

ORDINANCE

AMENDING SECTION 6.8.J.8.A OF THE UNIFIED DEVELOPMENT ORDINANCE, "BOUNDARY STREET REDEVELOPMENT DISTRICT; ARCHITECTURAL STANDARDS; SIGNS," TO ADD PROVISIONS FOR FREESTANDING SIGNS ON NONCONFORMING LOTS

WHEREAS, the Unified Development Ordinance currently does not permit new freestanding signs in the Boundary Street Redevelopment District; and

WHEREAS, the Unified Development Ordinance does not permit the reuse of nonconforming signs; and

WHEREAS, most lots developed before the February 2007 adoption of the Boundary Street Redevelopment District Ordinance do not conform to the Boundary Street District standards; and

WHEREAS, most buildings developed before February 2007 are set back from the street; and

WHEREAS, under the current regulations, new businesses going into tenant spaces in the Boundary Street zone existing as of February 2007 generally are not permitted to have a freestanding sign; and

WHEREAS, staff believes it is important to keep existing buildings occupied until a total site redevelopment is proposed; and

WHEREAS, staff has prepared an amendment to the Unified Development Ordinance that provides opportunities for freestanding signs on lots in the Boundary Street District that were developed before adoption of the Boundary Street Code; and

WHEREAS, this amendment has been presented to the Beaufort--Port Royal Metropolitan Planning Commission and the Commission recommended approval; and

WHEREAS, a public hearing before the Beaufort City Council was held regarding this ordinance amendment on November 13, with notice of the hearing published in *The Beaufort Gazette* on October 29, 2012;

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 Section 6.8.J.8.a of *The Unified Development Ordinance of the City of Beaufort, South Carolina*, "Boundary Street Redevelopment District; Architectural Standards; Signs," be amended by adding a new paragraph (5) to read as follows:

- (5) On lots developed or redeveloped before February 6, 2007, freestanding signs meeting the requirements of Section 7.2.G.1.c, Boundary Street District, may be permitted.

This ordinance shall become effective immediately upon adoption.

(SEAL)

Attest:

BILLY KEYSERLING, MAYOR

IVETTE BURGESS, CITY CLERK

1st Reading

2nd Reading & Adoption

Reviewed by:

WILLIAM B. HARVEY, III, CITY ATTORNEY