

**BEAUFORT–PORT ROYAL
METROPOLITAN PLANNING COMMISSION**

AGENDA

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

Monday, May 19, 2014 5:30 P.M.

City Hall Council Chambers, 1911 Boundary Street, Beaufort, SC

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

The commission may alter the order of items on the agenda to address those of most interest to the public in attendance first. Also, in an effort to ensure that all interested persons are given the opportunity to speak on every case, a two (2) minute time limit on public comment will be in effect. Individuals wishing to speak during the hearing will be asked to sign up in advance, and will be recognized by the Chairman during the public comment section of the hearing.

- I. Call to Order:**
 - II. Pledge of Allegiance:**
 - III. Review Commission Meeting Minutes:**
 - A. Minutes of the April 21, 2014 Meeting.**
 - IV. Review of Projects for the Town of Port Royal:**
 - A. Town of Port Royal – Annexation and Rezoning Request. Annexing and zoning three parcels of property located near Castle Rock Road, and south of Windsong Road, identified as District 100, Tax Map 31, Parcels 51, 201 and 227. The existing zoning is Suburban District. The proposed zoning is T4 Neighborhood Center. Applicant: Darryl Gardner, Jeffery Gardner and Arthur Gardner.**
 - V. Review of Projects for the City of Beaufort:**
 - A. City of Beaufort – Rezoning. Rezoning property located at 705 Carteret Street, identified as District 121, Tax Map 4, Parcel 548, from Office Commercial District to Neighborhood Commercial District. Applicant: Evelyn Sutton**
 - B. City of Beaufort – Update on Council Actions.**
 - VI. Review of Projects for the County of Beaufort:**
 - A. No projects.**
 - VII. Adjournment**
- Note: If you have special needs due to a physical challenge, please call Julie Bachety at (843) 525-7011 for additional information.**

A meeting of the Beaufort-Port Royal Metropolitan Planning Commission was held on **April 21, 2014 at 5:30 p.m.** in council chambers of the Beaufort Municipal Complex, 1911 Boundary Street. In attendance were Chairman Joe DeVito and Commissioners James Crower, Robert Semmler, Alice Howard, Bill Harris, Jennifer Bihl, and City Planner Libby Anderson.

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

CALL TO ORDER

Chairman DeVito called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance.

MINUTES

Commissioner Crower made a motion, second by Commissioner Harris, to approve the minutes of March 17, 2014 as submitted. The motion passed unanimously. Commissioner Bihl abstained from voting because she was not present at the meeting.

REVIEW OF PROJECTS FOR THE CITY OF BEAUFORT

City of Beaufort – UDO Amendment

Revising Section 3.21.B, "Historic District Designation, Designation Process," and Section 2.7.F, "Historic District Review Board; Powers and Duties," to implementation the Special Assessment for Rehabilitation of Historic Properties.

Popularly known as the Bailey Bill, Ms. Anderson said council had passed this on first reading. It would allow a substantial tax assessment freeze at the pre-rehab level for ten years. It would apply to all structures in the Historic District that are over 50 years old. There are thought to be 541 of these. The ordinance would apply to all structures outside the Historic District that are listed in the Historic Survey.

Council chose a substantial renovation to be more than 50% of the value of the structure. If your house were valued at \$100,000, you would have to invest at least \$50,000 to be eligible for the assessment freeze, Ms. Anderson said. The Historic District Review Board would have to approve the improvements.

This is a tool to help bring the vacant and abandoned structures back onto tax rolls, Ms. Anderson said. This is one incentive, because it would not be hard to meet the 50% level if you have a structure that's been vacant or abandoned for 10 years. The incentive will help recoup the substantial investment the developer or owner would have to make.

The ordinance amends the city code, Ms. Anderson said, so the Metropolitan Planning Commission is not directly involved, but because structures outside the Historic District were added, they need to make some modifications to the ordinance. The houses outside the

Historic District must be designated as historic. There's a process in place, but the designation is said to be the same as a rezoning action, which Ms. Anderson said isn't correct. She went back to the original zoning ordinance and indicated this same section was in there but worded differently: "You go to Historic District Review Board for review and then to council for approval," she said.

The renovation must be done to historic standards. Since the structures outside the Historic District are being added, Ms. Anderson said, they want to amend a section that adds this to the Historic District Review Board's authorities: approving structures outside the Historic District for the tax assessment incentive.

Commissioner Harris said Ms. Anderson had said that there were 200 outside the district. She asked where they are. Ms. Anderson said a few are scattered, and you can look them up by street name on the city's web site. Some in the Dixon Neighborhood are considered historic, as are some of the structures across Ribaut Road on North and on Ribaut Road.

Chairman DeVito said they are using the 50-year mark, but he asked if there would be roll up for the 48-year-old houses; he wondered if they would be followed along for when they are eligible. Outside the Historic District, it has to be listed on the Survey, Ms. Anderson said. The state law is specific about the Historic District structures, but outside the Historic District, they have to be designated as historic.

Commissioner Semmler said the survey was 15 years ago, and he asked if some houses that weren't designated as historic then would be grandfathered in. Ms. Anderson said the survey was done according to precise criteria from the Department of the Interior; the group has to be approved by Archives and History. The date ends at 1950. If they did a new survey, they might be able to change the 'period of significance,' but even though the survey's dated, those that weren't historic then, don't become historic automatically. Commissioner Semmler said this isn't fair to everybody, and Ms. Anderson said that's true until the survey is updated. Ms. Anderson said there is a process for changing the survey, but it's a long process. She said they have talked about updating the survey, and **Lauren Kelly** has suggested applying for a grant to do so.

Commissioner Semmler said he agrees it's a great idea, but he is against it because it's not fair in terms of benefitting everyone it should. If the city came up with an appeals process, he could support it. Commissioner Harris said he thinks that with a number like 50 years old, it seems like that's the one threshold to pass, but it's not. There are still improvements to properties, so he doesn't see the drawback to 'just' it being 50 years old. Commissioner Harris said sees the point of an appeals process. A famous person could have lived in a house outside the Historic District and it could be on the register, even if it's not in the Historic District.

Commissioner Semmler said the process has been tested, but Beaufort could do something to make it better. Ms. Anderson said they can only do what the state allows the city to do, so she read the properties that would qualify:

- Listed on the National Register
- Historic property that is over 50 years old as designated by the City of Beaufort under criteria established by the county
- At least 50 years old and located in the Historic District

Commissioner Harris said a property owner could get their property listed on the National Register, which is a difficult process, but it can be done. Ms. Anderson agreed.

Commissioner Harris said it says a special tax assessment can be given for those structures that have completed a substantial renovation, and he asked what determined what a substantial renovation was; Ms. Anderson said those are guidelines that have been adopted: Milner, the Milner Supplement, and the Northwest Quadrant Design standards.

Commissioner Semmler said if a structure is not on the survey and is 50+ years old, and the owner has rehabbed his home, they will be considered eligible if they're in the Historic District but not in the survey. Ms. Anderson said yes, and they believe there are 18 of those. The Historic District Review Board will govern the design review process. Commissioner Semmler asked if it would go to Metropolitan Planning Commission before council for a homeowner in the Historic District. Chairman DeVito said it's an administrative process. Ms. Anderson described the process.

Commissioner Semmler asked what the definition of a substantial improvement is. Ms. Anderson said for a special assessment, the rehab has to be valued at over 50% of the value of the structure.

Commissioner Harris said 50% could trigger permitting issues, and Ms. Anderson said that's true; national flood insurance requirements, for example, could be triggered with substantial improvements. **John Dickerson**, Pigeon Point, buys historic cottages and renovates them. He said this gives owners of properties in the Historic District the opportunity to renovate buildings they have watched decay for decades and 'not be penalized for renovating it.' It encourages people to renovate up to a standard to let people live in it. The bad part is that it's such a small amount, Mr. Dickerson said, but it is a "carrot" for those who buy historic houses, renovate them, and make them a part of the community again. It's also a great benefit for houses that need significant renovation. The Dickersons put more than 100% of the purchase price into renovating a house, and this bill would have been a benefit to them without a jump in their taxes. So those who renovate important historic houses will know that something will be coming back to them. Mr. Dickerson would like to see this even broader and make it community-wide. There's a need for economic development and to save structures, 'and they

are just sitting there' unless there's a *huge* financial upside. He understands the reservations, but he feels this is important, and while he agrees it's not fair, Mr. Dickerson said he hopes they'll vote for it.

Commissioner Harris made a motion to recommend adoption as presented by Ms. Anderson. Commissioner Crower seconded. The motion passed unanimously.

Chairman DeVito said the Spanish Moss Trail is under construction, and he described where work is being done. The Albergotti Creek Bridge is 'extremely structurally sound,' so it will be a wood bridge crossing for the trail. They expect this section will be done in 45-50 days.

Commissioner Semmler said **David Tedder** had brought Community Development Code questions that he had brought to the Metropolitan Planning Commission, and the commission elected to delay their vote to allow staff to look at it.

Commissioner Harris asked the status of the Parker's service station. Chairman DeVito said the rumor is that it's dead. Ms. Anderson said they haven't withdrawn, but there hasn't been any movement. Commissioner Harris wondered about it in relation to the trail. Chairman DeVito said the Spanish Moss Trail is talking with the owners of the property, and Parkers never owned it; they had an option to buy if certain things happened. In regard to the trail, they are also talking about the section around Ribaut Road in Port Royal.

There was a Northern Regional Planning Commission meeting, Chairman DeVito said, and Commissioner Harris attended for Chairman DeVito, so Chairman DeVito thanked him. Commissioner Semmler said it was a presentation on the new AICUZ.

There being no further business to come before the commission, Chairman DeVito adjourned the meeting at 6:08 p.m.

City of Beaufort - Town of Port Royal – Beaufort County
Joint Metropolitan Planning Commission
Annexation and Rezoning Analysis PR-AX 01-14
Meeting Date: May 19, 2014

Applicant

Jeffery Gardner, Darryl Gardner and Arthur Gardner

Site

Approximately 10 acres

The plat map reference for this property is: District 100, Map 31, Parcels 51, 201 and 227. The acreage is located south of Windsong Mobile Home Park on Castle Rock Road.

Present Zoning

The parcels are currently zoned Suburban under Beaufort County's Zoning and Development Standards Ordinance (ZDSO).

The Annexation

Comprehensive Plan

These parcels are included on **The Future Land Use Map** in the Land Use Element of the Town's Comprehensive Plan. The parcels are within the Future Growth Boundary for the town.

Delivery of Services

The parcels are located in an area served by the Beaufort Jasper Water and Sewer Authority. The Burton Volunteer Fire Department will be the first deliverer of services for this area, with Port Royal as backup. The Town holds an agreement with Burton Fire District. This agreement allocates funds annually from the town to the Burton Volunteer Fire Dept.

The current corporate boundaries are contiguous to and beyond this property therefore:

- The Port Royal Police Department has adequate staff levels to deliver services to this area.
- If developed residentially the town will provide (by contractor or town employee) curb side household garbage pick-up, curbside yard debris pick-up, curbside bulk item pick-up, and mandatory recycling pick-up.

Zoning

Proposed Zoning and Land Use Compatibility

Please see **Exhibit A, the Future Land Use Map** and **Exhibit B, the Town's Zoning Map and Exhibit C, pages from Articles 3, 4 and 5 of The Port Royal Code.**

The parcels are found on the town's Future Land Use Map and are located in a Conventional Neighborhood sector.

The proposed zoning is T3 Neighborhood. T3 Neighborhood is a mixed-use district with building types that, with the exception of the Landmark Building, center on the residential form and scale. The Landmark Building has been included to provide a building type that may provide community services in close proximity of the residents that will use them (schools, churches, etc.).

In addition to use and development standards, the town's development codes regulate tree removal and pruning, traffic impact, and street design standards.

My Map

Gardner Annexation

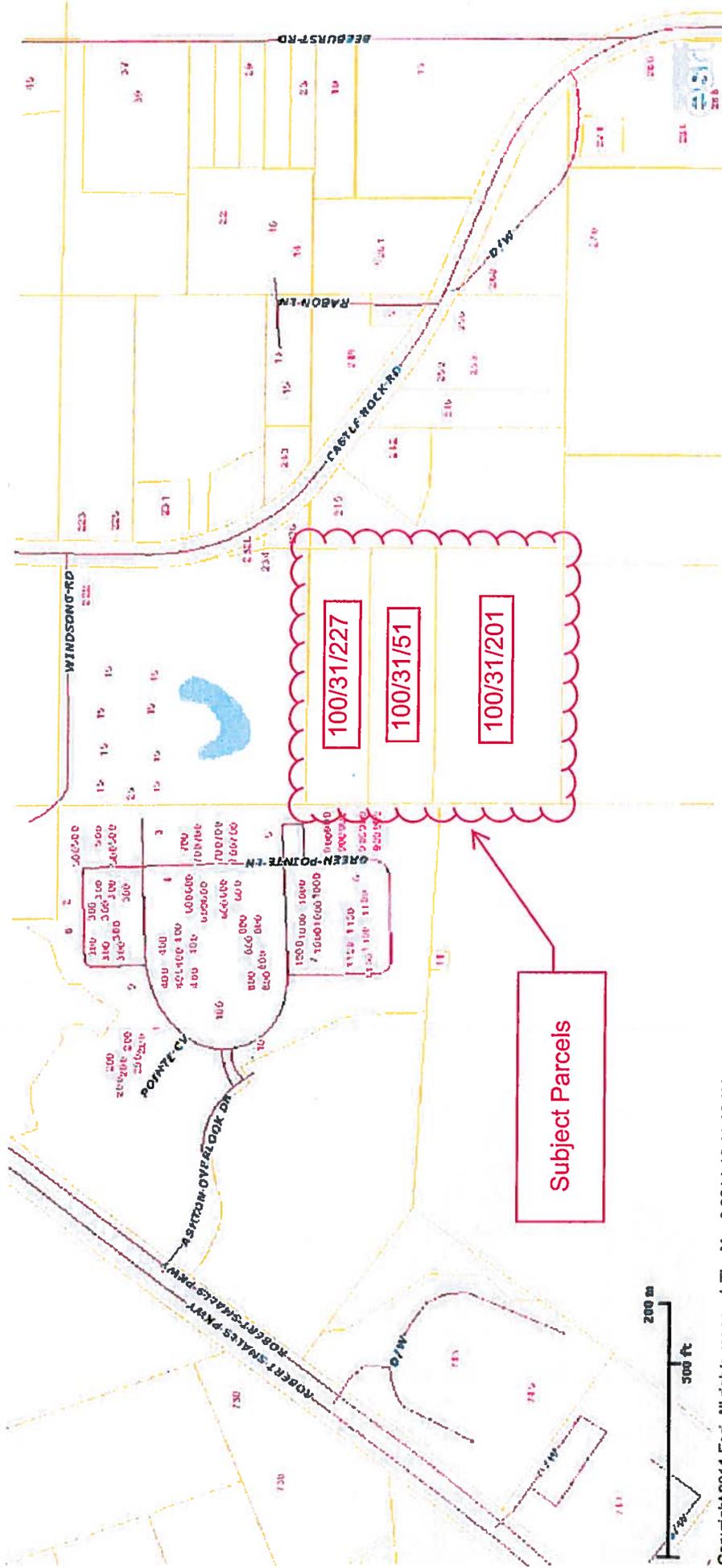
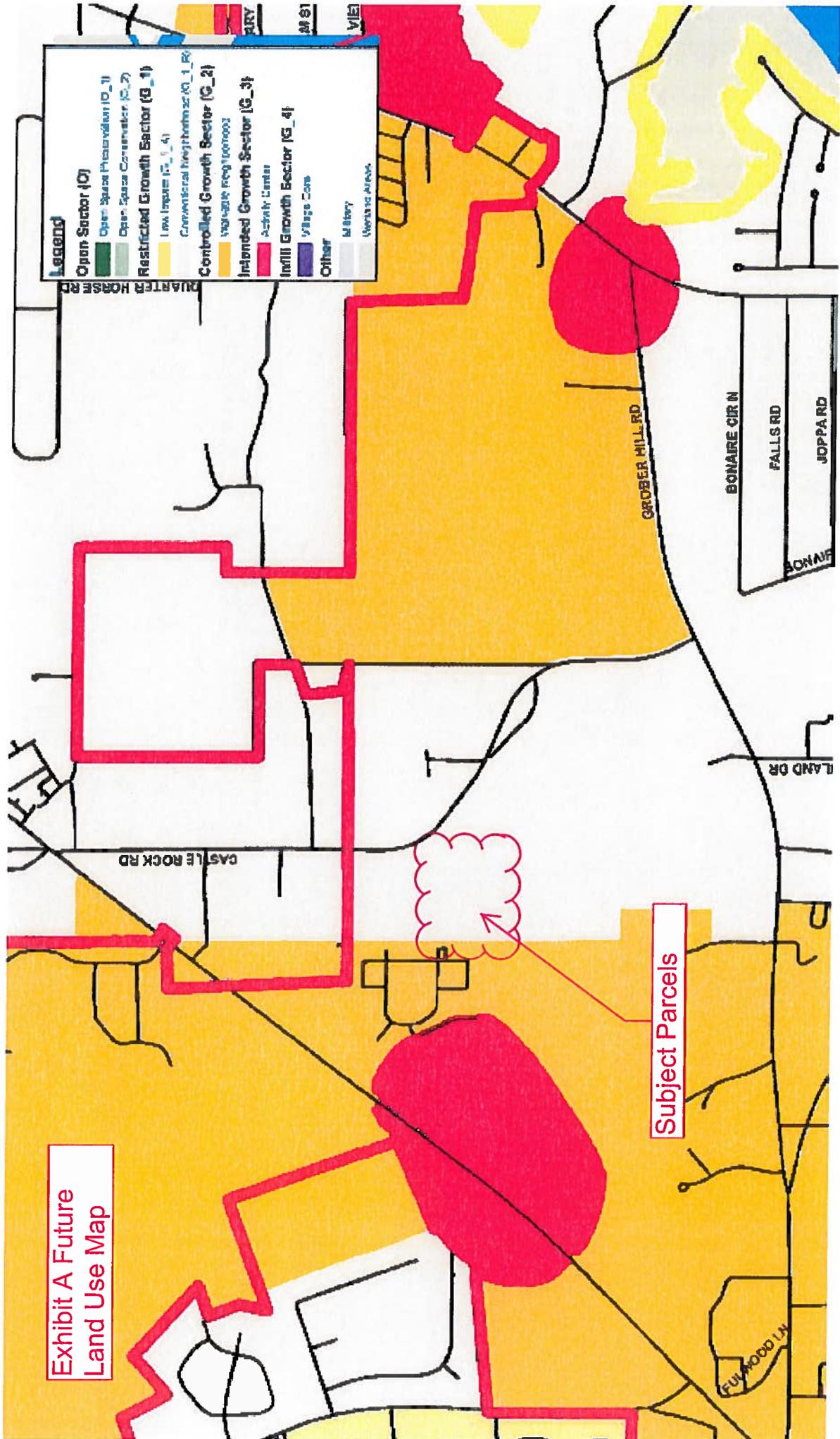
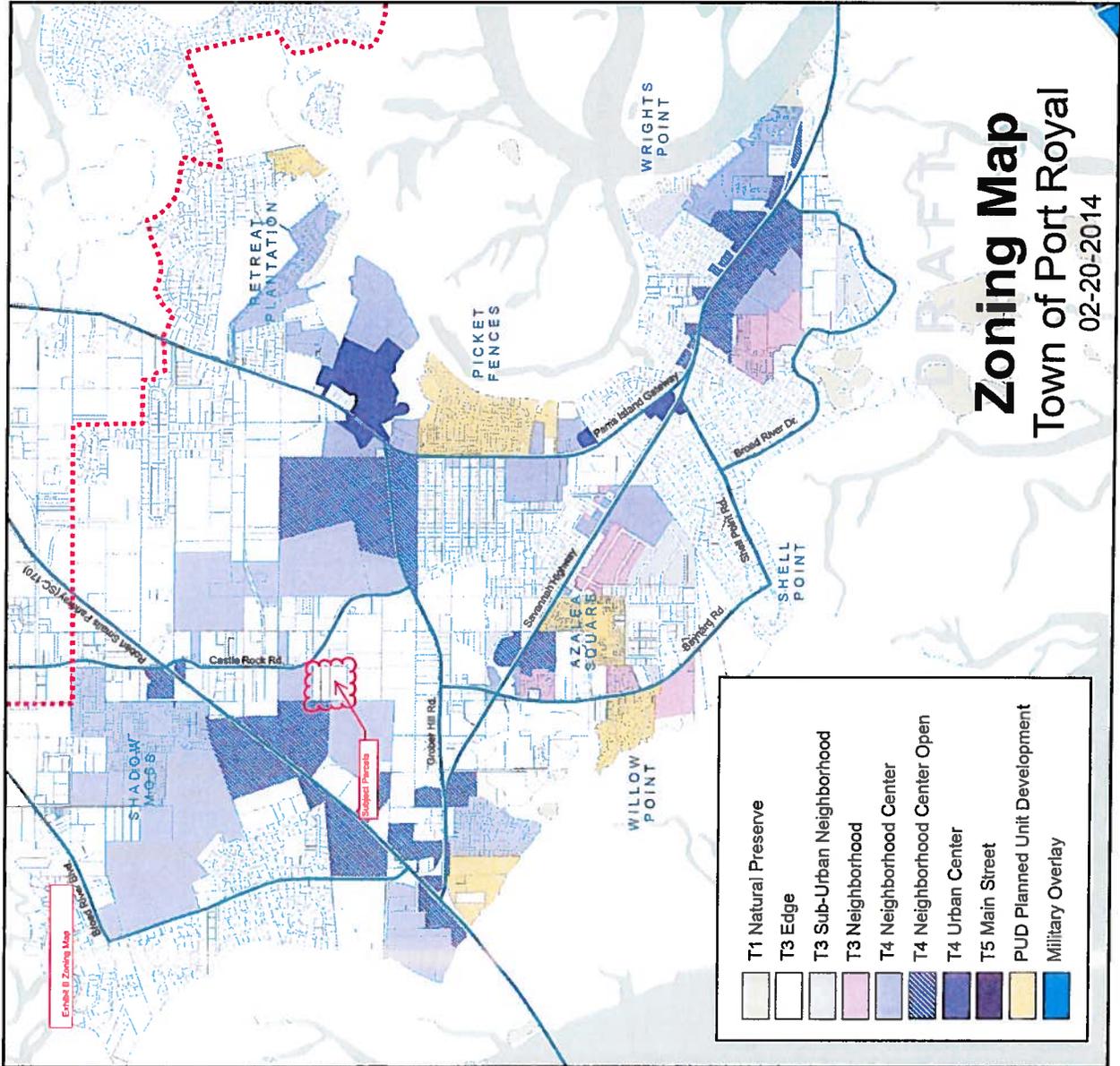
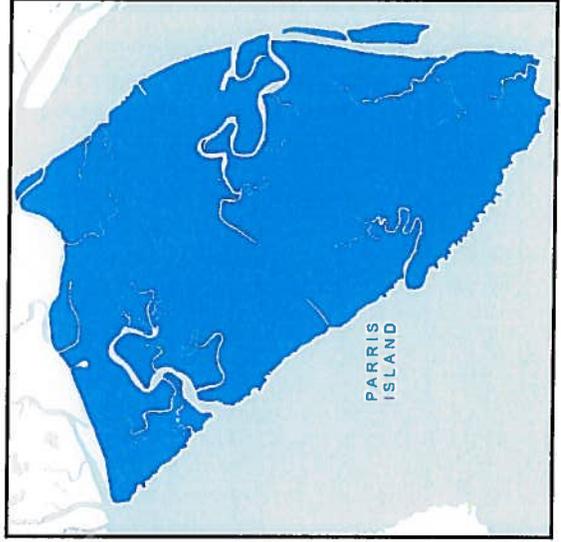
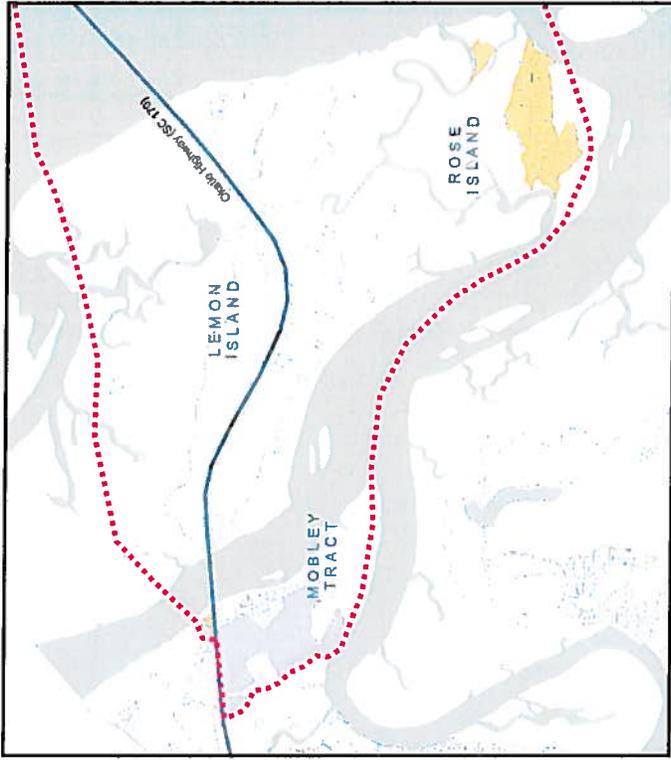
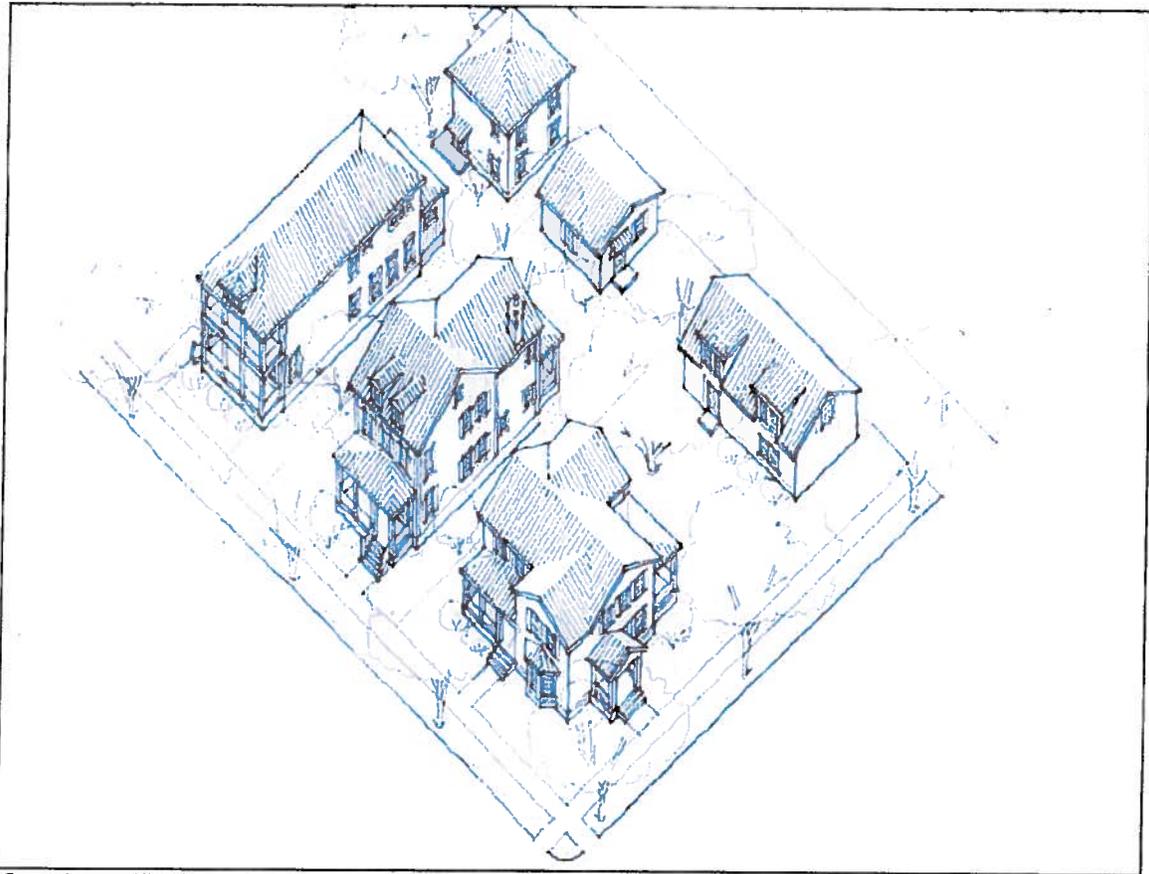


Exhibit A Future Land Use Map





3.2.60 T3 Neighborhood (T3N) Standards



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

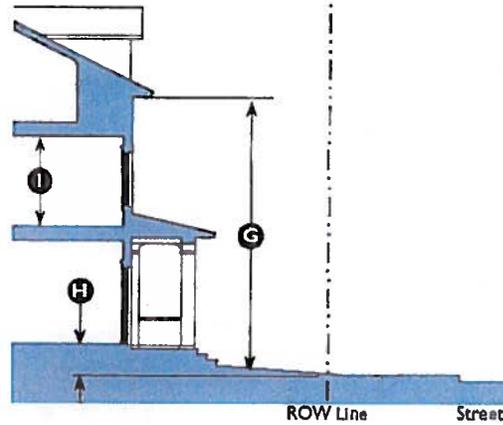
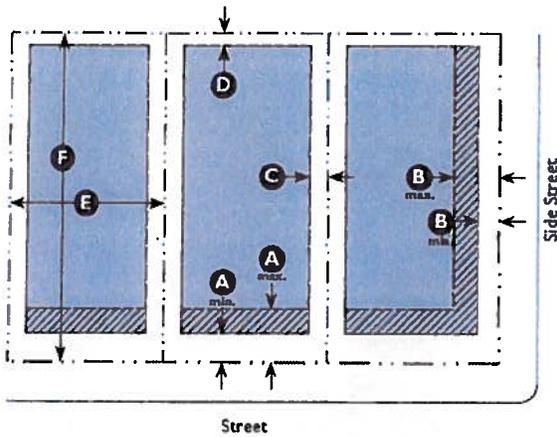
A. Purpose

The Neighborhood (T3N) Zone is intended to provide a predominantly single-family area in which compatible multi-family housing types, such as duplexes and cottage courts are integrated into the neighborhood framework. Civic and park functions, as well as transit, and commercial functions are located within walking distance.

B. Allowed Building Types

Building Type	Specific Regulations
Carriage House	5.1.40
Detached House – Medium	5.1.60
Detached House – Compact	5.1.70
Cottage Court	5.1.80
Duplex	5.1.90
Mansion Apartment	5.1.110
Landmark Building	5.2.30

T3 Neighborhood (T3N) Standards



Key

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

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

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

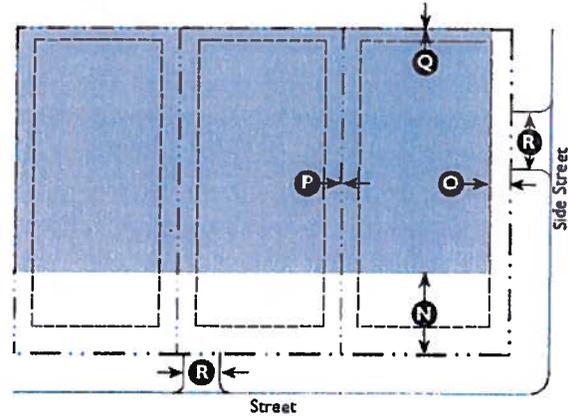
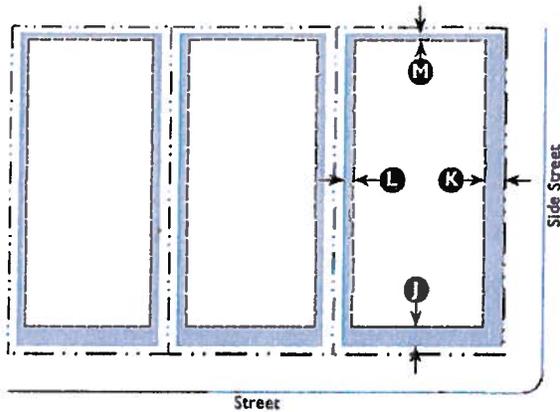
The Administrator may exempt the following uses from the maximum lot size requirement:
 Parks & Open Areas; School: Public or Private;
 Water or Marine Oriented Facility.

D. Building Form		
Building Height		
Main Building	2.5 stories max.	G
Ancillary Building	2 stories max.	
Ground Floor Finish Level ¹	18" min., 60" max.	H
Upper Floor(s) Ceiling	8' min. clear	I
Appurtenances		
Architectural (cupolas, towers, steeples, chimneys, etc.):		
Roof Area (combined)	25% max.	
Height	15' max	
Mechanical, Structural (heat and air, elevator enclosure, etc.):		
Roof Area (combined)	25% max.	
Height	15' max	
Footprint		
Lot Coverage	50% of lot area max.	

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

Notes
¹ Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with the building code.

T3 Neighborhood (T3N) Standards



Key

- ROW / Property Line
- Setback Line
- Encroachment Area

E. Encroachments and Frontage Types

Encroachments

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

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

See Division 5.3 (Private Frontage Standards) for further refinement of the allowed encroachments for frontages.

Required Frontage Types

Common Yard	Porch, Engaged †
Porch, Projecting †	Stoop †

† Accessory steps may exceed the maximum encroachment.

Additional Frontages are permitted for Landmark Buildings.

Additional Encroachments Permitted

Balconies	Chimneys	Ramps	Other
Bay Windows	Decks	Stairway	

These elements may encroach as conveyed above.

G. Allowed Uses

Type of Use

Principal Uses	See Sec. 4.1.30 (Principal Uses)
Accessory	See Div. 4.3 (Accessory Uses and Structures)
Temporary	See Div 4.4 (Temporary Uses and Structures)

Use Definitions

Principal Uses	See Sec. 4.1.40 (Principal Use Definitions)
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Key

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

F. Parking

Required Spaces

Principal Residential Uses:	
All Allowed Uses	1.25 per unit min.
Office and Service or Retail and Restaurant Uses:	
Lodging: Short Term Rental / B&B	per Table 4.1.40
All Other Allowed Uses	2.5 per 1000 sf min.

For parking requirements for:

- Recreation, Education, Safety, Public Assembly
- Transportation, Communication, Infrastructure see Table 5.6.30.A (Parking Spaces Required)

Location (Setback from Property Line)

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

Miscellaneous

Curb Cut or Parking Driveway Width:		R
Residential Uses	10' max.	
Non-residential Uses	14' max.	

H. Lots with Buildings Oriented to Water or Marsh

Building Location

If a site is designed to address the water/marsh the ADU may locate between the Main Building and the Front Street.

Front Setback - ADU	3' or 12' (not in between)
Front Setback - Main Building	25' min.
Separation b/t ADU and Private	10' min.
Frontage on Main Building:	(may include breezeway)

Miscellaneous

- Garage Doors may face the street.
- Corner Lot: ADU shall locate adjacent to Side Street.

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4.1.30 Principal Use Table

Table 4.1.30. Principal Use Table

Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria
AGRICULTURE										
1. Agriculture & Crop Harvesting	-	P	P	P	P	P	P	P		
2. Agriculture & Crop Harvesting: >1 acre	-	-	P	-	-	-	-	-		
3. Forestry	P	P	P	P	P	P	P	P		
RESIDENTIAL										
1. Dwelling: Single-Family Detached Unit	-	P	P	P	P	P	P	P		
2. Dwelling: Two-Family Unit	-	-	P	P	P	P	P	P		
3. Dwelling: Multi-Family Unit	-	-	-	P	P	P	P	P		(Multi-bldg) 2.2.100
4. Accessory Dwelling Unit (ADU)	-	C	C	C	C	C	C	C	4.2.10.A	
5. Home Occupation		C	C	C	C	C	C	C	4.2.10.B	
6. Group Home	-	P	P	P	P	P	P	P		
7. Community Residence	-	P	-	-	-	P	P	P		(Multi-bldg) 2.2.100
8. Temporary Shelter	-	-	-	-	P	P	P	P		
OFFICES & SERVICES										
1. General Offices & Services	-	-	SE	C	P	P	P	P		
2. General Offices & Services with a Drive Through Facility	-	-	-	-	C	C	C	C	4.2.20.B	4.2.70
3. Animal Services: Clinics & Hospitals	-	-	-	-	P	P	P	P		
4. Body Branding, Piercing & Tattoo Facilities	-	-	-	-	-	C	C	C	4.2.20.C	
5. Day Care: Minor (12 or fewer patrons)	-	C	C	C	C	C	C	C	4.2.20.D	
6. Day Care: Major (> 12 patrons)	-	-	-	-	C	C	C	C	4.2.20.D	
Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria

(P) = Permitted By Right (C) = Conditional Use (SE) = Special Exception Use (--) = Prohibited Use

Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria
OFFICES & SERVICES (continued)										
7. Lodging: Short Term Rental	-	P	P	P	P	P	P	P		
8. Lodging: Bed & Breakfast	-	P	P	P	P	P	P	P		
9. Lodging: Inn	-	-	-	-	P	P	P	P		
10. Lodging: Hotel	-	-	-	-	-	P	P	P		
11. Medical Services: Clinics & Offices	-	-	-	-	P	P	P	P		
12. Medical Services: Hospital	-	-	-	-	-	P	P	P		(>35,000sf) 5.2.50
13. Personal Storage Facility	-	-	-	-	-	C	-	-	4.2.20.E	
14. Vehicle Services: Minor Maintenance & Repair	-	-	-	-	P	P	P	-		
15. Vehicle Services: Major Maintenance & Repair	-	-	-	-	C	C	C	-	4.2.20.F	
RETAIL & RESTAURANTS										
1. General Retail	-	-	-	-	P	P	P	P		(>35,000sf) 5.2.50
2. Restaurant, Café, Coffee Shop	-	-	-	-	P	P	P	P		
3. General Retail or Restaurant with a Drive Through Facility	-	-	-	-	C	C	C	C	4.2.30.A	4.2.70
4. Bar, Tavern, Nightclub	-	-	-	-	-	P	P	P		
5. Gas Station or Fuel Sales	-	-	-	-	-	P	P	-		5.2.40
6. Open Air Retail	-	-	-	-	-	SE	SE	-	4.2.30.B	
7. Vehicle Sales & Rental: Alternative and Low Impact	-	-	-	-	C	C	C	C	4.2.30.C	
8. Vehicle Sales & Rental: Automobiles, Light Trucks, Boats	-	-	-	-	-	C	C	-	4.2.20.D	(>35,000sf) 5.2.50
RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY										
1. Community Oriented Facility	-	-	-	-	-	-	P	P		5.2.30
2. Community Recreation Facility	-	-	-	-	-	P	P	P		5.2.30
3. Community Safety Facility	-	-	-	-	P	P	P	P		5.2.30
Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria

(P) = Permitted By Right (C) = Conditional Use (SE) = Special Exception Use (--) = Prohibited Use

Principal Uses Allowed in Each Zone

4.1.30

Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria
RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY (continued)										
4. Institutional Care Facility	-	-	-	-	-	P	P	-		
5. Marine Oriented Facility	-	P	P	P	P	P	P	P		(Multi-bldg) 2.2.100
6. Meeting Facility or Place of Worship: < 5,000 SF	-	P	P	P	P	P	P	P		5.2.30
7. Meeting Facility or Place of Worship: 5,000 SF - 10,000 SF	-	-	-	-	P	P	P	P		5.2.30
8. Meeting Facility or Place of Worship: > 10,000 SF	-	-	-	-	-	P	P	P		5.2.30
9. Parks & Open Areas	P	P	P	P	P	P	P	P		2.4
10. Recreation & Entertainment Facility: Indoor	-	-	-	-	P	P	P	P		(>35,000sf) 5.2.50
11. Recreation & Entertainment Facility: Outdoor	-	-	-	-	-	C	-	-	4.2.40.A	(Multi-bldg) 2.2.100
12. School: Public or Private	-	-	P	P	P	P	P	P		5.2.30
13. School: Specialized Training or Studio	-	-	-	-	P	P	P	P		
14. School: College or University	-	-	-	-	P	P	P	P		5.2.30 (Multi-bldg) 2.2.100
TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE										
1. Infrastructure & Utilities: Minor	C	C	C	C	C	C	C	C	4.2.50.A	
2. Infrastructure & Utilities: Major	SE	-	-	-	-	SE	-	-	4.2.50.A	
3. Parking Facility: Public or Commercial	-	-	-	-	C	C	C	C	4.2.50.B	(Garage) 5.2.50
4. Transportation Terminal	-	-	-	-	-	P	P	P		5.2.30 (>35,000sf) 5.2.50
5. Waste Management Facility: Community Collection & Recycling	-	-	-	-	-	-	-	-		
6. Wireless Communications Facility	-	-	-	-	-	-	-	-		
Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria

(P) = Permitted By Right (C) = Conditional Use (SE) = Special Exception Use (--) = Prohibited Use

Specific Use	T1 NP	T3 Edge	T3 SN	T3 N	T4 NC	T4 NC-O	T4 UC	T5 MS	Section For Additional Conditions	Additional Design Criteria
INDUSTRIAL										
1. Manufacturing, Processing, & Packaging: Light (15,000 SF or less)	-	-	-	-	SE	C	C	SE	4.2.60.A	
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P) = Permitted By Right (C) = Conditional Use (SE) = Special Exception Use (--) = Prohibited Use

4.1.40 Principal Use Definitions

Table 4.1.40 Principal Use Definitions

AGRICULTURE	
This category is intended to encompass uses related to the production, management, and harvesting of crops and forest resources. <i>Does Not Include: medium to large scale animal raising, breeding, keeping or production for sale or consumption.</i>	
Specific Use	Definition
1. Agriculture & Crop Harvesting	A nursery, orchard, or farm primarily engaged in the growth and harvesting of fruits, nuts, vegetables, plants, or sod. Accessory Uses: the premises may include agricultural accessory structures, plant nurseries, and secondary retail or wholesale sales. <i>Does Not Include: plant nursery as a primary use (see "General Retail").</i>
2. Agriculture & Crop Harvesting: > 1Acre	
3. Forestry	Perpetual management, harvesting, replanting, and enhancement of forest resources for ultimate sale or use of wood products, subject to S.C. Forestry Commission BMPs. No harvesting shall occur within 20 feet of the property line of an adjoining property devoted to a residential use, nor shall any site plan be approved within 2 years of the clear cutting of timber. <i>Examples include, but are not limited to: tree farms.</i>
RESIDENTIAL	
This category is intended to encompass Household Living, in which one or more individuals or family members occupy a residential dwelling unit; as well as Group Living, in which a larger group of unrelated individuals or families occupy and share a residential structure. Accessory Dwelling Units and Home Occupations are accessory uses that are subject to additional regulations as set forth in Division 4.2. (Conditional Use Regulations).	
Specific Use	Definition
1. Dwelling: Single-Family Detached Unit	A structure containing one dwelling unit on a single lot. <i>Examples include, but are not limited to: single-family homes, manufactured homes, etc.</i>
2. Dwelling: Two-Family Unit	A structure containing two dwelling units on a single lot. <i>Examples include, but are not limited to: duplexes.</i>
3. Dwelling: Multi-Family Unit	A structure containing three or more dwelling units on a single lot. <i>Examples include, but are not limited to: triplexes, condominiums, townhouses, apartments, etc. Accessory Uses may include a club house, mail room / outbuilding, pool, recreational facilities, etc.</i>
4. Accessory Dwelling Unit (ADU)	An auxiliary dwelling unit located on the same lot as the principal building that may be attached by a backbuilding or contained within a stand-alone outbuilding. Each ADU shall provide one additional on-site, off-street parking space. <i>Examples include, but are not limited to: a dwelling unit in a guest house, pool house, and above or beside a garage.</i>
5. Home Occupation	A principal or accessory dwelling unit that contains a space devoted to a non-retail business activity belonging to the resident thereof and allowing up to 2 outside employees. Business related activity shall not alter the exterior of the property or affect the residential character of the community, and meet the legal requirements of the business.
6. Dwelling: Group Home	Residential facility for 9 or fewer mentally or physically handicapped persons providing care on a 24-hour basis and licensed by a state agency or department, or is under contract with a state agency or department, for that purpose.
7. Community Residence	<p>a. Dormitory: A building, or portion thereof, which contains living quarters for five or more students, staff, or members of a college, university, primary or secondary boarding school, theological school, or comparable organization, provided that such building is either owned or managed by such organization, or is under contract with such organization for that purpose.</p> <p>b. Convent or Monastery: The living quarters or dwelling units for a religious order or for the congregation of persons under religious vows.</p> <p>c. Group Home: A state-licensed residential facility for more than 9 mentally or physically handicapped persons providing care on a 24-hour basis.</p>

RESIDENTIAL (continued)

This category is intended to encompass Household Living, in which one or more individuals or family members occupy a residential dwelling unit; as well as Group Living, in which a larger group of unrelated individuals or families occupy and share a residential structure. Accessory Dwelling Units and Home Occupations are accessory uses that are subject to additional regulations as set forth in Division 4.2. (Conditional Use Regulations).

Specific Use	Definition
7. Community Residence	<p>d. Assisted Living Facility: A group living facility for those requesting limited assistance with daily activities, but not in need extensive, hands-on care. Residents continue to maintain an independent lifestyle in a residential home-like setting (residents have private units with a minimum of a bedroom, bath and kitchenette). Generally, residents can get help with daily living activities such as housekeeping, dressing, and bathing. Assisted living facilities may include an accessory skilled nursing component. Amenities will vary by facility. Some assisted living facilities may be part of a larger Continuing Care Retirement Community.</p> <p>e. Nursing Home: A group living facility other than a hospital that provides 24-hour care for patients who require constant supervision and "health-oriented" care. Patients generally rely on assistance for most or all daily living activities (such as bathing, dressing and toileting). Nursing home services may include meals, skilled nursing care, rehabilitation, medical services, personal care, and recreation. Nursing homes may be stand alone facilities or they may be part of a Continuing Care Retirement Community.</p> <p>Accessory Uses may include a caretaker's quarters, a community center / club house, dining facilities, health facilities, mail room / outbuilding, maintenance facilities, pool, recreational facilities, etc.</p>
8. Temporary Shelter	<p>A supervised publicly or privately operated shelter and services designed to provide temporary living accommodations to individuals or families who lack a fixed, regular and adequate residence. <i>Does Not Include:</i> residential substance abuse facilities or halfway houses (see "Community Care Facility").</p>

OFFICES AND SERVICES

This category is intended to encompass uses that are primarily oriented towards business, financial, government, professional, medical, or lodging services.

Specific Use	Definition
1. General Offices & Services	<p>a. Bank / Financial Services: Financial institutions. <i>Examples include, but are not limited to:</i> banks, credit agencies, investment companies, security and commodity exchanges, ATM facilities.</p> <p>b. Office: Business, Professional, and Administrative Services. An office that provides professional services, or is engaged in the production of intellectual property that may or may not require occasional "on-premise" interactions with clients, customers, or patrons. <i>Examples include, but are not limited to:</i> accountants, architects, carpet cleaners, contractors' offices without exterior storage, copying and printing, counseling and psychologists, data processing centers, financial management and counseling, research facilities, engineers, exterminators, insurance agent offices, landscaping and tree removal companies, real estate offices, etc. <i>Accessory Uses</i> may include cafeterias, child care, health facilities, parking for vehicles less than 1.5 tons, or other amenities primarily for the use of employees in the firm or building. <i>Does Not Include:</i> Contractor's office with exterior storage (see: Warehousing and Distribution).</p> <p>c. Personal Services: A business providing professional services and products directly to an individual. <i>Examples include, but are not limited to:</i> barber and beauty shops, clothing rental, dry cleaners, electronics and appliance repair, employment agencies, framing, funeral homes, laundromats, locksmiths, mailing and mailbox services, massage therapy, pet grooming with no boarding, shoe repair shops, tailors, travel agencies, tanning salons, etc. <i>Does Not Include:</i> laundry and dry-cleaning plants (see "Manufacturing, Processing, and Packaging: Light – 15,000 SF or less).</p>

OFFICES AND SERVICES (continued)

This category is intended to encompass uses that are primarily oriented towards business, financial, government, professional, medical, or lodging services.

Specific Use	Definition
2. General Offices & Services with a Drive Through	Facilities where services may be obtained by motorists without leaving their vehicles. In T4NC facilities shall be limited to lots or new developments that front a Collector or Arterial thoroughfare. <i>Examples include, but are not limited to:</i> bank teller windows, drive-up ATMs, dry cleaners, etc.
3. Animal Services: Clinics & Hospitals	A completely enclosed structure in which animals are treated by a veterinarian and any associated noise is not perceptible beyond the premises. <i>Accessory Uses</i> may include boarding, grooming, and incidental retail sales. An incinerator may be included as an accessory use if it is approved as a special exception, see Section 8.2.50 (Special Exception Permit). <i>Does Not Include</i> "Kennels" which are primarily engaged in day care, boarding, training, and the outdoor breeding of animals for sale.
4. Body branding, piercing and tattoo facilities	An establishment whose principal business is one or more of the following: any invasive procedure in which a permanent mark is burned into or onto the skin using either temperature, mechanical or chemical means; creation of an opening in the body for the purpose of inserting jewelry or other decorations (not including ear piercing); and/or placing designs, letters, figures, symbols or other marks upon or under the skin of any person using ink or other permanent coloration.
5. Day Care: Minor (12 or less patrons)	A state-licensed facility that provides non-medical care and supervision for adults or children, typically for periods of less than 24 hours per day for any client. <i>Examples include, but are not limited to:</i> nursery schools, preschools, after-school care facilities, daycare centers, etc.
6. Day Care: Major (> 12 patrons)	
7. Lodging: Short Term Rental	The use of a single-family detached residence or accessory dwelling unit (ADU) for lodging purposes in which the dwelling meets all applicable building and safety codes, and occupants reside for no more than 29 consecutive nights. One additional off-street parking space may be required per dwelling if the Administrator believes parking demand will exceed that which is already required for the dwelling. The use shall not have signage, nor shall it generate noise, light, traffic or other conditions detrimental to neighboring residents.
8. Lodging: Bed & Breakfast (B&B)	The use of a single-family detached residence for commercial lodging of overnight guests in which a maximum of 5 guest rooms are provided in either the principal building or accessory dwelling unit (ADU). Meals may be prepared on site for guests only. Each property shall provide one space per rentable room. The owner or manager shall reside on the property as his/her primary place of residence.
9. Lodging: Inn	A building or group of buildings used as a commercial lodging establishment having up to 24 guest rooms providing lodging accommodations to the general public. <i>Accessory uses</i> may include pools and other recreational facilities, limited storage, and offices.
10. Lodging: Hotel	A lodging establishment of 25 or more rooms in a building or group of buildings offering transient lodging accommodations on a daily rate to the general public. <i>Accessory uses</i> may include pools and other recreational facilities, limited storage, and offices.
11. Medical Services: Offices & Clinics	<p>1. Medical Office: A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than 4 licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc., other than nursing staff) within an individual office suite. <i>Does Not Include:</i> facilities with 5 or more licensed practitioners (see "Medical Services – Clinic"); and counseling services by other than medical doctors or psychiatrists (see "General Offices & Services").</p> <p>2. Clinic: A facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. <i>Examples include, but are not limited to:</i> Medical offices with five or more licensed practitioners and/or medical specialties, outpatient care facilities, urgent care facilities, other allied health services, etc. <i>Accessory Uses</i> may include incidental medical laboratories and / or pharmacies on site. <i>Does Not Include:</i> counseling services by other than medical doctors or psychiatrists (see "General Offices & Services").</p>
12. Medical Services: Hospital	An institution licensed by the State, where people, including inpatients, receive medical, surgical, or psychiatric treatment and nursing care. <i>Accessory Uses</i> may include out-patient clinics, offices, meeting areas, cafeterias, laundries, maintenance facilities and housing for staff or trainees.

OFFICES AND SERVICES (continued)

This category is intended to encompass uses that are primarily oriented towards business, financial, government, professional, medical, or lodging services.

Specific Use	Definition
13. Personal Storage Facility	Fully enclosed structures that contain individual, compartmentalized stalls or lockers for rent or lease to the general public as individual storage spaces for household goods, vehicles, and boats. Outside storage is not permitted. <i>Accessory Uses</i> may include a leasing office, and retail or wholesale sales and rental related to storage (e.g. boxes, locks, tape, protective material, etc.). Truck and trailer rental is not considered accessory to a Personal Storage Facility (see Vehicle Sales and Rental).
14. Vehicle Services: Minor Maintenance & Repair	Incidental minor repairs and service to passenger cars and light trucks in which the customer typically waits for the service on-site. Openings to repair bays and wash bays shall not face a primary or secondary street ROW. Vehicles are generally not stored on the premises overnight and there is no outside storage of materials. Such Facilities shall be limited to lots or new developments that front a Collector or Arterial thoroughfare, exclusive of East and West Paris Avenue. <i>Examples include, but are not limited to:</i> quick service oil, tune-ups, tires, brake and muffler shops, etc. <i>Does Not Include:</i> car washes / detailing, tire service, or operations defined as ("Vehicle Services - Major Maintenance and Repair").
15. Vehicle Services: Major Maintenance & Repair	A facility providing for the general repair, rebuilding, or reconditioning of boats and / or motor vehicles. Such Facilities shall be limited to lots or new developments that front a Collector or Arterial thoroughfare, exclusive of East and West Paris Avenue. <i>Examples include, but are not limited to:</i> car wash / detailing, collision service including body or frame straightening or repair, tire service, vehicle alignment shop, vehicle paint shop, vehicle transmission or muffler shop, vehicle upholstery shop, wrecker service, etc.

RETAIL AND RESTAURANTS

This category is intended to encompass uses that are primarily oriented towards the sale and lease of goods directly to a consumer, including facilities that engage in the preparation and sale of food and beverages.

Specific Use	Definition
1. General Retail	Stores and shops that sell and/or rent goods and merchandise to the general public, including the sale of materials produced on the premises. <i>Examples include, but are not limited to:</i> art galleries; auto parts; books and magazines; clothing, shoes, and accessories; drug stores and pharmacies; dry goods; electronics; fabrics and sewing supplies; furniture and appliance stores; jewelry; markets and grocery stores; movie theaters; plant nurseries with goods and inventory located behind the required parking setback; specialty shops (luggage, sporting goods, stationary, toys, etc.); variety stores; etc. <i>Does Not Include:</i> lumber yards and other building material businesses that sell primarily to contractors and do not have a retail orientation (see "Manufacturing, Processing, and Packaging: Light – 15,000 SF or Less"); ("Open Air Retail"); ("Vehicle Sales and Rental"); ("Gas Stations/Fuel Sales"); or businesses primarily engaged in the sale of adult-oriented merchandise and goods.
2. Restaurant, Café, Coffee Shop	A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption ("counter service"); and establishments where customers are served food at their tables for on-premise consumption ("table service"), that may also provide food for take-out, but does not include drive-through services, which are separately defined and regulated. This use includes all mobile kitchens. Facilities in T4NC that front a thoroughfare other than a Collector or Arterial shall limit their hours of operation to 7 am. to 10 pm. <i>Accessory Uses</i> may include outdoor seating areas and outdoor entertainment.
3. General Retail or Restaurant with a Drive Through Facility	Shops and restaurants where products may be purchased by motorists without leaving their vehicle. In T4NC facilities shall be limited to lots or new developments that front a Collector or Arterial thoroughfare. <i>Examples include, but are not limited to:</i> pharmacies, fast-food restaurants, etc.
4. Bar, Tavern, Nightclub	<p>a. Bar, Tavern. A business where alcoholic beverages are sold for on-site consumption that is not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. <i>Accessory Uses</i> may include beer brewing as part of a micro brewery ("brew-pub"), and other beverage tasting facilities.</p> <p>b. Night Club. A facility serving alcoholic beverages for on-site consumption, and providing entertainment, examples of which include live music and/or dancing, comedy, etc. <i>Does Not Include:</i> adult-oriented businesses or entertainment.</p>

RETAIL AND RESTAURANTS (continued)

This category is intended to encompass uses that are primarily oriented towards the sale and lease of goods directly to a consumer, including facilities that engage in the preparation and sale of food and beverages.

Specific Use	Definition
5. Gas Station or Fuel Sales	An establishment where petroleum products are dispensed for retail sale. Gas Stations shall be limited to lots or new developments that front a Collector or Arterial thoroughfare, exclusive of East and West Paris Avenue. Such facilities shall be further limited to one per block and two per intersection, not to exceed 6 pumps per station. <i>Accessory Uses</i> may include a retail convenience store and / or a single bay carwash. <i>Does Not Include:</i> towing, vehicle body or engine repair (see "Vehicle Services"); or overnight vehicle storage.
6. Open Air Retail	A retail sales establishment operated substantially in the open air. <i>Examples include, but are not limited to:</i> beach recreation rental, flea markets, monument sales, permanent roadside stands, trading posts, etc. <i>Does not include:</i> ("Vehicle Sales and Rental"); plant nurseries (see "General Retail"); or temporary roadside stands and farmers markets (see "Temporary Uses").
7. Vehicle Sales & Rental: Alternative and Low Impact	A retail store in which "alternative" low impact motorized vehicles are displayed, sold, and rented from an indoor "showroom". These include all-terrain vehicles (ATV's), dirt-bikes, golf carts, jet skies, motorcycles, scooters, segways, and similar "on" and "off" road vehicles. Outdoor display is permitted (see conditions). Facilities in T4NC shall be limited to lots or new developments that front a Collector or Arterial thoroughfare. <i>Accessory Uses</i> may include repair shops and the sales of parts and accessories incidental to business. <i>Does Not Include:</i> the sale of auto parts/accessories separate from a vehicle dealership (see "General Retail"); vehicle services separate from a vehicle dealership (see "Vehicle Services: Maintenance and repair"); or ("Vehicle Sales and Rental: automobiles, light trucks, and boats).
8. Vehicle Sales & Rental: Automobiles, Light Trucks, Boats	A retail or wholesale establishment in which automobiles, light trucks (less than 2-ton load capacity), vans, trailers, boats, and/or similar motorized or non-motorized vehicles are displayed, sold, and rented from an indoor "showroom." Outdoor display is permitted (see conditions). Such Facilities shall be limited to lots or new developments that front a Collector or Arterial thoroughfare, exclusive of East and West Paris Avenue. <i>Accessory Uses</i> may include repair shops and the sales of parts and accessories incidental to vehicle dealerships. <i>Does Not Include:</i> the sale of auto parts/accessories separate from a vehicle dealership (see "General Retail"); vehicle services separate from a vehicle dealership (see "Vehicle Services: Maintenance and repair"); or ("Vehicle Sales and Rental: Alternative and Low Impact").

RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY

This category is intended to encompass uses of a public, nonprofit, or charitable nature that serve a recreational, educational, safety, or social function, and benefit the people of the community.

Specific Use	Definition
1. Community Oriented Facility	Public / quasi-public, or non-profit civic facilities that offer services, educational, or cultural experiences to the general public and to the benefit of the community. <i>Examples include, but are not limited to:</i> chambers of commerce, civic and community centers with multiple functions, court houses, government administrative offices, libraries, post offices, museums, theaters predominantly used for live performances, town hall, visitors' centers, etc. <i>Accessory Uses</i> may include gift shops, book stores, restaurants, etc. <i>Does Not Include:</i> outdoor gathering places such as beaches, botanical gardens, historic sites, and nature preserves (see "Parks and Open Areas"); meeting halls, religious facilities, and limited use community centers (see "Community Oriented Facility: Meeting Hall / Place of Worship"); and public safety facilities (see "Community Oriented Facility: Public Safety").
2. Community Recreation Facility	A community recreation center that may include one or more of the following: gymnasium; indoor / outdoor swimming pool; indoor / outdoor tennis, racquetball or handball courts, and other indoor / outdoor sports activities. This use includes all not-for-profit organizations chartered to provide community-based recreation services. <i>Examples include, but are not limited to:</i> County operated pools, municipal tennis facilities, YMCAs, etc. <i>Does Not Include:</i> commercial health / fitness facilities (see "General Offices and Services").
3. Community Safety Facility	A safety facility operated by a public agency for the benefit of the community. Examples include, but are not limited to: Fire stations, other fire preventive and fire fighting facilities, police and sheriff headquarters and substations, including interim holding facilities. May include ambulance dispatch on the same site. <i>Does Not Include</i> "Detention Facilities."

RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY *(continued)*

This category is intended to encompass uses of a public, nonprofit, or charitable nature that serve a recreational, educational, safety, or social function, and benefit the people of the community.

Specific Use	Definition
4. Institutional Care Facility	State licensed facilities that provide living, sleeping, and sanitation accommodations in coordination with the provision of social, rehabilitative and/or medical services in a protective living environment for persons residing voluntarily, by court placement, or under protective control of the government. Examples include, but are not limited to: post-correctional facilities, residential substance abuse treatment facilities, and residential treatment facilities for the mentally ill. <i>Accessory Uses</i> may include a caretaker's quarters, a club house, dining facilities, maintenance facilities, health facilities, recreational facilities, etc. <i>Does Not Include:</i> licensed nursing homes (see "Community Residence").
5. Marine Oriented Facility	A not-for-profit or for-profit marina for on-water storage, servicing, fueling, berthing, securing, loading and unloading of boats; recreational fishing; and other marine related activities that occupy and / or operate from a building. Such facilities may contain accessory Water-Oriented Facilities such as landings, docks, boat houses, etc. (see Sub-section 4.3.30.A.1). All such facilities shall be allowed to infringe upon required setback areas along shorelines for waterways. Examples include, but are not limited to: charter fishing, sightseeing tours, boat and watercraft rentals, as well as marine-related retail (bait and tackle, supplies, etc.) and services (fuel sales, pump-out facilities, and minor boat repairs). <i>Does Not Include:</i> Surface or Dry stack storage of boats (see "Personal Storage Facility").
6. Meeting Facility or Place of Worship: < 5000 SF	A facility for public or private meetings or worship. <i>Examples include, but are not limited to:</i> meeting halls for clubs and other membership organizations, religious facilities (churches, mosques, synagogues, etc.), single use community centers (primarily meeting space), etc. <i>Accessory Uses for Meeting Facility / Place of Worship</i> may include kitchens, multi-purpose rooms, and offices. <i>Accessory Uses Specific to Places of Worship</i> may include not-for-profit cemeteries; parsonage, pastorium, or parish house; day care centers; elementary, middle, and high schools; and on-site social programs such as health care clinics, food banks, etc.
7. Meeting Facility or Place of Worship: 5000 SF – 10,000 SF	
8. Meeting Facility or Place of Worship: >10,000 SF	
9. Parks & Open Areas	An outdoor civic space that provides opportunities for both passive and active assembly, recreation, sport, and ecotourism. <i>Examples include, but are not limited to:</i> conventional parks, greens, squares, plazas, and playgrounds; as well as less traditional civic spaces such as arboretums, beaches, botanical gardens, historic sites, nature preserves, trails, etc. <i>Accessory Uses</i> may include concessions, maintenance facilities, police substations, recreation facilities, etc.
10. Recreation & Entertainment Facility: Indoor	An establishment providing indoor amusement and entertainment services, often for a fee or admission charge. <i>Examples include, but are not limited to:</i> bowling alleys, coin-operated amusement arcades (video games, pinball, etc.), indoor ice skating and roller skating rinks, movie theaters, pool and billiard rooms as primary uses, etc. <i>Accessory Uses</i> may include bars, restaurants, and minor retail, etc. Facilities in T4NC shall be limited to lots or new developments that front a Collector or Arterial thoroughfare. <i>Does Not Include:</i> businesses providing adult-oriented entertainment. <i>Notes:</i> Any establishment with four or more electronic games or amusement devices (e.g., pool or billiard tables, pinball machines, etc.) or a premise where 50 percent or more of the floor area is occupied by electronic games or amusement devices is considered an indoor recreation facility; 3 or fewer machines or devices are not considered a use separate from the primary use of the site.
11. Recreation & Entertainment Facility: Outdoor	A facility for outdoor recreational activities where a fee is often charged for use. <i>Examples include, but are not limited to:</i> amusement and theme parks, go-cart tracks, golf driving ranges, miniature golf courses, watercraft rentals, and water parks. <i>Accessory Uses</i> may include bars, concession stands, offices and maintenance facilities, restaurants, small-scale retail, spectator seating, video game arcades, etc. <i>Does Not Include:</i> golf courses.
12. School: Public or Private	A public or private academic institution that provides the state-mandated educational curriculum. <i>Examples include:</i> elementary schools (kindergarten through 6th grade), middle and junior high schools (7th and 8th grades), secondary and high schools (9th through 12th grades), and facilities that provide any combination of those levels. This use also includes schools that provide room and board. <i>Accessory Uses</i> may include auditoriums, before or after school child care, cafeterias, recreational and sports facilities, and temporary classroom buildings.

RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY (continued)

This category is intended to encompass uses of a public, nonprofit, or charitable nature that serve a recreational, educational, safety, or social function, and benefit the people of the community.

Specific Use	Definition
13. School: Specialized Training or Studio	Small-scale facilities that provide educational and vocational instruction, training, and tutoring in limited subjects to individuals or groups. <i>Examples include, but are not limited to:</i> the arts; dance; photography; martial arts training; gymnastics instruction; production studios for individual musicians, painters, sculptors, photographers, and other artists; business and vocational schools; driver education schools; etc.
14. School: College or University	A facility for post-secondary education that grants associates, bachelors, masters, or doctoral degrees, and may include research functions. <i>Examples include, but are not limited to:</i> professional schools (law, medicine, etc.) and technical colleges in a campus-like settings, as well as extension facilities. <i>Accessory Uses</i> may include food service; health facilities, maintenance facilities, recreation and sports facilities, theaters, etc.

TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE

This category encompasses land uses that provide the underlying infrastructure, utilities, and systems that allow a community to urbanize and function.

Specific Use	Definition
1. Infrastructure & Utilities: Minor	Utility facilities that need to be located in or near the area where the service is provided. <i>Examples include, but are not limited to:</i> underground public utility lines, water and sewage pump stations, soil and water conservation, stormwater retention and detention facilities, and telephone exchanges. <i>Does Not Include:</i> administrative offices for a utility (see "General Offices & Services").
2. Infrastructure & Utilities: Major	Utility facilities that provide regional service. <i>Examples include, but are not limited to:</i> above-ground public utility lines, public utility substations, water towers, waste and water treatment plants, and electrical substations. <i>Does Not Include:</i> administrative offices (see "General Offices & Services").
3. Parking Facility: Public or Commercial	A public or commercial parking lot or structure providing parking either for free or for a fee. <i>Does Not Include:</i> towing impound and storage facilities (see "Vehicle Services: Major Maintenance and Repair").
4. Transportation Terminal	Facilities for the embarkation and departure of transit. <i>Examples include, but are not limited to:</i> bus transit stations, rail transit stations, water taxi stations, and ferry terminals. <i>Does Not Include:</i> airports or related services, and private helicopter landing facilities that are accessory to another use (e.g. hospital, government facility).
5. Waste Management Facility: Community Collection & Recycling	A state licensed facility (land and / or building) used for the purpose of collecting residential waste and recyclables that are generated "off site" in the local community. Such materials may be used to produce goods or energy; donated or sold; or transported to a larger waste recycling, transfer or disposal/recovery facility.
6. Wireless Communications Facility	Public, commercial and private electromagnetic and photoelectric transmission, broadcast, repeater and receiving stations for radio, television, telephone, data network, and wireless communications, including commercial earth stations for satellite-based communications. Includes antennas, commercial satellite dish antennas, and equipment buildings. <i>Does Not Include:</i> telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections (see "Infrastructure & Utilities").

INDUSTRIAL

This category encompasses uses that serve the manufacturing, processing, packaging, warehousing, and distribution needs of the community.

Specific Use	Definition
1. Manufacturing, Processing, & Packaging: Light (15,000 SF or less)	A facility primarily engaged in low intensity manufacturing, processing, assembly, and packaging of goods in which the operational characteristics of the production process, and materials used, are unlikely to cause significant impacts on the surrounding community. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. <i>Examples include, but are not limited to:</i> artisan / craft product manufacturing; clothing and fabric product manufacturing; furniture and fixtures manufacturing, cabinet shop, media production, photo/film processing lab not accessory to a retail business, printing & publishing, food preparation and packaging, winery, micro-brewery.

INDUSTRIAL (continued)

This category encompasses uses that serve the manufacturing, processing, packaging, warehousing, and distribution needs of the community.

Specific Use	Definition
2. Warehousing & Distribution	A facility primarily used for the receipt, short-term storage, and re-distribution of goods. Goods may be stored long-term, or they may be delivered to other firms or a consumer. Outdoor storage, on-site pick-up, and retail/wholesale sales are permitted, but shall clearly be subordinate to other activity. Such Facilities shall be limited to lots or new developments that front a Collector or Arterial thoroughfare, exclusive of East and West Paris Avenue. <i>Examples include, but are not limited to:</i> separate warehouses used by retail stores such as storage of materials and equipment; truck terminal; furniture and appliance stores; household moving and general freight storage; cold storage plants, including frozen food lockers; contractor's office with outdoor storage; parcel services; and the stockpiling of gravel or other aggregate materials. <i>Accessory Uses</i> may include truck fleet parking and maintenance areas. <i>Does Not Include:</i> on-site production, assembly, or packaging of goods (see "Manufacturing, Processing, and Packaging: Light – 15,000 SF or less").

Division 4.2: Conditional Use Regulations

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	B. Open Air Retail
	C. Vehicle Sales and Rental: Alternative and Low Impact
	D. Vehicle Sales and Rental: Automobiles, Light Trucks, Boats
4.2.40	Recreation, Education, Safety, Public Assembly
	A. Recreation and Entertainment Facility: Outdoor
4.2.50	Transportation, Communications, Infrastructure
	A. Infrastructure and Utilities: Minor and Major
	B. Parking Facility: Public or Commercial
4.2.60	Industrial
	A. Manufacturing, Processing, and Packaging – Light: 15,000 SF or less
	B. Warehousing and Distribution
4.2.70	Diagrams Specific to Use
	Drive Through Facilities

4.2.10 Residential Uses

A. *Accessory Dwelling Unit.*

1. An accessory dwelling unit shall comply with the following standards:
 - a. **Zones Allowed.** Accessory dwelling units shall be permitted as accessory uses to single-family and two-family residential dwellings in accordance with Table 4.1.30 (Principal Use Table) provided:
 - (1) The area of the lot meets or exceeds the minimum lot size requirement for the district;
 - (2) The lot is currently served with public water and sewer;
 - (3) Both the principal dwelling and the accessory dwelling will be in the same ownership; and
 - (4) The unit will be a minimum of 240 square feet in total area.

- b. **Number of Units.** One accessory dwelling unit shall be permitted per lot and shall not count toward any applicable maximum residential density requirements.
- c. **Dimensional and Development Standards.** Accessory dwelling units shall comply with all dimensional and development standards in Article 3 (Specific to Zones).
 - (1) **ADU in an Existing Structure.** If the accessory dwelling unit is to be located in an existing accessory structure, the accessory structure shall meet all setback requirements for the district in which the lot is located.
 - (2) **ADU in a New Structure.** Accessory dwelling units shall use the Carriage House building type in Section 5.1.40 (Carriage House).
- d. **Design.**
 - (1) **Architecture.** Accessory dwelling units shall comply with the architectural standards and guidelines in Division 5.4 (Architectural Standards and Guidelines).
 - (2) **Residential Form and Character.** The unit shall appear to be a single family residential dwelling.
 - (3) **Compatible with Principal Building.** To the maximum extent practicable the exterior color, siding, roof pitch, window detailing, roofing materials, and foundation of the accessory dwelling unit shall be compatible to that which is found on the principal building.
 - (4) **Outside Entrance:** For an attached accessory dwelling unit, any additional entrances will be located in the side or the rear of the accessory dwelling unit.
- e. **Parking.** There will be one on-site, off-street parking space for each accessory dwelling unit in addition to the spaces required for the primary dwelling.
- f. **Resale.** Accessory dwelling units shall not be sold apart from the principal dwelling upon the same lot where they are located.
- g. **Rental.** An accessory dwelling unit may be used as a Short Term Rental or guest room for a Bed and Breakfast.

B. Home Occupation.

- 1. A home occupation occurring as an accessory use to any principal dwelling unit shall comply with the following standards:
 - a. **Exclusions to Home Occupations.** No home occupation shall be permitted that does any of the following:
 - (1) Internal or external alterations inconsistent with the residential use of the building;
 - (2) Is visible from the street;
 - (3) Generates traffic, parking, sewerage, or water use in excess of what is normal in the neighborhood;
 - (4) Creates a hazard to persons or property;
 - (5) Results in electrical interference;
 - (6) Is a nuisance; or
 - (7) Results in the outside storage or display of anything.
 - b. **Employees.** A maximum of 2 employees who are not residents of the household may work on-site.

- c. **ADUs.** Such use shall not operate from an accessory dwelling unit if it involves visitation by customers or salespeople.
- d. **Building Codes.** Building must meet all applicable codes for electrical wiring, plumbing, etc., before such use begins.
- e. **Outside Storage.** Outside storage related to such use is prohibited.
- f. **Signs:** Signage shall comply with the standards of Sub-section 5.9.50.B.1 (Home Occupation).
- g. **Display and Sales.** The sale of products grown, made or repaired on site is permitted. In addition, incidental retail sales are allowed in connection with a permitted home occupation (for example, a hair stylist may sell hair products to customers). No outdoor display of products for sale is permitted.
- h. **Maximum Size.** Such use shall occupy a maximum of 25% of the floor area of the principal dwelling.
- i. **Vehicles.** Only passenger vehicles shall be permitted in connection with the conduct of such use.
- j. **Hours.** Deliveries and activities involving visitors/clients shall occur only between 8 A.M. and 8 P.M.
- k. **Parking.** Such use shall not result in off-street parking of more than 3 vehicles at any one time not owned by members of the occupant household.
 - (1) One off -street parking space shall be provided per outside employee.
 - (2) The off-street parking spaces required for the home business shall be maintained in addition to the space or spaces required for the residence itself.
 - (3) No parking spaces, other than driveways, may be located in the required front yard setback.
- l. **Trailers.** One vehicle trailer no more than 12feet in length may be permitted as part of such use. Such trailer shall not be parked in the street right-of-way or in the front yard unless it is parked in a driveway.
- m. **Barber Shop/Beauty Parlor.** Such use shall be licensed and operated according to the standards set by the South Carolina Department of Labor, Licensing, and Regulation and shall be limited to 2 chairs. The applicant shall certify that the proposed use is not prohibited by any covenant or deed restriction on the property.
- n. **Prohibited Home Occupations.** The following are prohibited as home occupations:
 - (1) Adult entertainment;
 - (2) Animal boarding facilities (such as kennels, animal hospitals, etc.);
 - (3) Body piercing facilities and Tattoo facilities.
 - (4) The repair, rental, sales or assembly of vehicles or equipment with internal combustion engines (such as outboard marine engines, lawnmowers, etc.) or any other work related to automobiles and their parts;
 - (5) Commercial lodging;
 - (6) Food handling, processing or packing, other than catering services that utilize standard home kitchen equipment;
 - (7) Medical offices and clinics; and

- (8) Repair, rental or sales of large appliances (such as washing machines, dryers and refrigerators, etc.);
 - (9) Restaurants and bars.
2. Reserved.

4.2.20 Offices and Services

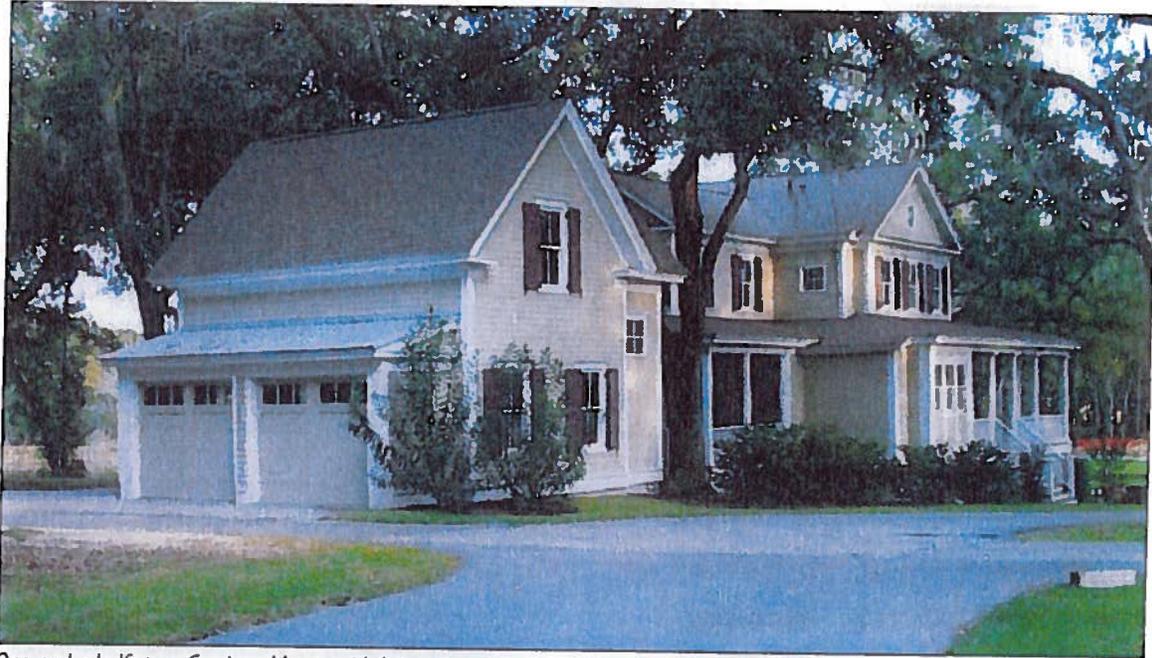
A. General Offices and Services.

- 1. Specific to the T3SN and T3N Districts.
 - a. **Permitted Location:** The lot or new development shall front an arterial, collector, or one of the following thoroughfares: Midtown Drive, Edinburgh Avenue, Columbia Avenue, Madrid Avenue, Old Shell Road, Waddell Road, or Southside Boulevard. Businesses wishing to locate on lots that do not comply with this standard may apply for and receive approval of a Special Exception Permit, see Section 8.2.50 (Special Exception Permit).
 - b. **Hours of Operation.** Hours of operation shall be limited to between 7:00 a.m. and 7:00 p.m., Monday through Saturday. Businesses seeking to remain open after this time must apply for and receive approval of a Special Exception Permit, see Section 8.2.50 (Special Exception Permit).
- 2. Reserved.

B. General Offices and Services with a Drive Through Facility.

- 1. Service uses with a drive through facility shall comply with the following standards:
 - a. **General to All Zones.**
 - (1) **Building Location and Circulation.** To the maximum extent practicable, all dimensional and design standards of this code shall apply. In no case shall a vehicular accessway / driveway or off-street parking area be permitted between the principal façade of the building and the primary street.
 - (2) **Drive-through Configuration.** Drive-throughs shall be located to the side or at the rear of the building and shall be designed so that pedestrian safety is ensured.
 - (3) **Location on Corner Lot.** Drive-throughs serving a building located on a corner lot shall be located to the rear or interior side. In no instance shall the drive-through be located on the side of a building facing a street.
 - (4) **Roof.** If covered, the roof over the drive-through shall be of a complementary architectural design as the design covering the primary portion of the structure.
 - (5) **Talk Boxes.** Talk boxes at drive-through facilities shall be screened by a sound barrier such as landscaping, a fence or a masonry wall.
 - b. **Specific to T4UC and T5MS.** Per the Vehicle Access and Parking Standards for building types permitted in T4UC and T5MS (Division 5.1. Traditional Building Types), drive-through access in these districts shall occur from an adjacent side street or central alley. See Section 4.2.70 (Diagrams Specific to Use).
 - (1) Drive-through establishments are allowed only on the corners of the block in order to be visually tied to the entries that serve them.
 - (2) The shop fronts of the Main Street shall not be punctured by a drive-through exit.

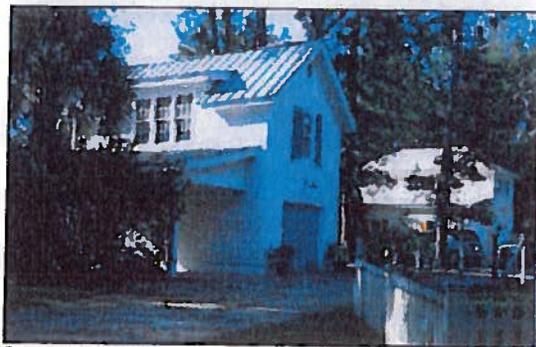
5.1.40 Carriage House



One-and-a-half-story Carriage House with living area over the garage.



One-and-a-half-story carriage house with external stairway.



One-and-a-half-story carriage house with living area over the garage and an adjacent carport.

A. Description

Carriage House. This building type is a secondary structure typically located at the rear of a lot. This structure frequently provides either a small residential unit, home office space, or other small commercial or service use that may be above a garage or at ground level. This building type is important for providing affordable housing opportunities and incubating small businesses within walkable neighborhoods.

Allowed in Transect Zones

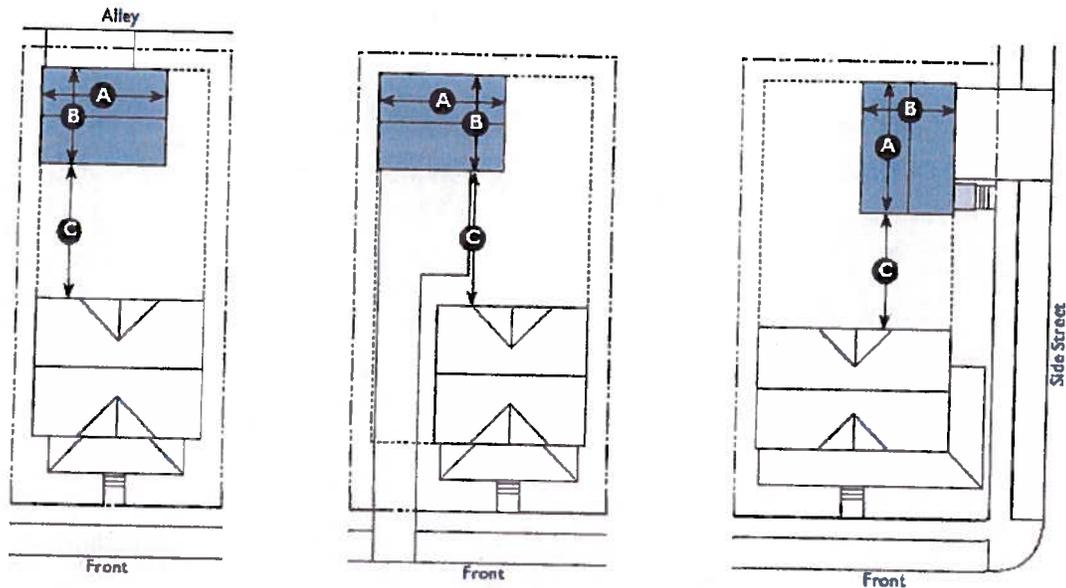
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T4 NC	T4 NC-O
T4 UC	T5 MS

Key

T# Allowed

T# Not Allowed

General Note: Photos on this page are illustrative, not regulatory.



Key

- ROW / Property Line
- Setback Line
- Building
- Frontage

B. Lot

Allowed on lots as an accessory dwelling unit or ADU (guest house, guest room, etc.) when accompanying the following building types: Detached House – Large, Detached House – Medium, Detached House – Compact, and Duplex.

The Carriage House building type is the only detached accessory dwelling unit (ADU) allowed in transect zones.

For all other accessory uses (security quarters, pool house, garage, storage building, etc.), the Carriage House is allowed on lots when accompanying any permitted building type.

C. Number of Units

Units 1 max.

D. Building Size and Massing

Height

Per building form standards based on zone.

Main Body

Width	36 ft. max.	(A)
Depth	30 ft. max.	(B)
Separation from main building	10 ft. min. †	(C)

† Carriage house may be connected to the main building by an uninhabitable space such as a breezeway.

Footprint

The Carriage House shall not have a larger footprint than the main building on the lot.

E. Required Frontages

- Porch, Projecting Stoop
- Porch, Engaged

Carriage houses are not required to have a Frontage Type.

F. Pedestrian Access

Main Entrance Location: Side Street, Alley, or internal to the lot

The main entrance may not be through a garage.

G. Vehicle Access and Parking

Parking may be accessed from the alley, side street or front.

Parking may be accessed from the front only when there is no adjacent alley or side street, and must meet all setbacks.

All parking spaces provided shall be separate from the principal building and may be enclosed, covered or open.

H. Private Open Space

The private open space requirements for the lot shall be determined by the principal building on the lot. No additional private open space is required for a carriage house.

I. Miscellaneous

Roof penetrations and equipment (except chimneys) shall be located, or otherwise configured to have as minimal visual impact as practicable from the street.

5.1.60 Detached House – Medium



Streetscape of Medium Houses with two-story porches.



Streetscape of Medium Houses with two-story side porches.



Medium House with a two-story porch frontage.

A. Description

Detached House – Medium. This building type is a medium-sized detached structure on a moderate-sized lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street. While primarily used for single family housing, this building type is appropriate for low intensity group living and non-residential uses.

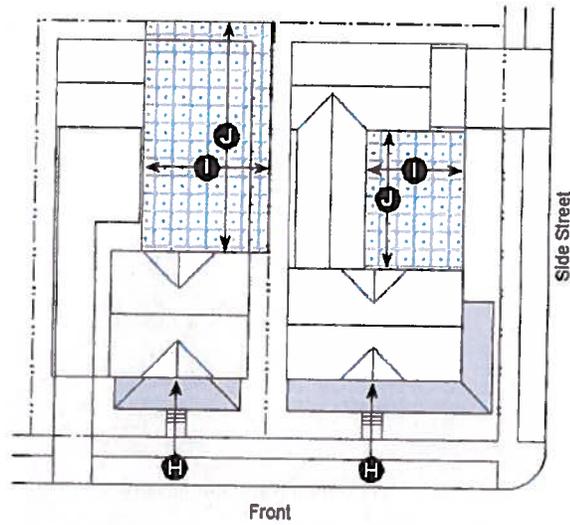
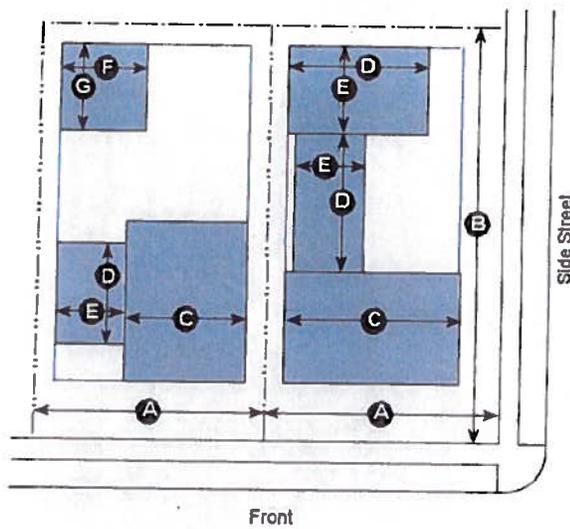
Allowed in Transect Zones

T1 NP	T3 E
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T4 NC	T4 NC-O
T4 UC	T5 MS

Key

T# Allowed **T#** Not Allowed

General Note: Photos on this page are illustrative, not regulatory.



Key

- ROW / Property Line
- Setback Line
- Building

B. Lot		
Lot Size		
Width	50 ft. min.; 100 ft. max. †	(A)
Depth	75 ft. min.; 200 ft. max. †	(B)
Area	5,000 SF min. †	

† Smaller lot size permitted only if building type is already existing on lot at time of code adoption, X/X/2013

C. Number of Units	
Units	1 max. except Group Home.

D. Building Size and Massing	
Height	
Per building form standards based on zone.	

Main Body	
Width	48 ft. max. (C)

Secondary Wing(s)	
Depth	30 ft. max. (D)
Width	30 ft. max. (E)

Accessory Structure(s)	
Width	24 ft. max. (F)
Depth	30 ft. max. (G)

Foundation	
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Exposed foundation walls or piers shall be clad in face brick, stone, stucco, or a similar masonry material.

Latticework, vertical or horizontal wood boards, or similar screening shall be installed between piers on all sides.

Key

- ROW / Property Line
- Setback Line
- Frontage
- Private Open Space

E. Required Frontages	
Common Yard	Porch, Engaged
Porch, Projecting	Stoop

F. Pedestrian Access	
Main Entrance Location	Front (H)

G. Vehicle Access and Parking	
Parking may be accessed from the alley, side street or front.	

Parking may be accessed from the front only when there is no adjacent alley or side street, and must meet all setbacks.

Tuck-under parking shall not be visible from the street.

H. Private Open Space	
Width	20 ft. min. (I)
Depth	20 ft. min. (J)
Area	600 SF min.

Required street setbacks and driveways shall not be included in the private open space area calculation.

Required private open space shall be located behind the main body of the house.

I. Miscellaneous	
Roof penetrations and equipment (except chimneys) shall be located on the rear slope, or otherwise configured to have as minimal visual impact as practicable from the street.	

5.1.70 Detached House – Compact



Compact House in the form of a traditional cottage with a front porch.



Streetscape of two-story Compact Houses.



One-and-a-half story Compact House with porch.

A. Description

Detached House – Compact. This building type is a compact, detached structure on a small lot that incorporates one unit. This Type allows for appropriately-scaled, well-designed higher density housing within a primarily single-family neighborhood, and is important for providing a broad choice of detached housing types that promote walkability. While residential in form, this building type is ideal for low intensity retail, service, and office uses, and is often located near, or even on a neighborhood main street.

Allowed in Transect Zones

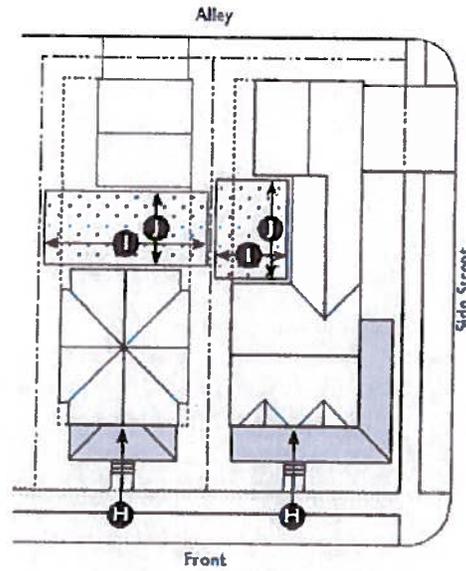
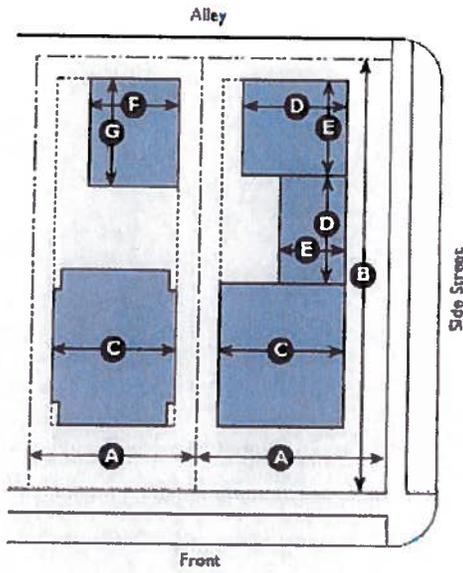
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T4 NC	T4 NC-O
T4 UC	T5 MS

Key

Allowed

Not Allowed

General Note: Photos on this page are illustrative, not regulatory.



Key

- ROW / Property Line
- Setback Line
- Building

B. Lot	
Lot Size	
Width	30 ft. min.; 50 ft. max. ¹ (A)
Depth	50 ft. min.; 200 ft. max. ¹ (B)
Area	2,500 SF min. ¹

¹ Smaller lot size permitted only if building type is already existing on lot at time of code adoption, X/X/2013

C. Number of Units	
Units	1 max.

D. Building Size and Massing	
Height	
Per building form standards based on zone.	

Main Body	
Width	36 ft. max. (C)

Secondary Wing(s)	
Depth	24 ft. max. (D)
Width	24 ft. max. (E)

Accessory Structure(s)	
Width	24 ft. max. (F)
Depth	30 ft. max. (G)

Foundation	
Width	15 ft. min. (H)
Depth	15 ft. min. (I)
Area	300 SF min.

Exposed foundation walls or piers shall be clad in face

brick, stone, stucco, or a similar masonry material. Latticework, vertical or horizontal wood boards, or similar Screening shall be installed between piers on all sides.

Key

- ROW / Property Line
- Setback Line
- Frontage
- Private Open Space

Foundation (continued)

Latticework, vertical or horizontal wood boards, or a similar screening shall be installed between piers on all sides.

E. Required Frontages		
Porch, Projecting	Porch, Engaged	Stoop

F. Pedestrian Access	
Main Entrance Location	Front (I)

G. Vehicle Access and Parking	
Parking may be accessed from the alley, side street or front.	

Parking may be accessed from the front only when there is no adjacent alley or side street, and must meet all setbacks.

Tuck-under parking shall not be visible from the street.

H. Private Open Space	
Width	15 ft. min. (I)
Depth	15 ft. min. (I)
Area	300 SF min.

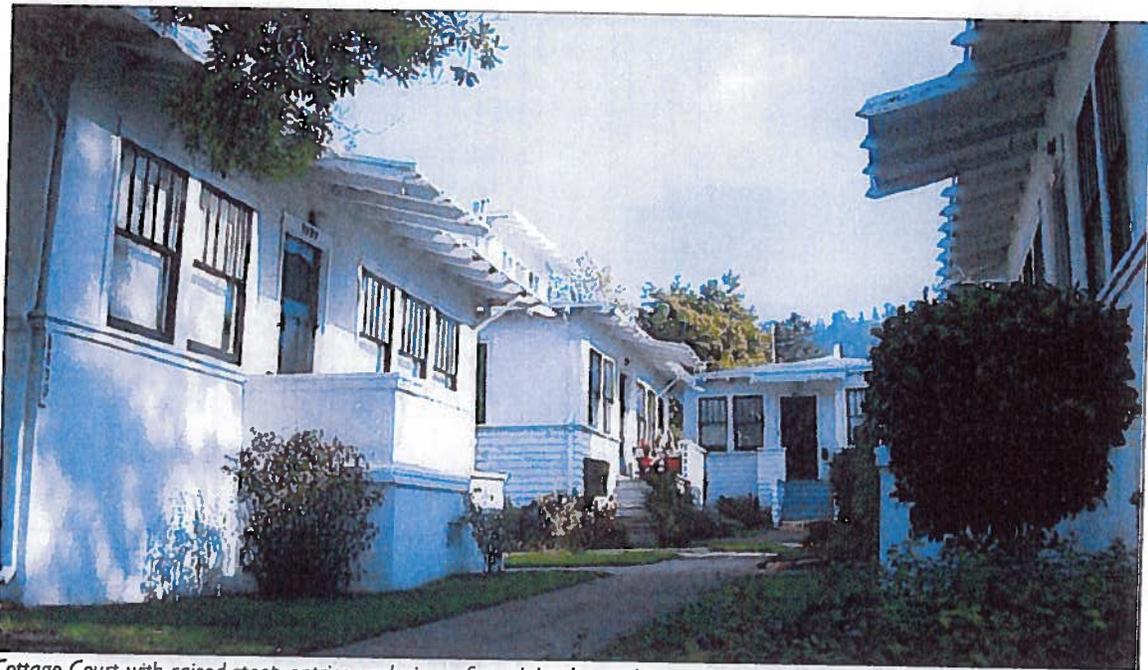
Required street setbacks and driveways shall not be included in the private open space area calculation.

Required private open space shall be located behind the main body of the house.

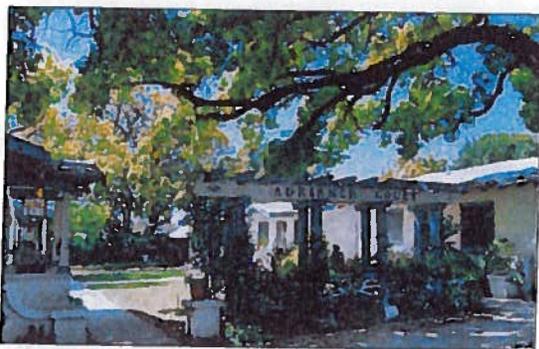
I. Miscellaneous

Roof penetrations and equipment (except chimneys) shall be located on the rear slope, or otherwise configured to have as minimal visual impact as practicable from the street.

5.1.80 Cottage Court



Cottage Court with raised stoop entries enclosing a formal, landscaped court that primarily serves as a pedestrian passage.



Cottage Court with an open green as a court.



Cottage court with a heavily landscaped court.

A. Description

Cottage Court. This building type consists of a series of small, detached structures on a single lot, providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear yard and becomes an important community-enhancing space. The Cottage Court allows for the introduction of appropriately-scaled medium density, detached housing within a single family neighborhood, and is important for providing a broad choice of housing types that promote walkability. While residential in form, this building type allows for the establishment of a single-lot cluster of buildings dedicated to retail, the arts, education, and similar uses.

Allowed in Transect Zones

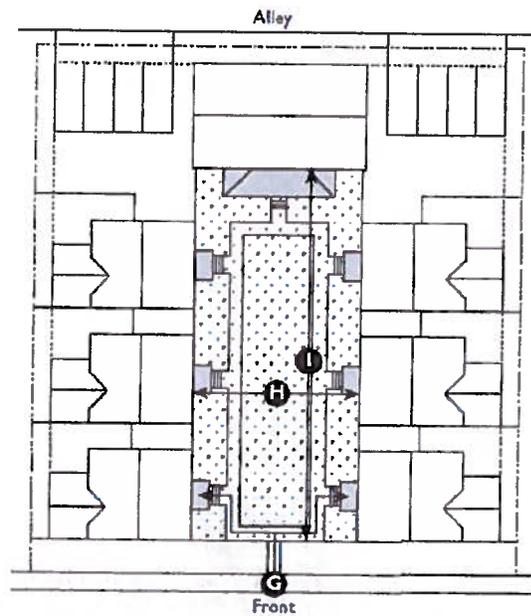
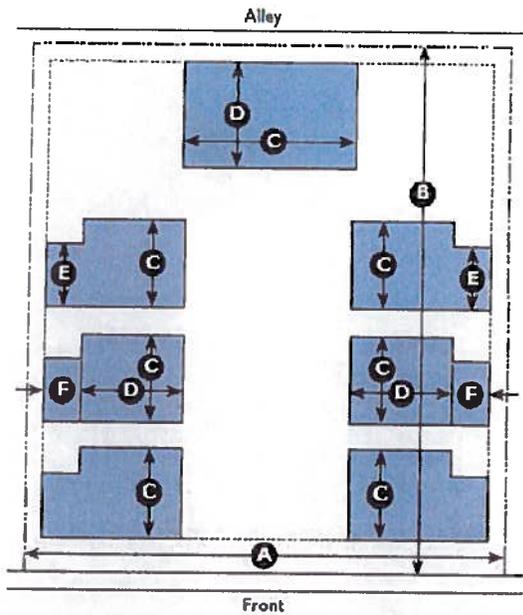
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T4 UC	T5 MS

Key

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General Note: Photos on this page are illustrative, not regulatory.



Key

- ROW / Property Line
- Setback Line
- Building

Key

- ROW / Property Line
- Setback Line
- Frontage
- Private Open Space

B. Lot

Lot Size

Width	75 ft. min.; 150 ft. max.	A
Depth	100 ft. min.; 150 ft. max.	B

Miscellaneous

This building type shall not be used on corner lots.

C. Number of Units

Units	3 min.; 9 max.
Units may be attached in a duplex configuration.	

D. Building Size and Massing

Height

Typically 1-1/2 stories. Per building form standards for zone.

Main Body

Width	32 ft. max.	G
Depth	24 ft. max.	D

Secondary Wing(s)

Width	24 ft. max.	E
Depth	12 ft. max.	F

Accessory Structure

Width	24 ft. max	Depth	24 ft. max.
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Foundation

Exposed foundation walls or piers shall be clad in a masonry material (brick, stone, stucco, etc.). Latticework or horizontal / vertical wood board screening shall be installed b/t all piers.

E. Required Frontages

Porch, Projecting	Stoop
Porch, Engaged	

F. Pedestrian Access

Main Entrance Location:	
Common Courtyard / Unit	Front G

G. Vehicle Access and Parking

Parking may be accessed from the alley, side street, or front (front access only when there is no alley or side street).
50% of all parking may be located off-site, within one full block.

Tuck-under parking shall not be visible from the street.

H. Open Space

Common Courtyard

Width	20 ft. min. ¹	H	Depth	20 ft. min. ¹	I
Area	400 SF min. ¹				

¹ Alternative courtyard configurations may be approved so long as the minimum width, depth, and area are realized.

Private Open Space

No private open space is required.

I. Miscellaneous

Roof penetrations and equipment (except chimneys) shall be located on the rear slope, or otherwise configured to have as minimal visual impact as practicable from the street.

5.1.90 Duplex



A side-by-side duplex with each unit having its own porch.



A stacked duplex with each unit having its own entry.



A side-by-side duplex with a two-story porch.

A. Description

Duplex. This building type is a small to medium-sized structure that consists of two side-by-side or two stacked dwelling units, both facing the street. The Duplex is properly scaled, and designed to appear as a moderate to large single-family home, allowing for the introduction of medium density housing within a primarily detached single-family neighborhood. This Type is important for providing a broad choice of housing options that promote walkability. While residential in form, this building type is appropriate for low intensity retail, service, and office uses.

Allowed in Transect Zones

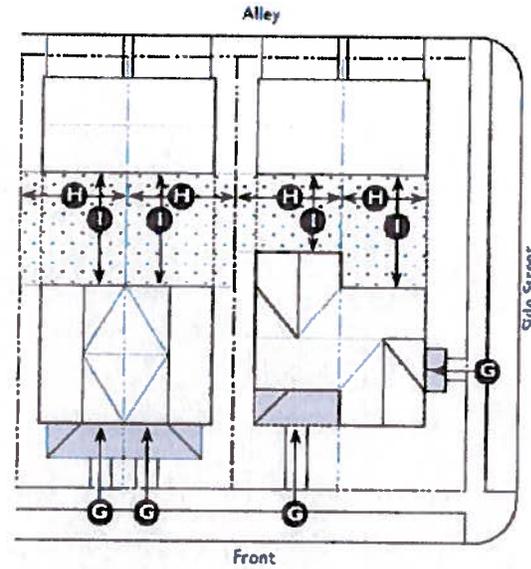
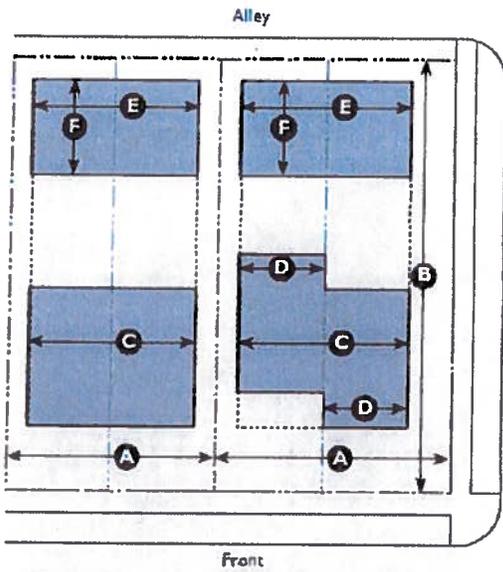
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T4 UC	T5 MS

Key

T# Allowed

T# Not Allowed

General Note: Photos on this page are illustrative, not regulatory.



1 Side-by-side units may have a shared property line.

Key

- ROW / Property Line
- Setback Line
- Shared Property Line
- Building

Key

- ROW / Property Line
- Setback Line
- Frontage
- Private Open Space

B. Lot

Lot Size

Width	30 ft. min.; 75 ft. max.	(A)
Depth	100 ft. min.; 150 ft. max.	(B)

Units may be side by side or stacked as individual "flats"

C. Number of Units

Units	2 max.
-------	--------

D. Building Size and Massing

Height

Per building form standards based on zone.

Main Body

Width	48 ft. max.	(C)
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Secondary Wing(s)

Width	24 ft. max.	(D)
-------	-------------	-----

Accessory Structure(s)

Width		(E)
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Individual unit ownership	24 ft. max.
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Shared between units	48 ft. max.
----------------------	-------------

Depth	30 ft. max	(F)
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Foundation

Exposed foundation walls or piers shall be clad in face brick, stone, stucco, or a similar masonry material.

Latticework, vertical or horizontal wood boards, or similar screening shall be installed between piers on all sides.

E. Required Frontages

Porch, Projecting	Stoop
Porch, Engaged	

F. Pedestrian Access

Main Entrance Location	Front ²	(G)
------------------------	--------------------	-----

Each unit shall have an individual entry facing the street on or no more than 10 ft. behind the front façade.

² On corner lots, each unit shall front a different street.

G. Vehicle Access and Parking

Parking may be accessed from the alley, side street or front.

Parking may be accessed from the front only when there is no adjacent alley or side street, and must meet all setbacks.

Tuck-under parking shall not be visible from the street.

H. Private Open Space

Width	15 ft. min.	(H)
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Depth	15 ft. min.	(I)
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Area	300 SF min.
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Required street setbacks and driveways shall not be included in the private open space area calculation.

Required private open space shall be located behind the main body of the house.

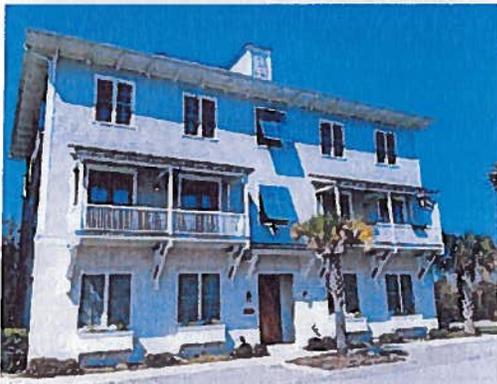
I. Miscellaneous

Roof penetrations and equipment (except chimneys) shall be located on the rear slope, or otherwise configured to have as minimal visual impact as practicable from the street.

5.1.110 Mansion Apartment



A mansion apartment with the scale and character of the surrounding single-family houses.



A 6 unit mansion apartment with an understated entry.



A 4 unit mansion apartment with an inviting stoop frontage.

A. Description

Mansion Apartment. This building type is a medium structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This Type has the appearance of a medium-sized family home and is appropriately scaled to fit in sparingly within primarily single-family neighborhoods or medium-density neighborhoods. This building type is critical to the effort to provide a broad choice of housing types that promote walkability. While residential in form, this building type may be appropriate for office, medical, lodging, and similar uses.

Allowed in Transect Zones

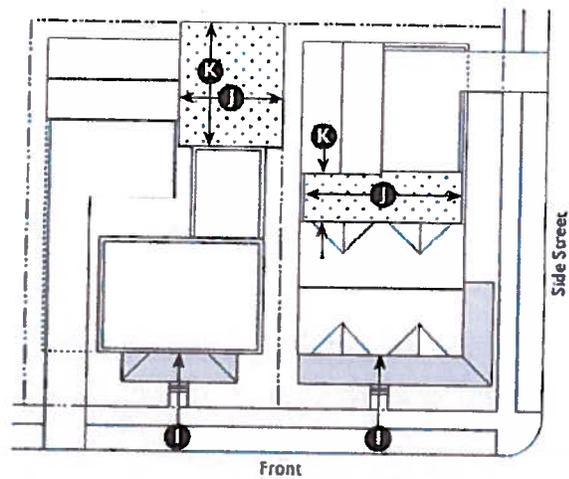
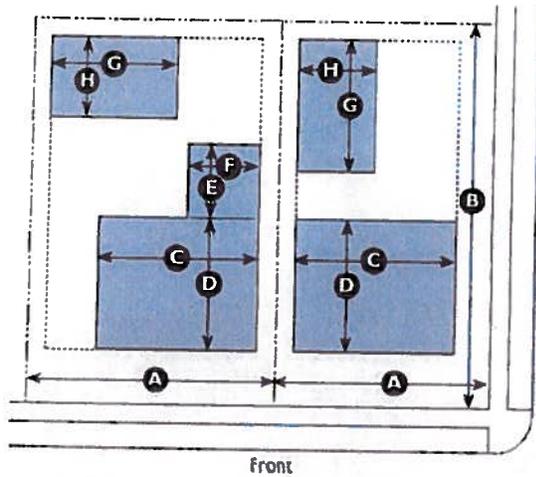
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T4 NC	T4 NC-O
T4 UC	T5 MS

Key

T# Allowed

T# Not Allowed

General Note: Photos on this page are illustrative, not regulatory.



Key

- ROW / Property Line
- Setback Line
- Building

Key

- ROW / Property Line
- Setback Line
- Frontage
- Private Open Space

B. Lot

Lot Size	
Width	50 ft. min.; 100 ft. max. (A)
Depth	100 ft. min.; 150 ft. max. (B)

C. Number of Units

Units	3 min.; 6 max.
-------	----------------

D. Building Size and Massing

Height
Per building form standards based on zone.

Main Body

Width	48 ft. max. (C)
Depth	36 ft. max. (D)

Secondary Wing(s)

Width	30 ft. max. (E)
Depth	30 ft. max. (F)

Accessory Structure(s)

Width	48 ft. max. (G)
Depth	30 ft. max. (H)

The footprint area of an accessory structure may not exceed the footprint area of the main body.

Foundation

Exposed foundation walls or piers shall be clad in face brick, stone, stucco, or a similar masonry material.

Latticework, vertical or horizontal wood boards, or similar screening shall be installed between piers on all sides.

E. Required Frontages

Porch, Projecting	Stoop
Porch, Engaged	

F. Pedestrian Access

Main Entrance Location	Front (I)
Each unit may have an individual entry.	

G. Vehicle Access and Parking

Parking may be accessed from the alley, side street or front.
Parking may be accessed from the front only when there is no adjacent alley or side street, and must meet all setbacks.
Tuck-under parking shall not be visible from the street.

H. Common Open space

Common Courtyard

Width	8 ft. min. (J)
Depth	8 ft. min. (K)
Area	100 SF min.

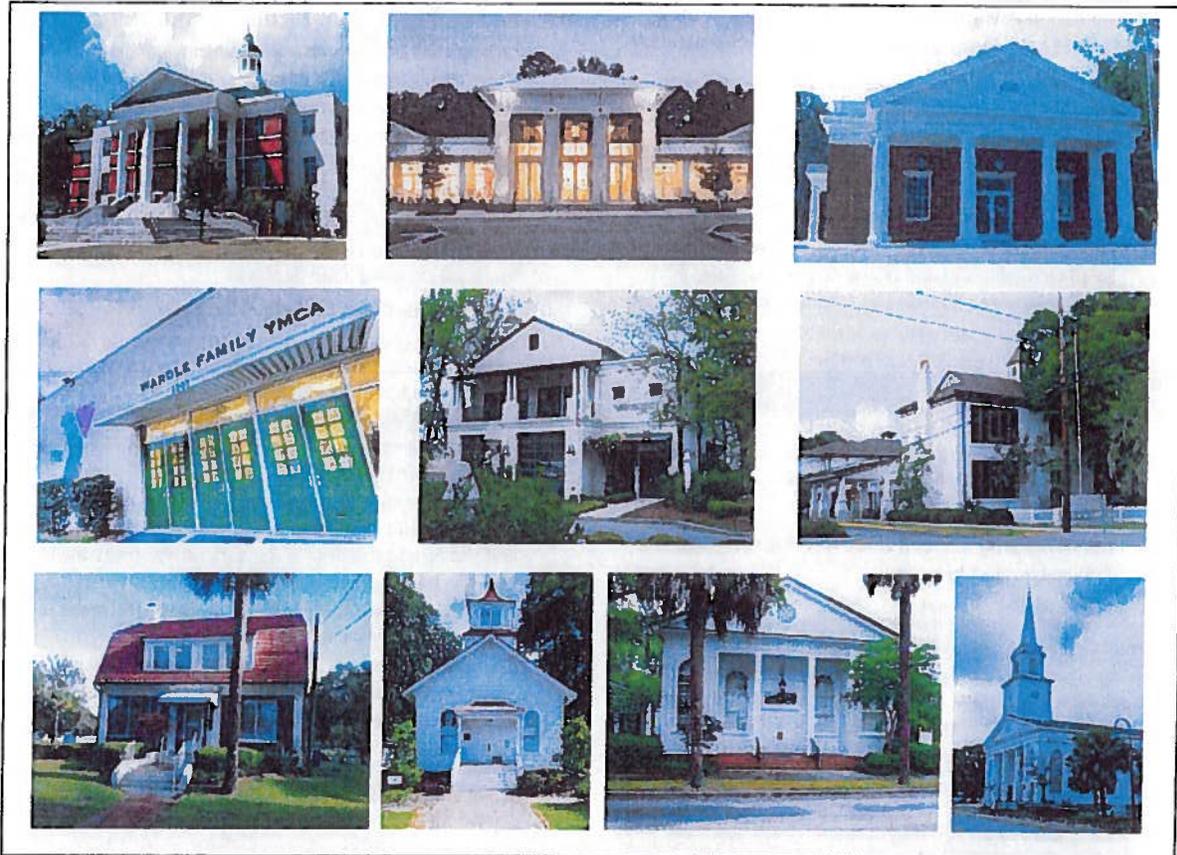
Required street setbacks and driveways shall not be included in the common open space area calculation.

Required common open space shall be located behind the main body of the house.

I. Miscellaneous

Roof penetrations and equipment (except chimneys) shall be located on the rear slope, or otherwise configured to have as minimal visual impact as practicable from the street.

5.2.30 Landmark Buildings



A pictorial collage of Landmark Buildings whose prominent siting and design reflects their significant contribution to the community.

A. Description

Landmark Building. Landmark Buildings are designed for occupancy by public or commercial uses that provide important services to the community, including recreation, education, safety, assembly, and related functions. They contribute significantly to the quality of the neighborhood and often serve as the focal point of a civic space, terminate a vista, or are placed at a prominent location. The architectural quality and construction of a Landmark Building shall be of the highest level and exceed that of nearby buildings.

Photographic Examples (above)

Top Row: *Community Oriented Facilities* – Beaufort City Hall, Bluffton Library, Port Royal US Post Office (all of a formal, civic character)

Middle Row: *Community Recreation Facility* – Port Royal YMCA; *Community Safety Facility* – Burton Fire Station (formal, civic character) *Public School* – Port Royal Elementary School (formal, civic character)

Bottom Row: *Community Oriented Facilities* – National Cemetery, Beaufort (informal, residential character); *Meeting Facility or Place of Worship* Union Church, Port Royal (small scale, semi-formal character); *First Presbyterian Church* Beaufort (medium scale, semi-formal residential character); *Baptist Church* of Beaufort (large scale, formal character)

B. Allowed in Transect Zones

Landmark Buildings are allowed in any zone in which the principal use that occupies the building is permitted. See Section 4.1.30 (Principal Use Table).

C. Applicable Uses

Buildings are Traditionally Occupied By:

Community Oriented Facilities. Civic and community centers, court houses, government administrative offices, libraries, post offices, museums, live theaters, town hall, visitors' centers, etc.

Community Recreation Facilities. County operated pools, municipal tennis facilities, YMCAs, etc.

Community Safety Facilities. Fire stations, police stations, and ambulance service.

Meeting Facilities or Places of Worship. Meeting halls for clubs and other membership organizations, churches, mosques, and synagogues.

Schools. Primary and Secondary Schools, and Colleges and Universities.

Transportation Terminals. Multi-modal shuttle, bus, ferry, and Train stations. Buildings >35,000 sf. see 5.2.50 (Large Footprint Building).

D. Review Process

All Landmark Buildings shall be reviewed for design on a case-by case basis using, to the maximum extent practicable, the standards of this Code.

Existing Building Types

The following facilities may be designed to an existing building type found in Division 5.1 (Traditional Building Types).

1. Private and quasi-public meeting facilities.
2. Minor or secondary recreation and safety facilities.
3. Small to medium scaled transportation facilities in which passenger boarding occurs outside the building.

All other buildings, regardless of scale, shall be designed as remarkable "landmark" structures that stand out.

E. Building Location

The following criteria should be considered when determining the location of a Landmark Building within the community, on the block, and on the lot:

1. Primary function
2. Perceived level of importance to the community
3. Desired level of formality
4. Sense of permanence

Location Within the Community

To the maximum extent practicable, buildings shall be sited at prominent locations and oriented toward a public street or public space in a manner that:

1. Provides a corner or midblock terminating vista; or
2. Anchors a civic space; or
3. Fronts a street and civic space.

Location on the Block

Structures that draw inspiration from an existing building type may be integrated into the urban fabric or streetscape with little to no additional emphasis.

All other Landmark Buildings shall be designed as freestanding, "monumental" structures that evoke pride in one's community and convey a sense of timelessness.

Location On the Lot

Setback

Landmark Buildings often benefit from being set back from the adjacent build-to lines of private development, thereby:

1. Allowing the scale of the building to have more visual emphasis; and
2. Creating a public space in the foreground.

The amount of this setback should be carefully determined based on programming and the urban design objectives of the particular site.

Multiple Buildings / Campus

Facilities with multiple buildings or a campus-like setting shall comply with the standards of Section 2.2.100 (Multi-building Development).

F. Vehicle Access and Parking.

To the Maximum Extent Practicable:

Parking shall not be located between a principal or secondary façade and a primary or secondary street.

Parking requirements for the site shall be met with on-street parallel and angled parking spaces, or via a remote parking lot or structure.

Parking shall be accessed from a side street or alley

Parking drives and access shall be shared on adjacent lots.

Drop-off, pick-up, and associated stacking for the site shall occur on or along a public street.

Building is Sited in a Public Space:

Vehicular access shall be limited to service and emergency vehicle access, provided through pedestrian walkways of sufficient width and construction.

G. Building Design

Facades and Entrances

The façade that fronts the primary street (or waterway) shall be considered to be the building's principal façade, and the façade that fronts the secondary street shall be considered to be the buildings secondary facade.

1. The principal façade shall be designed to be the most prominent façade of the building.
2. Building entrances shall always take access from the most prominent façades.
3. Additional entrances may be provided along secondary and auxillary facades.

Required Frontages

Porch, Projecting	Forecourt	Arcade
Stoop	Gallery	

Per Division 5.3 (Private Frontage Standards)

These frontages are applicable to any zoning district, as conveyed in Sub-section 5.3.30.B (Exception).

Architecture

To the Maximum Extent Practicable:

The architectural provisions of Division 5.4 (Architectural Standards and Guidelines) shall be used to determine the level of formality; as well as all details not explicitly covered in this Section.

Massing

Primary Massing

Symmetrical in form

The appearance of a balanced design increases the level of formality, and shall be encouraged.

Massing, while often larger as a whole, should be divided into visually distinct sections.

Massing divisions should provide visual order to the building and create vertical proportions within individual elements.

On a Corner Lot

Landmark Buildings shall be designed with two façades of equal, though not identical architectural quality.

Massing (continued)**In a Civic Space**

Landmark Buildings located in a civic space shall be designed with four façades of architectural quality.

Scale**Size**

In order to be more prominent and visible across greater distances, the scale of the building should be larger than that of corresponding buildings.

Stories

Floor-to-ceiling heights and architectural details should be proportionately larger than those of private buildings that exist or are anticipated within adjacent blocks.

Roof Appurtenances

Prominent roof forms and additive elements such as spires, steeples, towers, cupolas, and belfries can visually extend the height of the building, and shall be incorporated when practicable.

Materials

Buildings shall use durable, high quality materials that convey a sense of permanence. These include, but are not limited to brick, stone, and cast concrete.

Wood

In some cases wood construction is appropriate, but should only be executed with the highest quality framing and cladding materials.

Stucco

Stucco should be avoided as a material that lacks scale and texture. If used, stucco should be traditional, have integral pigment, and be scored to define human-scaled dimensions on the façade.

Details

Building details should be designed at two scales. At the larger scale, details should be prominent to read from a distance. Closer to the building, the details of the lower levels should have another measure of refinement that can only be seen at the up-close, pedestrian scale.

H. Specific to Public Schools**In Addition to A-G Above:****Campus Location**

Schools should be embedded within, and sited to the edge of the neighborhood.

Campus Size

Elementary School	shall not exceed 5 acres
Middle School	shall not exceed 10 acres
High School	shall not exceed 15 acres

Schools combining grade levels from more than one category may use the grade level with the higher allowable acreage.

Specific to Public Schools (continued)**Shared Facilities with the Community**

To the maximum extent practicable outdoor recreation facilities (playgrounds, courts, athletic fields) on campus shall be integrated within a shared civic space. This shared recreation / civic space shall count towards the minimum civic space requirement for the school and the surrounding development / community. Natural Resource requirements may also be fulfilled using the shared space.

Facilities on the school campus for which there is a formal joint-use agreement with another entity, such as athletic facilities, playgrounds, and multipurpose spaces in buildings, may be deducted from the total site area of the campus.

I. Specific to Churches**In Addition to A-G Above:****Church Buildings**

Traditional Design. A church should be easily identifiable with timeless features such as bell towers, steeples, clearstory windows, and stained glass integrated into the design. Traditionally designed buildings can be navigated easily based on intuition without much signage. For example, if you need a sign or large cross to tell people that they are in the sanctuary then the design can be improved.

Vertical Massing. The scale of the sanctuary building should not overwhelm the block. Building features such as arches, columns, pilasters, rooflines (including dormers), and masonry patterns shall divide and create a vertical orientation on larger surfaces. Once these proportions have been established, windows (including clearstory) and doors shall reinforce the vertical orientation of the composition.

Be Transparent. Being able to see and hear a little bit of what's going on inside makes a church seem less intimidating and peeks the interest of those passing by. This is the same principal as "window-shopping," only adapted to a church. It is not uncommon for people to join a service after hearing music wafting through the doors of a church.

Define Entrances. The church's buildings should be open and inviting, with a clear sense of where to enter. In no case shall a church's side doors function as a primary entry point.

Entrances Close to Pedestrians. If the church is in an area even remotely urban use frontage elements such as porches, stoops, galleries, arcades, and canopies to bring the church up to the street or public space, while still providing an area for people to gather.

Doors. Church doors should be prominent and inviting.

Church Campus

Parking. Parking lots disrupt the neighborhood fabric and discourage members from walking to and from church, resulting in less patronage of local shops and cafes. Parking should be on-street, or shared with other commercial or institutional buildings in the vicinity.

Create a Community Focal Point. Add neighborhood-friendly features such as athletic fields, tennis or basketball courts, a playground, an outdoor amphitheater, etc.

Permeable Campus. Churches that span more than one block shall ensure that their campus is permeable, allowing people to walk through the property using multiple routes.

Landmark Buildings: Community Oriented Facility; Community Recreation Facility; Community Safety Facility; Meeting Facility or Place of Worship; Schools: Public or Private and College or University.

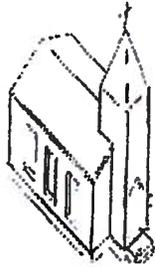


Diagram 5.2.30.A

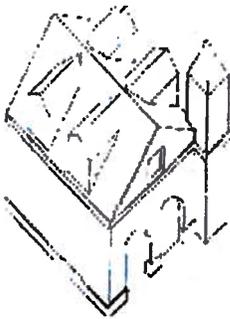


Diagram 5.2.30.B

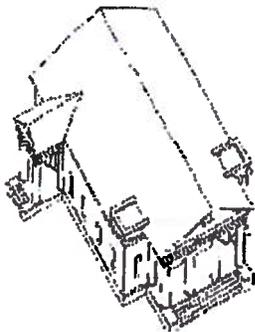


Diagram 5.2.30.C

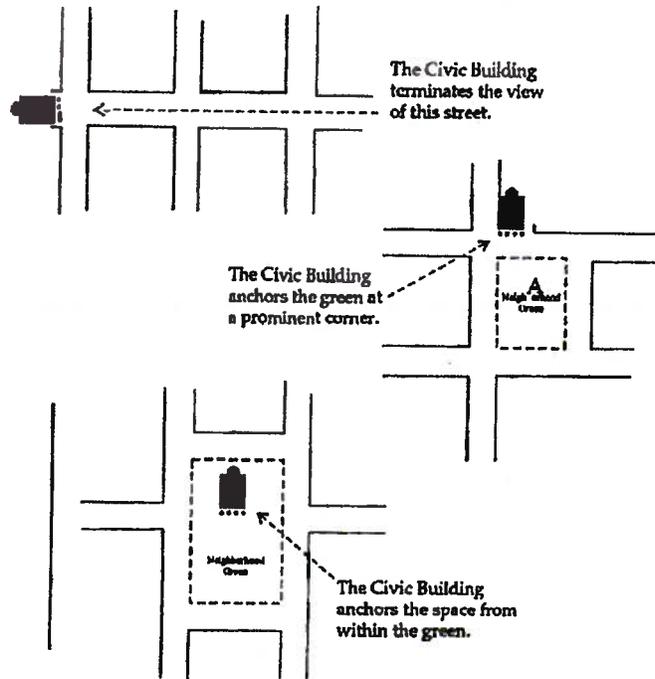


Diagram 5.2.30.D: Small to large scale civic buildings of increasing formality are most often associated with government and church functions (Diagrams A-C), and are sited at prominent locations that better the public realm.

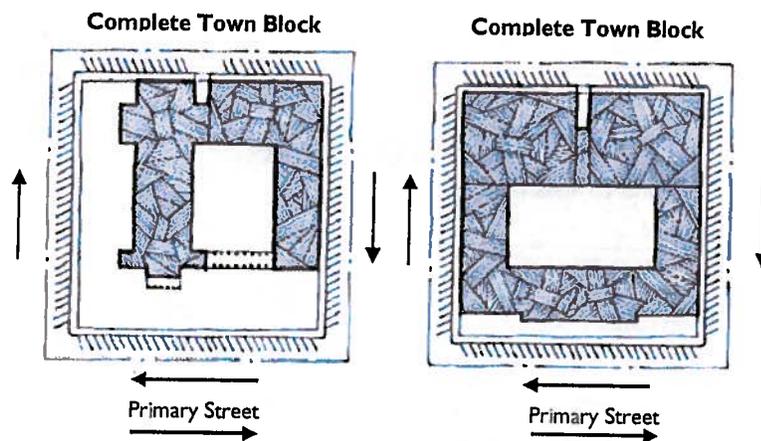


Diagram 5.2.30.E: Place of Worship sited within a T4 block. (Credit: Steve Mouzon)

Diagram 5.2.30.F: School sited within a T4 block. (Credit: Steve Mouzon)

CITY OF BEAUFORT
REZONING ANALYSIS RZ14-03

Applicant

The applicant is Evelyn Sutton, the property owner. The rezoning application is attached.

Site

The property is located at 705 Carteret Street, in The Point neighborhood of the Historic District (see attached Site Location Map). The property is identified as District 121, Tax Map 4, Parcel 548. A two-story structure is located on the lot (see attached photo). The structure is considered a contributing structure according to the 1997 Beaufort County Historic Sites Survey (see attachment).

Present Zoning

The property is currently zoned "OC Office District" (OC). The OC district permits all types of office uses and all types of residential uses—single-family, two- and three-family, townhouse, and multifamily dwellings. B&Bs, inns, community service uses (ex., senior center), and day care facilities are also allowed. Restaurants, retail uses, and salons are not permitted. The attached map shows the current zoning pattern in the area.

Proposed Zoning

The applicant is requesting that the lot be rezoned "Neighborhood Commercial District" (NC) to permit retail uses. NC is a mixed-use district permitting all types of residential development as well as office and commercial uses. The footprint of new free-standing office and retail uses is limited to 2,500 square feet in an effort to prevent "big box" type commercial development, although larger facilities are allowed as part of a mixed-use development. Drive-through facilities, except for banks, are not permitted. The Use Table from the Unified Development Ordinance, which outlines the uses permitted in various zoning districts, and a copy of the development standards for the districts are attached. Also attached is a table comparing uses permitted in the OC district versus uses permitted in the NC zone.

Consistency with Comprehensive Plan

The Framework Plan in the City's Comprehensive Land Use Plan designates the lot as "Corridor Mixed Use" (G-3B) (red) (see attached map). According to the comprehensive plan, "The G-3 sector is intended to apply along high capacity regional thoroughfares at major transportation nodes, or along portions of highly-traveled corridors. G-3 land generally falls within areas for higher-intensity regional-serving development, marked by the dark purple ½ mile radius circles . . . Corridor Mixed Use designations (G3-B) are intended for a mixture of regional-serving commercial, residential, and institutional destinations." Appropriate land uses in the G-3 sector include: residential development, neighborhood-serving commercial uses (retail and office), civic uses, and neighborhood centers, regional centers, and industrial districts. The property is also part of the downtown Regional Center (dashed purple line). According to the Comprehensive Plan, "Regional Centers are mixed use activity centers with employment and commercial uses that attract people from beyond the immediate neighborhoods and from surrounding communities. These centers are appropriate for commercial and employment development as well as the area's highest density housing. . . These centers will provide the highest concentrations of residential, employment, and commercial services in the Plan area."

An excerpt from the Comprehensive Plan describing the G-3 district and the Regional Centers is attached. The proposed rezoning appears to be consistent with the Framework Map in the Comprehensive Plan.

Draft Form-Based Code Map

A draft form-based code map (attached) shows the 700 block of Prince Street designated as T4-Urban Neighborhood (UN). The proposed T4-UN transect is comparable to existing Neighborhood Commercial zoning.

Land Use Compatibility

The property is located between an office (701 Carteret Street) and a parking lot for USCB. Residential uses are located to the rear along New Street. Across Carteret Street from the subject lot are (south to north) a 2-story building that has been used for a variety of nonresidential uses over the past decade (706 Duke Street), the office of the Beaufort Film Society (708 Duke), and St. Peter's Catholic Church (710 Duke). Photos of these buildings and lot is attached. The residential portion of The Point neighborhood is located to the east of the property along New Street.

Suitability of Property for Uses Permitted in Current Zoning District

The property can accommodate the office and residential uses permitted by the current OC zoning.

Suitability of Property for Uses Permitted in Proposed Zoning District

The property could also provide attractive space for retail uses and has housed retail uses in the past.

Compatibility of Uses Permitted in Proposed Zoning District with Natural Features.

This is an existing developed lot. No significant new construction is anticipated as a result of this rezoning request.

Marketability of Property for Uses Permitted by Current Zoning District

The property would likely be more marketable under NC zoning, as a wider variety of uses are permitted.

Availability of Infrastructure

The property is served with water and sewer. On-street parking is available on Carteret Street.

Public Notification

Letters were sent to owners of all property within 400' of the property being rezoned on May 9. To date, staff has received no public comments on the proposed rezoning.

Staff Recommendation

Staff is concerned about zoning one mid-block parcel into a different zoning classification from the adjoining properties, both of which are located on corners. At the same time, the Comprehensive Plan supports a mixed-use zoning designation such as Neighborhood Commercial District. Therefore, staff recommends that the 700 block of Carteret Street, comprised of five parcels, be zoned Neighborhood Commercial District. Staff is asking the Planning Commission to table action on this rezoning request and direct staff to begin the process of rezoning the 700 block of Prince Street from Office Commercial District to Neighborhood Commercial District.

PAID
5/7/14

City of Beaufort
Department of Planning & Development Services
1911 Boundary Street
Beaufort, South Carolina 29902
Phone (843) 525-7011 / Fax (843) 525-7034
***Revised August 2010**

Application Fee
\$250 + \$10 for each additional lot.

REZONING APPLICATION
(Except for PUDs)

OFFICE USE ONLY: Application #: R214-03 Date Received: 5-7-14

Property Address: 705 Carteret St., Beaufort, SC 29902

District, Tax Map, Parcel #: R121-004-000-0548-0000

Applicant: Evelyn Sutton

Applicant Phone #: _____ Fax #: _____ E-Mail Address: suttonp@earthlink.net

Applicant Address: #2 Osprey Landing Cove, Fripp Isl, SC 29920

Property Owner: Surrey Estate Inc Phone #: 843-838-0842

Property Owner Address: #2 Osprey Landing Cove, Fripp Isl, SC 29920

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: HR

Requested zone classification: Commercial

Total area of property: 1 Lot

Existing land use: office

Desired land use: Retail & office sales

Reasons for requesting rezoning: Daughter, owner of Spirit of Old Beaufort, does tours, walking + van, has shop with historical Books, history retail items, flags, misc older antique items in her shop. She wants to move to location.

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

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 or properties under the same ownership. 12 copies of all application materials are required.

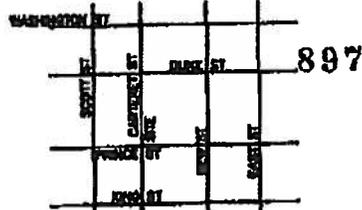
Applicant signature: Evelyn Sutton Date: 5/7/14

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

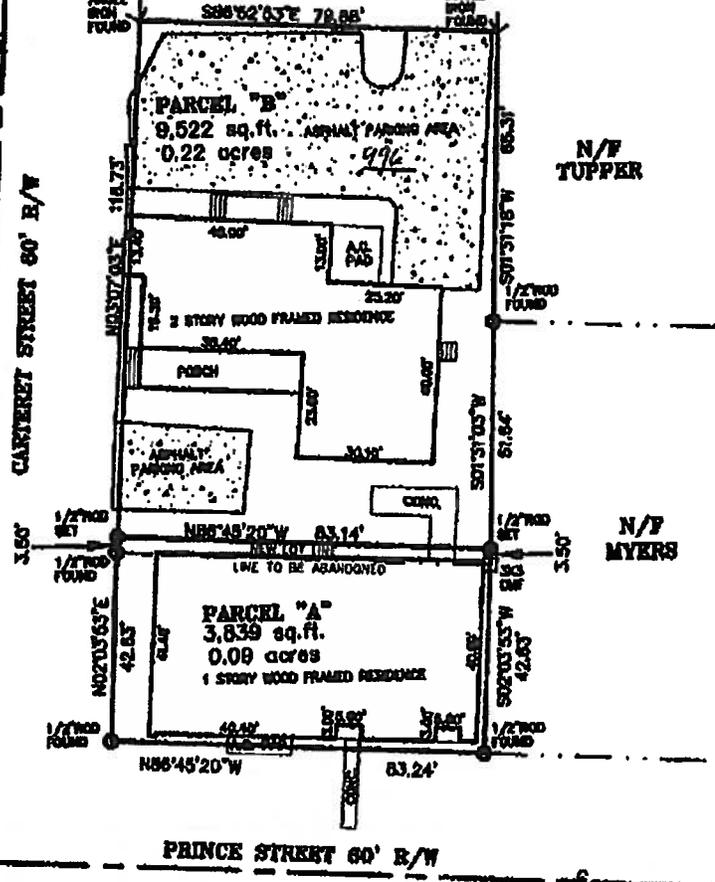
Property owner signature: Surrey Est. Inc Date: 5/7/14
Evelyn Sutton, pres.



GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS
 26 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
 P.O. BOX 1343, BEAUFORT, S.C.
 PHONE (843) 522-1778



UNIVERSITY OF SOUTH CAROLINA



PROPERTY MAP NOT TO SCALE

The development plan shown herein is exempt from the requirements of the City of Beaufort Subdivision Regulations according to the provisions in Article VII, Section 706.01.
 Certified by *William A. West*
 D.S.: 10/2/100
 Beaufort, University of South Carolina

ASBUILT SURVEY & LOT LINE REVISION PREPARED FOR
CAREY HOLDINGS INC., FRANKLIN J. DRUMMOND, INVESTORS TITLE COMPANY & WEIDNER & WEGMANN LLC.

BEING THE SOUTHWEST CORNER OF BLOCK NUMBER 33 CITY OF BEAUFORT ACCORDING TO THE SURVEY AND PLAT OF CITY OF BEAUFORT MADE BY UNITED STATES DIRECT TAX COMMISSIONERS FOR THE DISTRICT OF SOUTH CAROLINA LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY SOUTH CAROLINA TAX MAP 120-004-0549 & 0548

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY BEAUFORT COUNTY BUILDING CODES PHONE NUMBER (843)-470-2684. THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE A-11 SL 13.00 AS DETERMINED BY F.E.M.A. FIRM COMM-PARCEL NUMBER 460025 0005 D. DATED 09/22/88 (INDEX DATE 11/04/88)

I UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH THE COUNTY DEVELOPMENT STANDARDS ORDINANCE

I, DAVID E. GASQUE, HEREBY CERTIFY TO CAREY HOLDINGS INC., FRANKLIN J. DRUMMOND, INVESTORS TITLE COMPANY & WEIDNER & WEGMANN LLC THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.

30 15 0 30 60 90

2208 784394

Building Photographs

See Instructions for Item A6.

571-36

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
705 CARTERET STREET

Policy Number:

City BEAUFORT

State SC

ZIP Code 29902

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



41540 FRONT VIEW



41570 REAR VIEW



705 Carteret Street

**BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997**

RECONNAISSANCE LEVEL BUILDING INVENTORY FORM

Statewide Survey Site Form
State Historic Preservation Office
South Carolina Department of Archives and History
Columbia, SC

Site Number: U- 13 - 842
Access County Site #

USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): _____ Map Ref.: BFT.09 (TR) Tax Number: R120.004.000 0548 0000
Common name(s): Coldwell Banker Real Estate City Block Ref.: 33 .10 Island: Port Royal Is.
Address/location: 705 Carteret St. City/Vicinity of (vic.): Beaufort
Date: 1870 ca. Alteration date: _____
Ownership: 1. private 2. city 3. county 4. state 5. federal 6. unknown
Category: 1. building 2. site 3. structure 4. object
Historic use(s): single dwelling Current uses: office

Notes: 2 story dwelling facing south with single story wings at rear. Reclad, porch altered, modern extension SE.

National Register Status: _____ Date: _____ Listing Name: _____ NRIS # _____
National Register Historic District (NHL 11/73) 12/17/69 Beaufort Historic District 69000159

SHPO National Register Evaluation: Contributes to listed district Name: Beaufort Historic District

Consultant Recommendation: _____ Name: _____

Previous Survey: _____ Reference: _____ Notes: _____
 H.A.B.S. Other _____
 Feiss-Wright (1969) _____
 Historic Resources of the Lowcountry (1979) _____
 Milner Historic District Inventory (1979) 033 (548) -7 Vol. 05; full form
 A Guide to Historic Beaufort (1995 ed.) _____

Photograph:



Photographs:

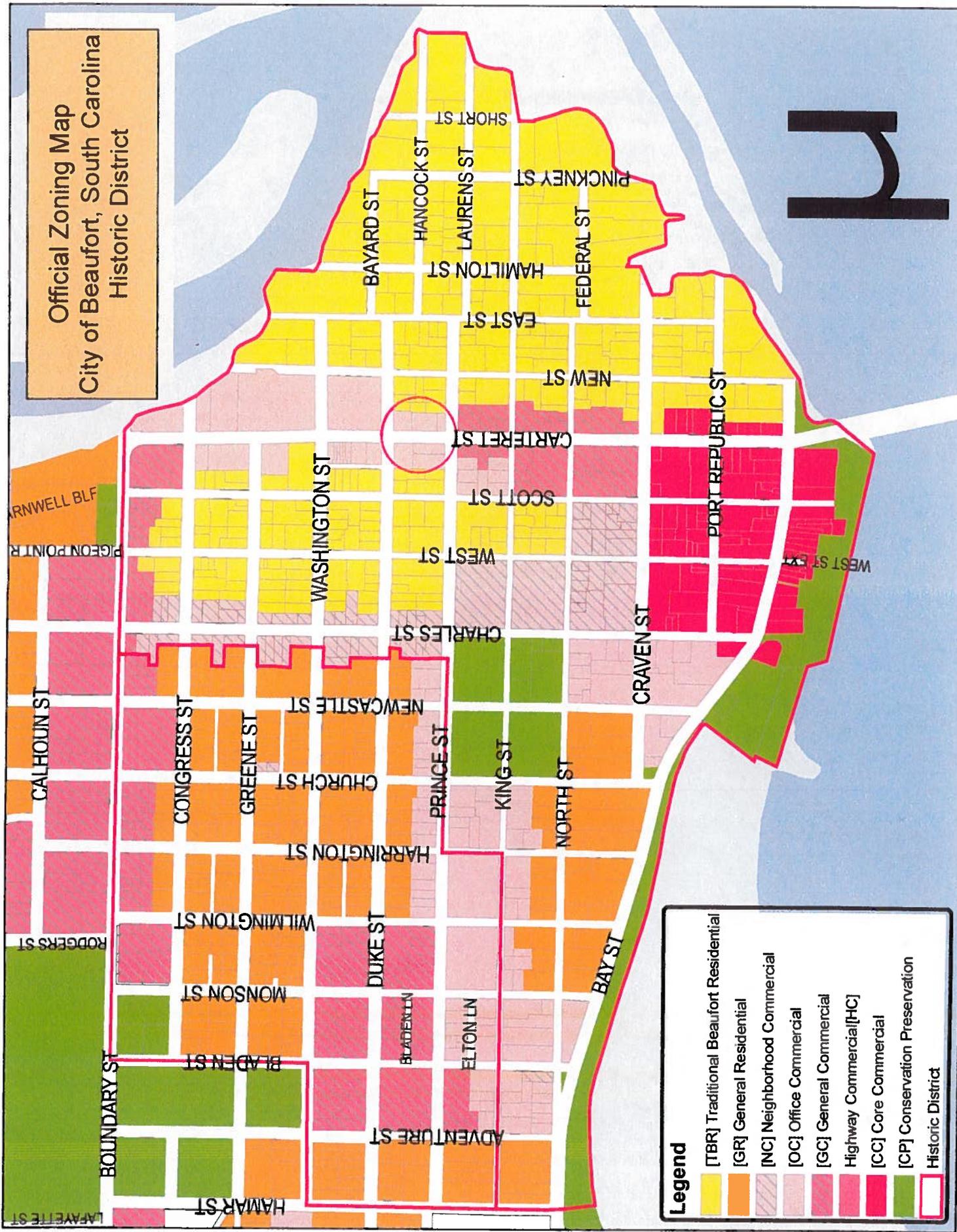
- prints
- slides
- negatives

Date: 7.7.97

Recorder: C. Brooker, Brooker Arch. Cons.

Roll # Neg. View of:
B-13 .14 W facade & S elev., fac. NE

Official Zoning Map
 City of Beaufort, South Carolina
 Historic District



Legend

- [TBR] Traditional Beaufort Residential
- [GR] General Residential
- [NC] Neighborhood Commercial
- [OC] Office Commercial
- [GC] General Commercial
- Highway Commercial[HC]
- [CC] Core Commercial
- [CP] Conservation Preservation
- Historic District

Article 6. District Development Standards

6.1 Residential District Standards

A. Residential Development Standards

The following table illustrates the dimensional standards that apply in the City's base Residential districts:

Standard	Zoning District								
	TR	RE	R-1	R-2	R-3	R-4	GR and TBR-Old Commons	TBR-The Point	MHP
Lot Dimensions									
Lot Area, Min.	3 AC	21,780 SF	12,500 SF	9,000 SF	6,000 SF	4,000 SF	See note 5	See note 1	5 acres 150 feet 150 feet
Lot Width, Min.	100 feet	100 feet	100 feet	80 feet	60 feet	40 feet			
Lot Frontage, Min.	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet			
Minimum Yards									
Front Yard	35 feet	35 feet	30 feet	20 feet	15 feet	12 feet	See note 2 See note 6 See note 6	See note 2 15 feet 10 feet	25 feet 15 feet 15 feet
Rear yard*	15 feet	50 feet	15 feet	15 feet	15 feet	15 feet			
Side Yard*	15 feet	15 feet	15 feet	12 feet	10 feet	6 feet			
Impervious Coverage	N/A	N/A	40%	45%	50%	55%	50%	55%	N/A
Maximum Height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	See note 3	See note 4	35 feet

1. Minimum 6,000 SF lot area and 60 feet in width for single-family; 8,000 SF lot area and 80 feet in width for two-family and 10,000 SF lot area and 100 feet in width for three-family.
2. In the Historic District, use average prevailing setback for front yard; accessory structure side and rear yard setbacks may be reduced to 5'.
3. Maximum height 35 feet for single-family structures, 50 feet for multifamily.
4. Maximum height 35 feet above base flood elevation.
5. For single-family development see R-4 standards; for two-family, three-family and multifamily development (GR only), minimum 6,000 SF lot area, 60 feet lot width, and 60 feet lot frontage, maximum density 25 units per gross acre.
6. For multifamily development, minimum front yard 25 feet, minimum rear yard 15 feet, and minimum side yard 10 feet; single-family development, see R-4 standards;

*See Section 5.4.G. for setbacks for accessory structures.

B. Average Prevailing Setback (Front Yard)

The average prevailing front yard setback shall be measured by averaging the front yard setbacks on the three lots adjoining either side of the proposed lot. When the three lots extend more than 100 feet from the side lot line of the proposed lot, only those lots lying at least partially within 100 feet of the proposed lot line shall be used in calculating the average prevailing setback. The Administrator may exercise reasonable discretion and flexibility in determining the average prevailing front yard depth so that it is harmonious with the existing streetscape; however, the minimum front yard shall be no less than five feet.

C. MHP Manufactured Home Park District

1. MH Park plan

In order to qualify for a MH Manufactured Home zoning classification, a proposed park must first meet the following specific requirements:

6.3 Nonresidential District Standards

A. Nonresidential Development Standards

1. Commercial and Industrial Districts

The following table illustrates the dimensional standards that apply in the City's base Commercial and Industrial districts:

Standard	Zoning District					
	NC	OC	CC	GC	HC	LI
Lot Dimensions						
Lot Area, Min.	2,500 SF	4,000 SF	2,500 SF	4,000 SF	6,000 SF	10,000 SF
Lot Width, Min.	25 feet	40 feet	25 feet	40 feet	60 feet	100 feet
Minimum Yards***						
Front Yard	(Build-to) 3-10 feet	10 feet	none	(Build-to) 7-12 feet	25 feet	25 feet
Rear Yard	10 feet	10 feet	none	10 feet	15 feet	35/ 50 feet**
Side Yard	none	10 feet	none	10 feet	10 feet	10/ 25 feet**
Impervious Surface Coverage, Max.	75%	60%	N/A	65%*	60%	65%
Maximum Height	42 feet	50 feet	See Section 6.5.K.11	50 feet	50 feet	50 feet

*Maximum impervious coverage may be increased to 75 percent for redevelopment sites.

**35' except when property abuts another zoning district 50' is required and 10' except when property abuts another zoning district, 25' is required.

- *** a. Single-family standards should be the same as R-4.
- b. Multifamily standards should be the same as GR; maximum density 30 dwelling units per gross acre.
- c. Maximum density for Residential, Upper Story, 35 dwelling units per gross acre.

The following table illustrates the dimensional standards that apply in the City's Special Purpose districts:

Standard	Zoning District	
	MED	IP
Lot Dimensions		
Lot Area, Min.	5,000 SF	10,000 SF
Lot Width, Min.	50 feet	50 feet
Floor Area, Min.	---	---
Minimum Yards		
Front Yard	35 feet	20 feet
Rear Yard	25 feet	15/50 feet*
Side Yard	25 feet	10/35 feet**
Impervious Surface Coverage, Max.	65%	No Limit
Maximum Height	50 feet	120' except where limited by Section 6.7.B, AICUZ obstruction Height Zones

*15' except where property abuts a non-industrial district when 50' is required.

**10' except where property abuts a non-industrial zoning district when 35' is required.

Article 4. Zoning Districts

4.1 Establishment of Districts

For the purpose of this UDO, portions of the City as specified on the Official Zoning Map of the City are hereby divided into the following zoning districts:

BASE ZONING DISTRICTS	
Residential Zoning Districts	
TR	Transitional Residential
RE	Residential Estate
R-1	Low Density Single-Family Residential
R-2	Medium Density Single-Family Residential
R-3	Medium-High Density Single-Family Residential
R-4	High Density Single-Family Residential
GR	General Residential
TBR	Traditional Beaufort Residential
MHP	Manufactured Home Park
Commercial Zoning Districts	
NC	Neighborhood Commercial
OC	Office Commercial
CC	Core Commercial
GC	General Commercial
HC	Highway Commercial
Industrial Zoning Districts	
LI	Limited Industrial
IP	Industrial Park
Special Purpose Zoning Districts	
CP	Conservation Preservation
MED	Medical
PUD	Planned Unit Development
MR	Military Reservation
OVERLAY ZONING DISTRICTS	
AICUZ	Air Installation Compatibility Use Zone
-D	Development Design
-H	Historic

4.2 Official Zoning Map

- A. The boundaries of the above zoning districts are a map or series of maps entitled "Official Zoning Map, City of Beaufort" which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be part of this UDO. Special purpose zoning districts intended to serve as floating districts are not established on the zoning map until a specific district is proposed and approved by the City.
- B. Each map bearing the designation "Official Zoning Map, City of Beaufort" shall be identified by the signature of the Administrator, and bearing the seal of the City under the words: "Official Zoning Map, City of Beaufort, South Carolina," together with the date of the adoption of the map.

Article 5. Use Regulations

5.1 Use Tables

A. Types of Use

All of the Use Categories listed in the Use Table are defined and described in the sections immediately following the Table.

1. Uses Permitted By Right

A "P" indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable regulations of this UDO.

2. Conditional Use

A "C" indicates a use that is allowed conditionally, provided that it meets the additional listed standards contained in Section 5.3, Specific Use Standards. Conditional uses are subject to all other applicable regulations of this UDO.

3. Special Exception

An "S" indicates that a use is allowed only if reviewed and approved as a Special Exception, provided that it meets the listed standards contained in Section 5.3, Specific Use Standards. Special exceptions are subject to all other applicable regulations of this UDO.

4. Existing Building

An "E" indicates a use category that is allowed only in existing buildings, provided that it meets the additional listed standards contained in Section 5.3.

B. Uses Not Allowed

A blank cell in the Use Table indicates that a Use Category is not allowed in the respective district.

C. Uses Not Listed

The Administrator shall determine whether or not an unlisted use is part of an existing Use Category or is substantially similar to an already defined use, using the criteria in Section 5.2, Use Categories.

Use Category	Specific Use	Residential										Nonresidential							Special Purpose		
		TR	RE	R-1	R-2	R-3, R-4	GR	TBR	MHP	NC	OC	CC	GC	HC	LI	MED	CP	IP			
Overnight Guest Accommodation	Bed and Breakfast						S	S			P	P	P								
	Inn (≤ 25 units)										P	P	P								
	Motel/Hotel/Extended Stay										P	P	P								
	Housing, Short Term Rental	S	S	S	S	S	S	S			C	C	C	C				C			
Parking, Commercial	Recreational Vehicle Park													S							
	Animal Hospital/Kennel										C	P	C	P	P	P		P			
Retail Sales and Service	Bakery										C	C	C	C							
	Banquet Facility										P	C	P	P							
	Body Piercing Facility																	C			
	Drug Store/Pharmacy										C	C	P	P				P			
	Tattoo Facility																	C			
	Other Retail Sales and Services										C	C	P	P							
Self-Service Storage	Single-Story																	P			
	Multi-Story																	C			
Vehicle Sales and Service	Vehicle Service and Repair																	C			
	Car Wash																	C			
	Fuel Sales																	S			
	Vehicle Service, Limited																	C			
	Boat Sales and Service																	C			
	Other Vehicle Sales and Service																	C			
INDUSTRIAL (See Section 5.2G)																					
Aviation Services																		P			
Light Industrial Services																		S			
Manufacturing and Production																		C			

Article 5: Use Regulations
Section 5.1: Use Tables

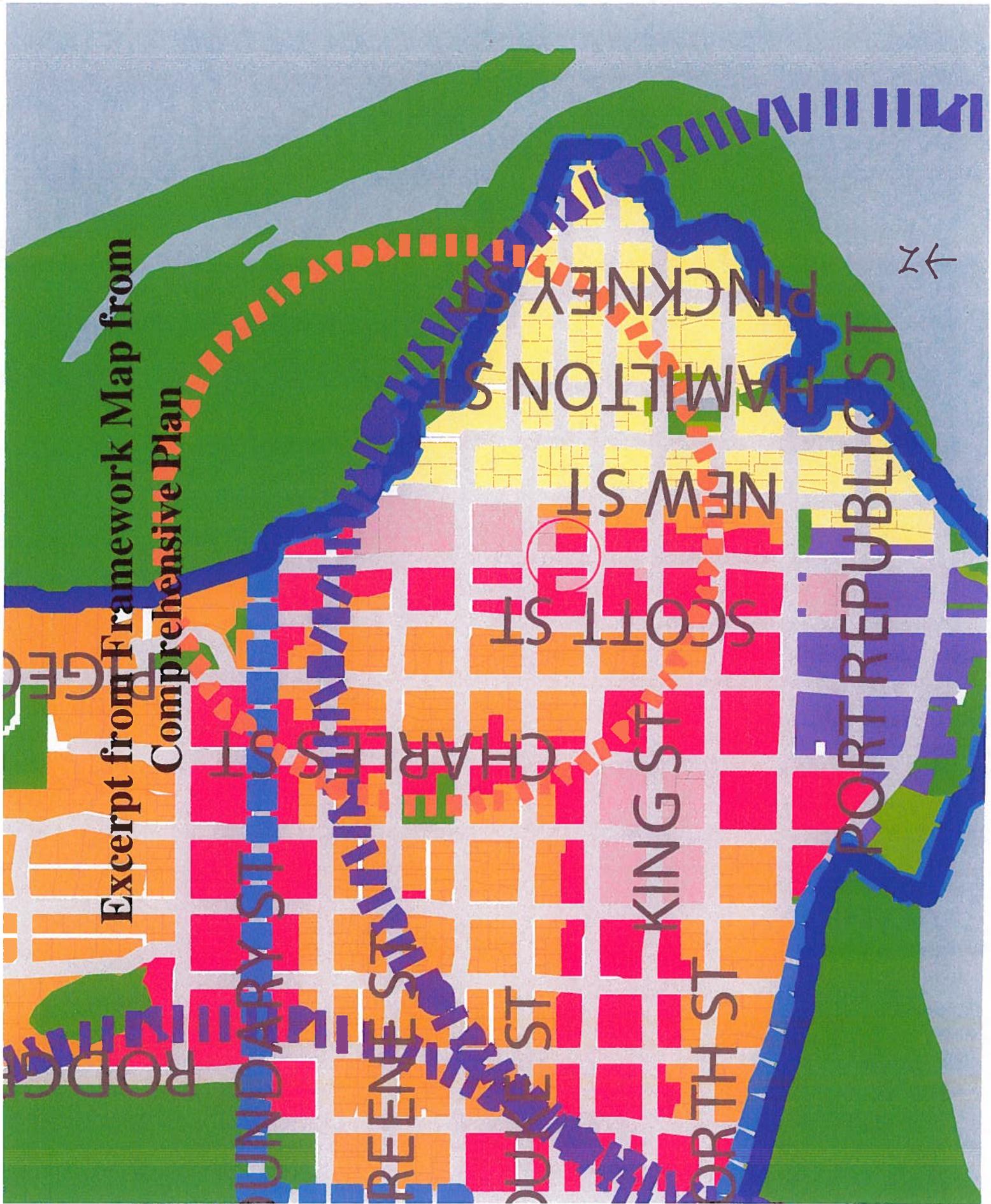
Use Category	Residential											Nonresidential						Special Purpose			
	TR	RE	R-1	R-2	R-3, R-4	GR	TBR	MHP	NC	OC	CC	GC	HC	LI	MED	CP	IP				
Truck Terminal														C			P				
Warehousing													S	C			P				
Waste-Related Service														S			S				
Wholesale Sales													C	C			P				
OTHER (See Section 5.2H)																					
Agriculture																					
Water Oriented Facilities																					
Telecommunication Towers																					

**DIFFERENCES IN PERMITTED USES BETWEEN OFFICE COMMERCIAL DISTRICT
AND NEIGHBORHOOD COMMERCIAL DISTRICT**

USE	OFFICE COMMERCIAL	NEIGHBORHOOD COMMERCIAL	COMMENTS
Townhouse Dwelling	C	P	Condition: must meet all design standards
Group Dwelling	-	P	
College/University	P	-	
School, Public/Private	C	P	Condition: must be at least 20' from property line
School, Trade/Vocational	C	-	Condition: must be at least 20' from property line
Health Care Facilities	P	-	
Institutions	S	-	
Restaurant w/o Seating	-	C	Condition: building footprint cannot exceed 2,500 sq ft
Restaurant w/outdoor cooking	-	S	
Indoor Entertainment	-	C	Condition: building footprint cannot exceed 2,500 sq ft
Medical Office/Clinic	P	C	Condition: building footprint cannot exceed 2,500 sq ft
Other Offices	P	C	Condition: building footprint cannot exceed 2,500 sq ft
Parking, Commercial	P	C	Condition: must have a linear building on front ground floor
Bakery	-	C	Condition: can't include a drive-thru; size limit
Banquet Facility	C	P	Condition: must be in a Contributing Structure
Drug Store/Pharmacy	-	C	Condition: can't include a drive-thru
Other Retail Sales & Services	-	C	Condition: building footprint cannot exceed 2,500 sq ft

- P = Permitted by Right
- = Not Permitted
- C = Conditional Use
- S = Permitted by Special Exception

Excerpt from Framework Map from
Comprehensive Plan



Framework Map Legend

O1.Preserved Open Space

 Preserved Open Space

O2.Rural Lands/Conservation

 Rural Lands/Conservation

GR1. Growth Reserve

Growth Reserve

G1.Residential Neighborhoods/TND's

 Restricted Growth Sector

G2.Urban Neighborhoods/TND's

 Controlled Growth Sector

G3A.Neighborhood Mixed Use

 Intended Growth Sector

G3B.Corridor Mixed-Use

 Intended Growth Sector

G4.Downtown

 Infill Growth Sector

SD.Industrial/Employment Center



Civic/Hospital



USCB 1/4-Mile Buffer



Neighborhood Centers



Regional Centers



AICUZ



Military





Mixed-use town center development



Mixed-use building in a regional center with residential above retail



Regional centers contain a mixture of higher density commercial and residential uses



Industrial, warehouse, or distribution-type building

FG 1.7 GROWTH SECTOR 3 (G-3): NEIGHBORHOOD MIXED USE (G-3A) & CORRIDOR MIXED USE (G-3B)

The G-3 sector indicated in lighter and darker red (respectively), is intended to apply along high capacity regional thoroughfares at major transportation nodes, or along portions of highly-traveled corridors. G-3 land generally falls within areas for higher-intensity regional-serving development, marked by the dark purple 1/2 mile radius circles. Neighborhood Mixed-Use designations (G-3A) are intended for a mixture of uses intended to serve the surrounding neighborhoods. Corridor Mixed-Use areas (G-3B) are intended for a mixture of regional-serving commercial, residential, and institutional destinations.

Care should be taken to limit the length of G-3 corridor developments to avoid the creation of lengthy, undifferentiated linear strip development. Attention to local geography and environmental conditions can assist in this definition, with special attention given to areas in O-1 and O-2 sectors along water courses and near sensitive lands.

APPROPRIATE LAND USES/DEVELOPMENT TYPES:

The full-range of community types and uses are appropriate in the G-3 sector, including:

- single-family and multifamily residential
- neighborhood-serving commercial uses (retail and office)
- civic uses
- traditional neighborhood developments
- neighborhood centers
- regional centers
- industrial districts

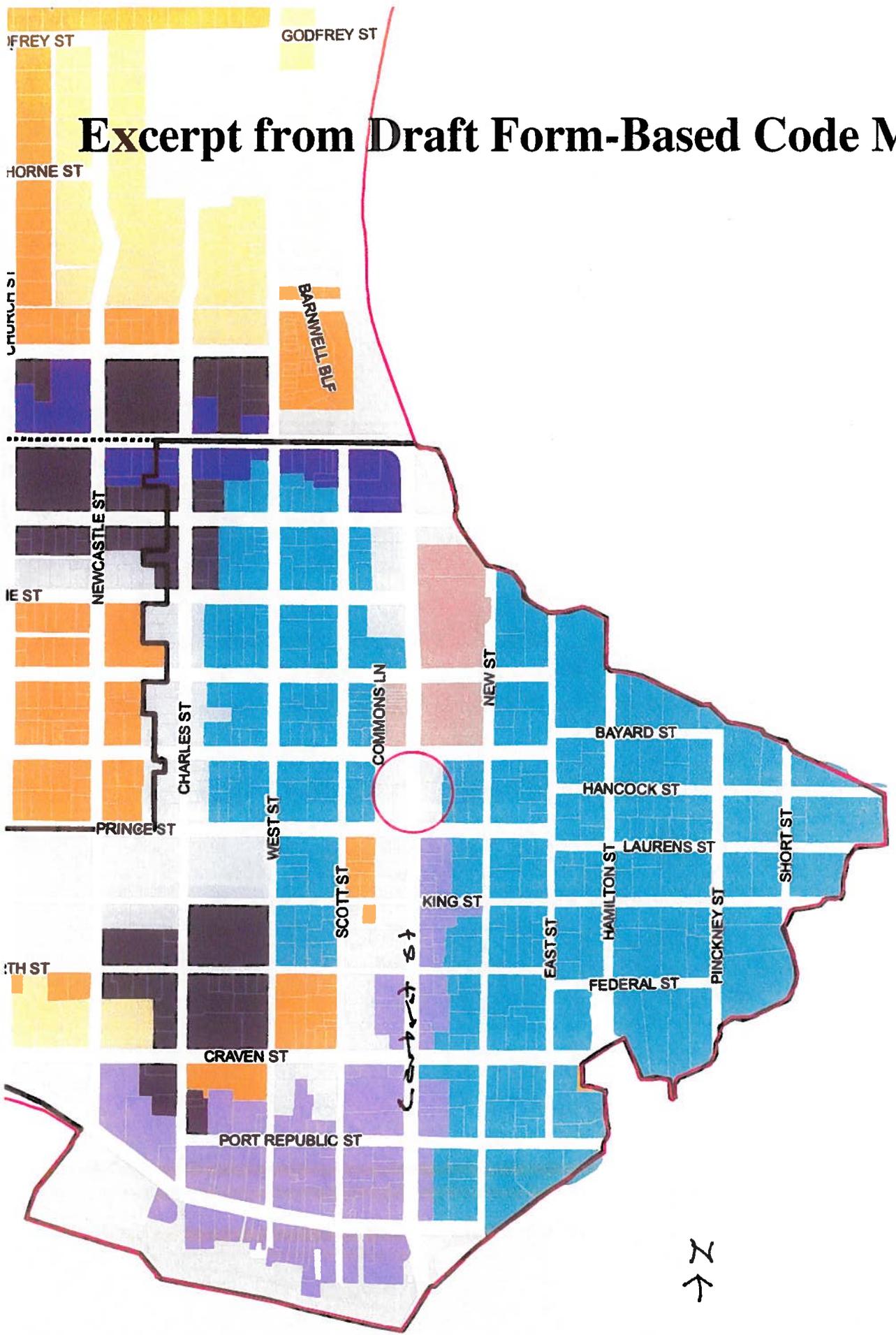
FG 1.8 REGIONAL CENTERS

Regional Centers are mixed-use activity centers with employment and commercial uses that attract people from beyond the immediate neighborhoods and from surrounding communities. These centers are appropriate for commercial and employment development as well as the area's highest density housing. The area of these centers is based on a 1/2 mile radius (a typical 10-minute walk)—the larger circles on the map. Regional centers are envisioned for downtown Beaufort; the emerging city-county government district at Ribaut Road and Boundary Street; around the hospital and technical college campuses; at the intersection of SC 170 and SC 280; and around the intersection of US 21/Boundary Street and Robert Smalls Parkway. These centers will provide the highest concentrations of residential, employment, and commercial services in the Plan area. Regional retail and commercial centers should be located exclusively in the Regional Centers located along SC 280 and SC 170.

FG 1.9 SPECIAL DISTRICT (SD): INDUSTRIAL/EMPLOYMENT CENTERS

As regional employment centers, industrial districts also fall into the G-3 sector. Industrial development is shown around the existing Beaufort Commerce Park and in areas where industrial and distribution facilities are currently located or approved for development by current zoning.

Excerpt from Draft Form-Based Code Map



Legend from Draft Form-Based Code Map

DRAFT - FEB. 5, 2013

 CITY

 HISTORIC DISTRICT OVERLAY

 NEIGHBORHOOD CONSERVATION DISTRICT

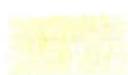
 PUD

T1

 T5-DC

T3-E

 T5-UC

 T3-S

 RMX

 T3-N

 IC

 T4-UN

 MH

 T4-HN

 LI

 T4-NC

 MR

708 Contract



706 Contract

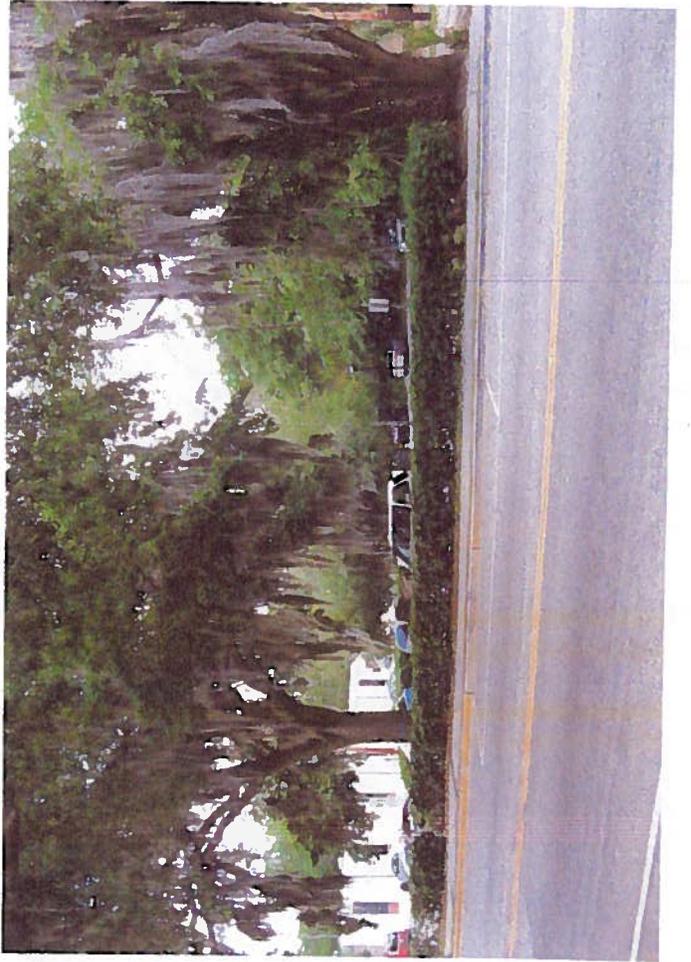


701 Contract



710 Contract

USCB Parking Lot, Corner Court St + Duke



City of Beaufort Department of Planning and Development Services

M E M O R A N D U M

TO: Beaufort–Port Royal Metropolitan Planning Commission
FROM: Libby Anderson, City of Beaufort Planning Director 525-7012
DATE: May 12, 2014
SUBJECT: Status Report on City Council Actions

UDO Amendment Pertaining to Special Assessment for Rehabilitated Historic Properties.
A public hearing is scheduled for the May 13 City Council meeting.

Rezoning Two Lots in the Marina Parking Lot. This project is on hold.

Please contact me with any questions on this information.

Thank you.