

ORDINANCE

AMENDING SECTION 6.8 OF THE UNIFIED DEVELOPMENT ORDINANCE, "BOUNDARY STREET REDEVELOPMENT DISTRICT," TO REVISE FIRST FLOOR FLOOR TO CEILING HEIGHT AND FIRST FLOOR ELEVATION

WHEREAS, the Boundary Street Redevelopment District Ordinance is a form-based code; and

WHEREAS, the Boundary Street Redevelopment District Ordinance sets specific floor to ceiling heights for first floor and for upper story spaces; and

WHEREAS, these minimum floor to ceiling heights are uniform throughout the Boundary Street District; and

WHEREAS, floor to ceiling heights might be better calibrated by linking the required height to street type; and

WHEREAS, street types where large numbers of commercial and mixed uses are expected would have a higher first floor floor to ceiling height than secondary or residential streets; and

WHEREAS, the Boundary Street Redevelopment District Ordinance sets a minimum first floor elevation that is uniform throughout the District; and

WHEREAS, the minimum first floor elevation might be better calibrated by type of land use; and

WHEREAS, revising minimum floor to ceiling height and minimum first floor elevation would remove a constraint facing certain types of development projects; and

WHEREAS, staff has prepared an amendment to the Unified Development Ordinance that revises first floor floor to ceiling height and adjusts minimum first floor elevation; and

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

WHEREAS, a public hearing before the Beaufort City Council was held regarding this ordinance amendment on January 14, 2014, with notice of the hearing published in *The Beaufort Gazette* on December 23, 2013;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, pursuant to the power vested in the Council by Section 6-29-760, *Code of Laws of South Carolina, 1976*, that Section 6.8 of *The Unified Development Ordinance of the City of Beaufort, South Carolina*, "Boundary Street Redevelopment District," be revised as follows:

1. Revise Section 6.8.H, "Boundary Street Redevelopment District; General Design Standards," by deleting the existing paragraph 1, "Building Heights," and replacing it with a new paragraph 1 to read as follows:

1. Building Heights

In the Boundary Street Redevelopment District, overall building heights are regulated by the number of stories, based on the designated Street Types. The following requirements pertain to specific heights of design elements, based on building use and location.

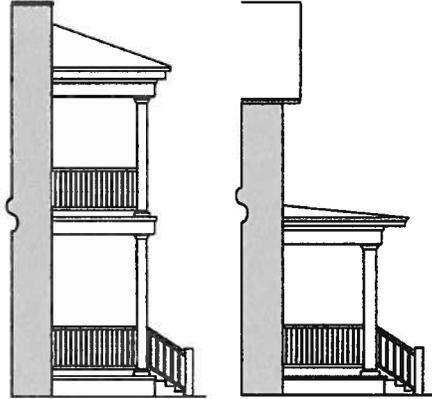
- a. On Boundary Street, Ribaut Road, and Robert Smalls Parkway:
 - i. The ground floor of commercial buildings and mixed-use structures with ground-floor commercial shall be a minimum of 12', and a maximum of 16' high from finished floor to ceiling.
 - ii. The ground floor of all residential structures shall be a minimum of 10', and a maximum 14' high from finished floor to ceiling.
 - b. On all other streets:
 - i. The ground floor of commercial buildings and mixed-use structures with ground-floor commercial shall be a minimum of 11' and a maximum of 16' high from finished floor to ceiling.
 - ii. The ground floor of multifamily residential structures shall be a minimum of 10', and a maximum of 14' high from finished floor to ceiling.
 - iii. The ground floor of single-family, townhouse, and two and three-family dwellings shall be a minimum of 9', and a maximum of 14' high from finished floor to ceiling.
 - c. Each story above the first story in commercial and residential buildings shall be a minimum of 8' feet and a maximum of 12' high from floor to ceiling. Floors more than 12', as measured from floor to ceiling, will count as additional floors. A half story is a finished living floor which is contained wholly or predominantly within the roof of a structure and is subject to the regulations of the local building code.
2. Revise Section 6.8.H, "Boundary Street Redevelopment District; General Design Standards," by deleting the existing paragraph 6, "First Floor Height for Residential," and replacing it with a new paragraph 6 to read as follows:

6. Finished Floor Heights/Elevation Above Grade

- a. Commercial structures or mixed-use structures with ground-floor commercial shall have a first finished floor 0-6" above sidewalk grade.
- b. Multifamily structures shall have a first finished floor height raised a minimum of 18" above average adjacent sidewalk grade, except on a House Street where the first finished floor height shall be the same as single-family residential structures (see subsection d below).
- c. Townhouses shall have the first finished floor height raised a minimum of 3' above average sidewalk grade.
- d. Single-family, two-family and three-family dwellings shall have a first finished floor height raised a minimum of 2' above average adjacent sidewalk grade. The first finished floor height can be elevated as much as 5' above average adjacent sidewalk grade without counting the undercroft as a story.

3. Revise Section 6.8.1, "Boundary Street Redevelopment District; Building Elements," by deleting the existing paragraph 5, "Porches," and replacing it with a new paragraph 5 to read as follows:

5. Porches



Depth = 8 ft minimum from building face to inside column face.
Length = 25% to 100% of Building Front.
= 25% to 100% of Building Side for wrap-around porches.
Height = 96" maximum.
Overhang = 2 ft minimum.

Front Porches may be multi-story, with verandas and/or balconies above.

Front Porches may occur forward of the Build-to Line or Zone. Porches shall not extend into the right-of-way.

Front Porches may be screened; however, if screened, all architectural expression (columns, railings, pickets, etc.) must occur on the outside of the screen (facing the street or public space).

This ordinance shall become effective immediately upon adoption.

(SEAL)

Attest:

BILLY KEYSERLING, MAYOR

IVETTE BURGESS, CITY CLERK

1st Reading _____

2nd Reading & Adoption _____

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