement of an action for specific performance and legal damages. In the event of a suit for specific performance or damages in connection with this Agreement, the prevailing party shall be entitled to reasonable attorney's fees, in addition to all other remedies provided by law.

IN WITNESS WHEREOF, the parties have hereto set their respective hands and seals as of the date and year first written above.

WITNESS:

PURCHASER:

_____
Witness 1

By:_____

_____
Witness 2/ Notary

Date:

State of South Carolina
County of Beaufort

_____
Notary
Printed Name: _____
My Commission Expires: _____

(Seal)

(Remainder of Page left Intentionally Blank)

Seller's Signatures follow

WITNESS:

_____
Witness 1

_____
Witness 2 / Notary

SELLER:

City of Beaufort

By: _____

Its: _____

TIN: _____

Date:

State of South Carolina
County of Beaufort

_____
Notary
Printed Name:_____
My Commissions Expires: _____

(Seal)

CITY OF BEAUFORT

DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO:	CITY COUNCIL	**DATE:**	7/30/2020
FROM:	William Prokop, City Manager		
AGENDA ITEM TITLE:	Appointment to City Boards and Commissions		
MEETING DATE:	8/4/2020		
DEPARTMENT:	City Managers Office		

BACKGROUND INFORMATION:

Appointment to Historic Review Board

PLACED ON AGENDA FOR:

REMARKS: