

**SPECIAL EXCEPTION APPLICATION**  
**2306 PINE COURT SOUTH**

#12648  
**PAID**  
4/22/16 CC

City of Beaufort Zoning Board of Appeals  
1911 Boundary Street  
Beaufort, South Carolina 29902  
Phone (843) 525-7011, Fax (843) 986-5606  
E-Mail: [jbachety@cityofbeaufort.org](mailto:jbachety@cityofbeaufort.org)  
**\*Revised September 12, 2014**

Application Fee  
\$300

**SPECIAL EXCEPTION APPLICATION**

OFFICE USE ONLY: Date Filed: 1-22-16 Application #: 2016-02 Zoning District: R-2

**Instructions**

Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not the owner, the owner(s) must sign the Designation of Agent (below).

**Submittal Requirements**

1. A legal survey of the property. 2. An accurate, legible site plan showing the north arrow, dimensions, and locations of all existing and proposed structures and any improvements relevant to the appeal such as trees, fences, power lines. Six copies of all plans are required. 3. Photograph(s) of the site.

APPLICANT(S): AARON FAUST  
Address: 2306 PINE LANE BEAUFORT, SC 29902  
Telephone: 314-952-4950 [day] \_\_\_\_\_ [fax]  
E-mail: FAUSTUS14@YAHOO.COM

OWNER(S) if other than Applicant(s): \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ [day] \_\_\_\_\_ [fax]

PROPERTY STREET ADDRESS: 2306 PINE LANE  
Tax Map No.: R120-0017-000-0148-0000  
Parcel No.: 148

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

**DESIGNATION OF AGENT** [complete only if owner is not applicant]:  
I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.  
Date: 22 JAN 16 Owner's Signature: [Signature]

I (We) certify that the information in this application is correct.  
Date: \_\_\_\_\_ Applicant's Signature: \_\_\_\_\_

City of Beaufort Zoning Board of Appeals

1911 Boundary Street

Beaufort, South Carolina 29902

Phone: (843) 525-7011, Fax: (834) 986-5606

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\*Revised September 12, 2014

APPLICATION FOR SPECIAL EXCEPTION

Applicant hereby appeals to the Zoning Board of Appeals for a special exception for a (ex. Type 2 Home Occupation) SHORT TERM RENTAL

on property described on Page 1, which is permitted by special exception under the district regulation in Section 5.1 of the Unified Development Ordinance (UDO).

1. Applicant will meet the standards in Section 3.16.D of the UDO which are applicable to the proposed special exception in the following manner:

a. The proposed use is compatible with existing land uses in the surrounding area as follows: SINGLE FAMILY HOME NOT TO BE RENTED TO MORE THAN 8 OCCUPANTS.

b. The proposed site plan, circulation plan, and schematic architectural designs are harmonious with the character of the surrounding area in that: WELL MANICURED AND MAINTAINED LANDSCAPING

c. The likely impact on public infrastructure such as roads, parking facilities, and water and sewer systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to adequately service the proposed use without negatively impacting existing uses in the area and in the City are as follows: LIMITING TO 8 OCCUPANTS AND NO MORE VEHICLES THAN WILL FIT IN DESIGNATED PARKING

d. The proposed use(s) and designs are in general conformity with the City's comprehensive Plan and any other plans officially adopted by the City in that: EXISTING SINGLE FAMILY HOME APPROVED BY PERMIT TO CONFORM W/ CITY ORDINANCES.

e. The likely impact on public health and safety is as follows: NO IMPACT.

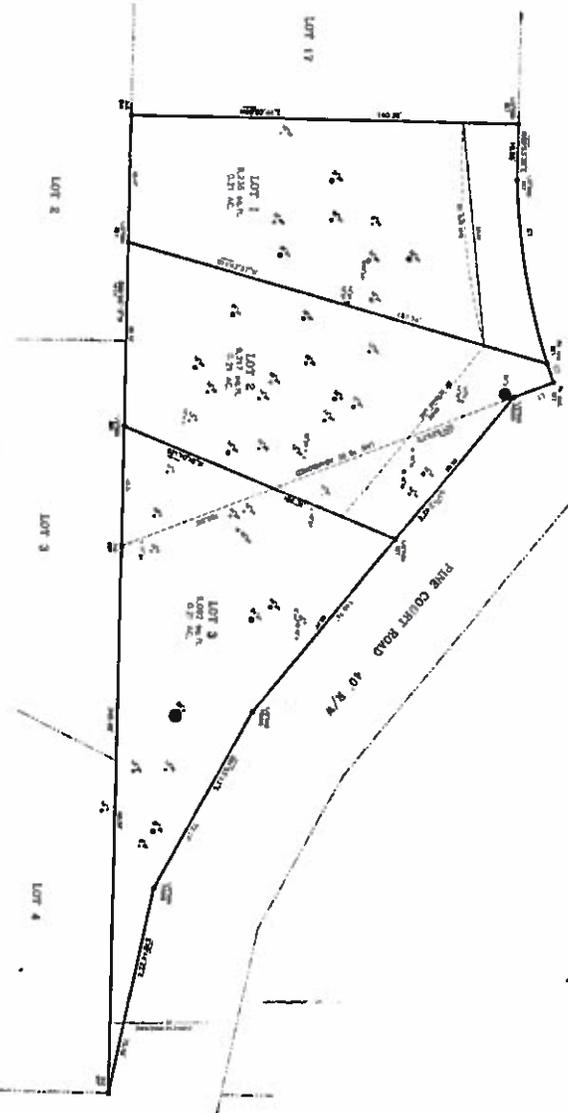
f. Potential creation of noise, lights, fumes, dust, smoke, vibration, fire hazard, or other injurious or obnoxious impacts is as follows: NO IMPACT.

[A site plan must be submitted]



LOCATION MAP (N.T.S.)

- NOTES:**
- 1) SEE RECORDS SOCIAL SECTION AND PLANNING
  - 2) THIS PARCEL IS NOT CURRENTLY ZONED AND THE ZONING OF THIS PARCEL IS THE RESPONSIBILITY OF THE OWNER
  - 3) THE LOCATION OF THE PROPOSED LOT LINES IS BASED ON THE RECORDS OF THE PLANNING DEPARTMENT
  - 4) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE
  - 5) THIS PARCEL IS NOT CURRENTLY ZONED AND THE ZONING OF THIS PARCEL IS THE RESPONSIBILITY OF THE OWNER
  - 6) THE LOCATION OF THE PROPOSED LOT LINES IS BASED ON THE RECORDS OF THE PLANNING DEPARTMENT
  - 7) THE LOCATION OF THE PROPOSED LOT LINES IS BASED ON THE RECORDS OF THE PLANNING DEPARTMENT
  - 8) THE LOCATION OF THE PROPOSED LOT LINES IS BASED ON THE RECORDS OF THE PLANNING DEPARTMENT
  - 9) THE LOCATION OF THE PROPOSED LOT LINES IS BASED ON THE RECORDS OF THE PLANNING DEPARTMENT
  - 10) THE LOCATION OF THE PROPOSED LOT LINES IS BASED ON THE RECORDS OF THE PLANNING DEPARTMENT
- REFERENCES:**
- 1) EXPANSION PLAN
  - 2) PLAT 17/19/05
  - 3) PLAT BY DANIEL C. CHALK
  - 4) PLAT 09/19/05



PINE COURT SOUTH  
60 5/4'

NEW OAKS SUBDIVISION

BEAUFORT COUNTY, SOUTH CAROLINA  
 I, *[Signature]*, Surveyor, do hereby certify that the above is a true and correct copy of the original survey as shown to me by the owner of the land described herein.  
 My Commission Expires: 12/31/2016  
 BEAUFORT COUNTY, SOUTH CAROLINA  
 1/28/2016



BEAUFORT COUNTY, SOUTH CAROLINA  
 I, *[Signature]*, Surveyor, do hereby certify that the above is a true and correct copy of the original survey as shown to me by the owner of the land described herein.  
 My Commission Expires: 12/31/2016  
 BEAUFORT COUNTY, SOUTH CAROLINA  
 1/28/2016

ZB16-02  
**RECEIVED**  
 JAN 28 2016  
 for 2-22-16

**TREE LEGEND**

SYMBOL	DESCRIPTION
(Symbol)	Red Oak
(Symbol)	White Oak
(Symbol)	Live Oak
(Symbol)	Longleaf Pine
(Symbol)	Shortleaf Pine
(Symbol)	Slash Pine
(Symbol)	Water Oak
(Symbol)	Swamp White Oak
(Symbol)	Swamp Black Oak
(Symbol)	Swamp Chestnut Oak
(Symbol)	Swamp Laurel Oak
(Symbol)	Swamp Magnolia
(Symbol)	Swamp Tupelo
(Symbol)	Swamp Yew
(Symbol)	Swamp Juniper
(Symbol)	Swamp Cedar
(Symbol)	Swamp Cypress
(Symbol)	Swamp Hickory
(Symbol)	Swamp Pecan
(Symbol)	Swamp Gum
(Symbol)	Swamp Sycamore
(Symbol)	Swamp Poplar
(Symbol)	Swamp Willow
(Symbol)	Swamp Alder
(Symbol)	Swamp Birch
(Symbol)	Swamp Elm
(Symbol)	Swamp Ash
(Symbol)	Swamp Magnolia
(Symbol)	Swamp Tupelo
(Symbol)	Swamp Yew
(Symbol)	Swamp Juniper
(Symbol)	Swamp Cedar
(Symbol)	Swamp Cypress
(Symbol)	Swamp Hickory
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(Symbol)	Swamp Sycamore
(Symbol)	Swamp Poplar
(Symbol)	Swamp Willow
(Symbol)	Swamp Alder
(Symbol)	Swamp Birch
(Symbol)	Swamp Elm
(Symbol)	Swamp Ash

**LOT LINE REVISION  
 AND TREE SURVEY  
 LOT 16 & PARCEL C  
 SUBDIVIDED INTO LOTS 1, 2 & 3  
 RIBAUT PARK EXTENSION  
 PREPARED FOR: COMMUNITY DEVELOPMENT  
 CORPORATION OF BEAUFORT, L.L.C.  
 CITY OF BEAUFORT  
 BEAUFORT COUNTY, SOUTH CAROLINA  
 DATE: 06/10/05  
 SCALE: 1" = 20'**

**GASQUE & ASSOCIATES INC.**  
 LAND SURVEYORS  
 PLANNERS  
 29 WEST ST. BEAUFORT, SOUTH CAROLINA 29516  
 (843) 327-1700  
 www.gasque.com

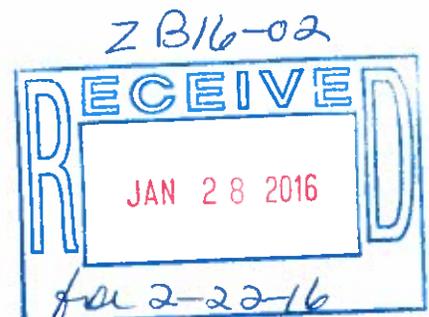
SCALE: 1" = 20'

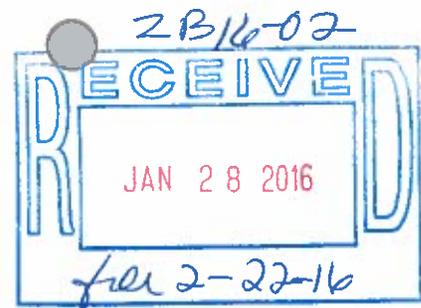
# Property Management Plan

Royal Contracting, a general contractor locally owned and operated, will manage the property located at 2306 Pine Court South, Beaufort, SC 29902. Since the owner of said property does not live locally, Rich \_\_\_\_\_ (owner/operator) is under contract to deal with any and all issues that may arise on property.

All booking, billing and check-in/out procedures will be managed by the owner and handled through the Vacation Rental by Owner website.

The property has an alarm system that is monitored 24 hours a day. Alarm, door locks, heat/AC and lawn sprinkler system are automated and controllable by the property owner via wireless connection at any time.





## Booking Confirmation

Dear Guest,

Thank you for choosing my home for your vacation. I hope that you have a pleasant stay.

The property is located at:

2306 Pine Court South  
Beaufort, SC 29902

Please sign and return the attached rental agreement. As soon as I receive your full payment, I will provide instructions for entry to the property.

Thanks, and have a great vacation!

---

### SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the "*Agreement*") is made by and between Aaron Faust ("*Homeowner*") and \_\_\_\_\_ ("*Guest*") as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at:

2306 Pine Court South  
Beaufort, SC 29902

The property is furnished and includes linens, full kitchen, washer/dryer, outdoor grill cable TV and WIFI

2. Rental Party: The rental party shall consist of Guest and the following persons:

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3. Maximum Occupancy: The maximum number of guests is limited to 10 persons.

4. Term of the Lease. The lease begins at \_\_\_\_\_ p.m. on \_\_\_\_\_ (the "*Check-in Date*") and ends at \_\_\_\_\_ a.m. on \_\_\_\_\_ (the "*Checkout Date*").

5. Minimum Stay: This property requires a 2 night minimum stay. Longer minimum stays may be required during holiday periods.

6. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone

else Guest permits on the property to abide by the following rules at all times while at the property.

7. Parking: All vehicles will be parked in the drive way or side yard completely off the street.
8. Access: Guest shall allow homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.
9. Rental Rate and Fees

***If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.***

- a. Rental Rate. Payment in full of the following fees shall be due within 15 days of the Check-in Date:

\$ 200 per night  
Cleaning fee \$120  
Sales Tax 10%  
Total as calculated per VRBO.com

10. Insurance: All renters will purchase traveler insurance to be provided through the VRBO website.

11. Payment: Acceptable payment methods are personal check, EFT or credit card, to be collected via electronic payment on VRBO.com.

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

Homeowner

Guest:

\_\_\_\_\_

\_\_\_\_\_

Name (print) \_\_\_\_\_

Name (print): \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Phone # (during stay): \_\_\_\_\_

Phone # (during stay): \_\_\_\_\_

## PET ADDENDUM

It is hereby agreed by and between Aaron Faust (*Homeowner*) and \_\_\_\_\_ (*Guest*) that homeowner will allow guest to have the following described pet and no others in the vacation home upon and subject to the terms and conditions of the rental agreement and this addendum.

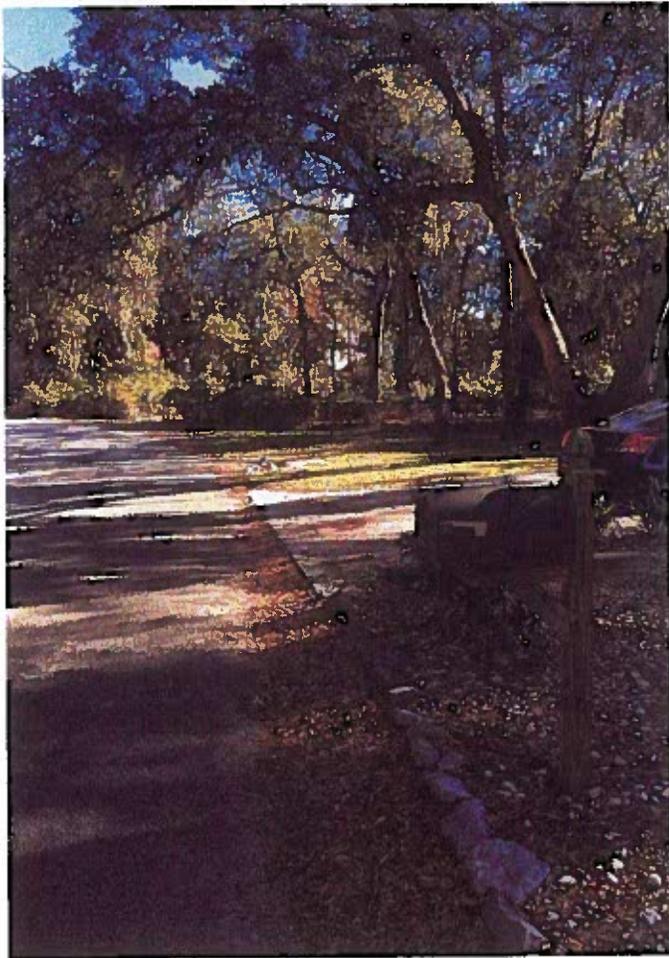
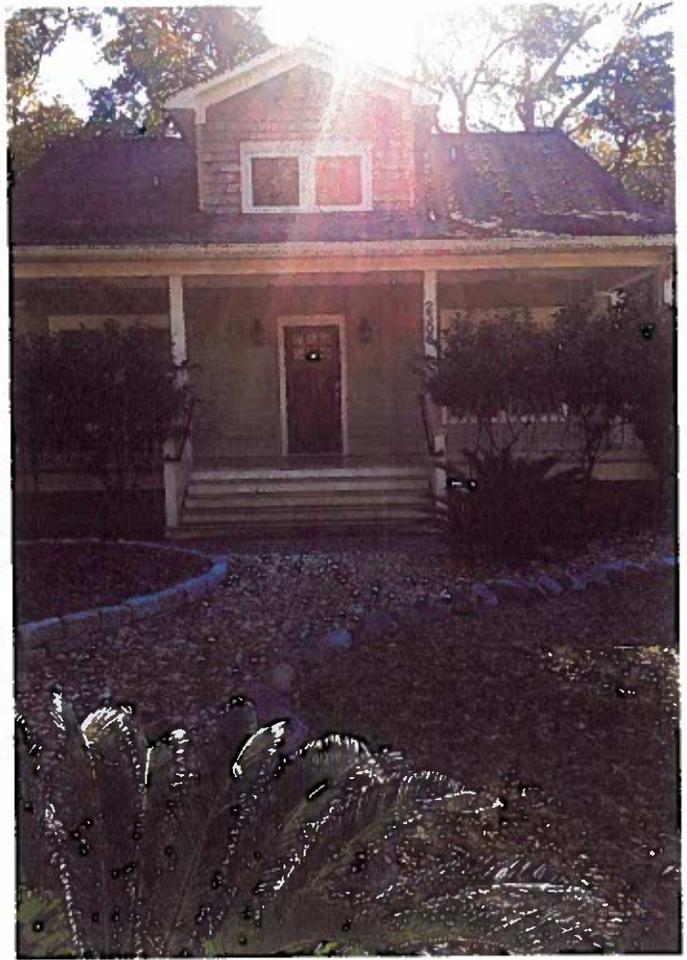
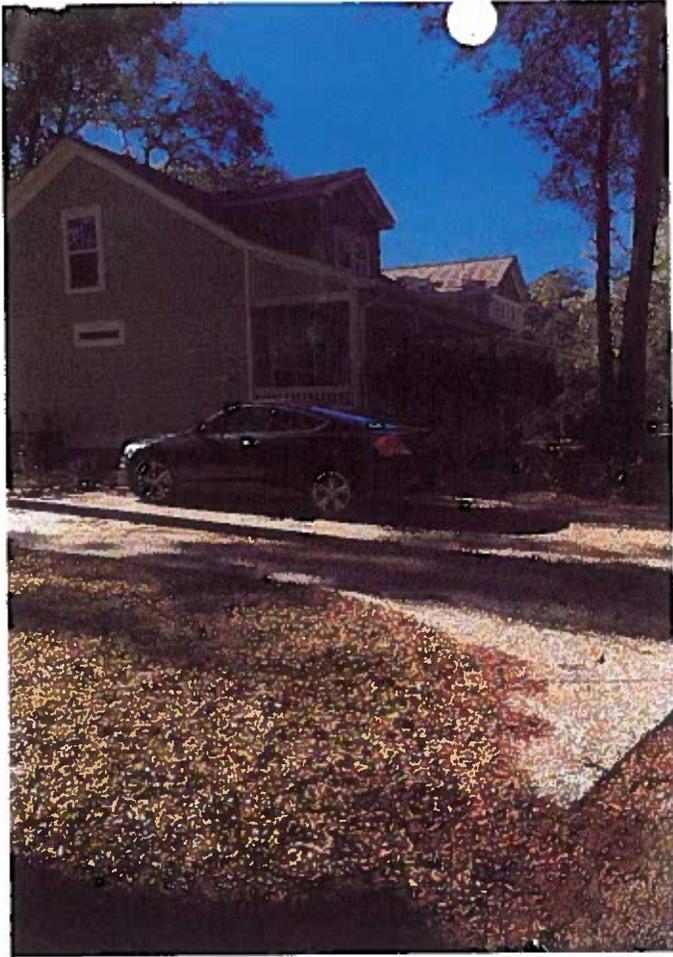
The permission granted herein shall be limited to a certain pet as described below:

Type of Pet: \_\_\_\_\_ Name: \_\_\_\_\_  
Color: \_\_\_\_\_ Weight: \_\_\_\_\_  
Age: \_\_\_\_\_ Sex: \_\_\_\_\_

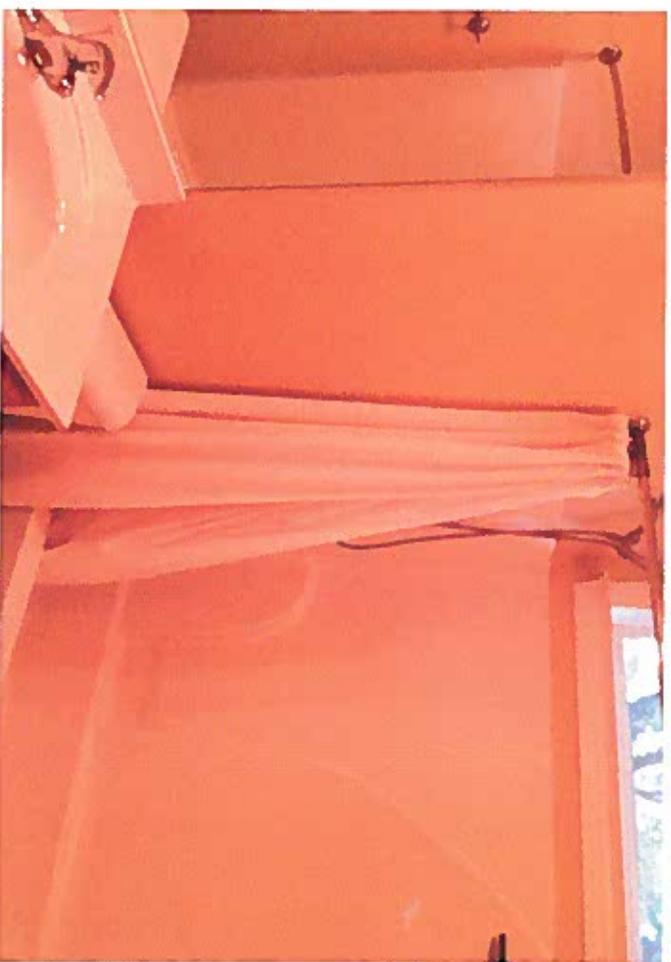
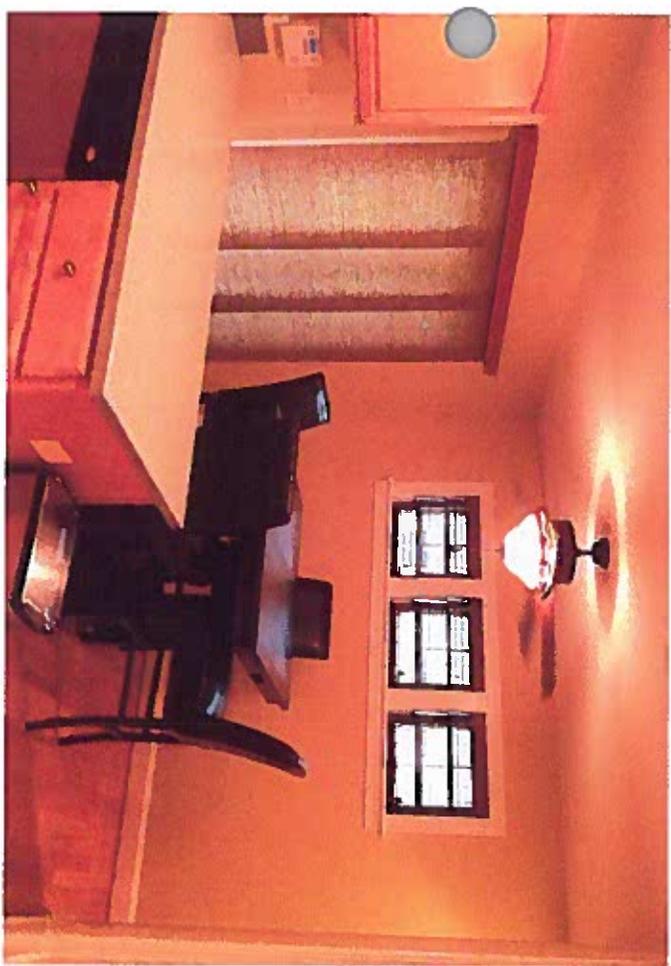
2. All pets must comply with the following specifications (documentation from an accredited veterinarian must be provided by Guest upon request):
  - a. May not exceed 40 lbs.
  - b. Must be at least 1 year(s) of age or older.
  - c. Must be spayed or neutered.
  - d. Must be up-to-date on rabies vaccinations and all other vaccinations. Heartworm preventive is highly recommended.
3. All pets must be leashed at all times.
4. Guest is responsible for cleaning up any/all pet refuse.
5. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees.
6. All pets are to be treated with a topical flea and tick repellent three (3) days prior to arrival. Fleas and ticks are very rampant in this area and can cause harmful/fatal illness to humans and pets.
7. Pet must not cause damage to premises or furnishings. If damages are caused, the cost of the damage may be deducted from security deposit.
8. Guest should prevent pets from producing excessive noise at a level that disturbs neighbors.
9. Pet will not be left unattended for an undue length of time, either indoors or out. Pet will not be left unattended on balcony, patio, or porch.
10. Homeowner assumes no responsibility for illness or injury that may incur to pets or humans while on the premises.

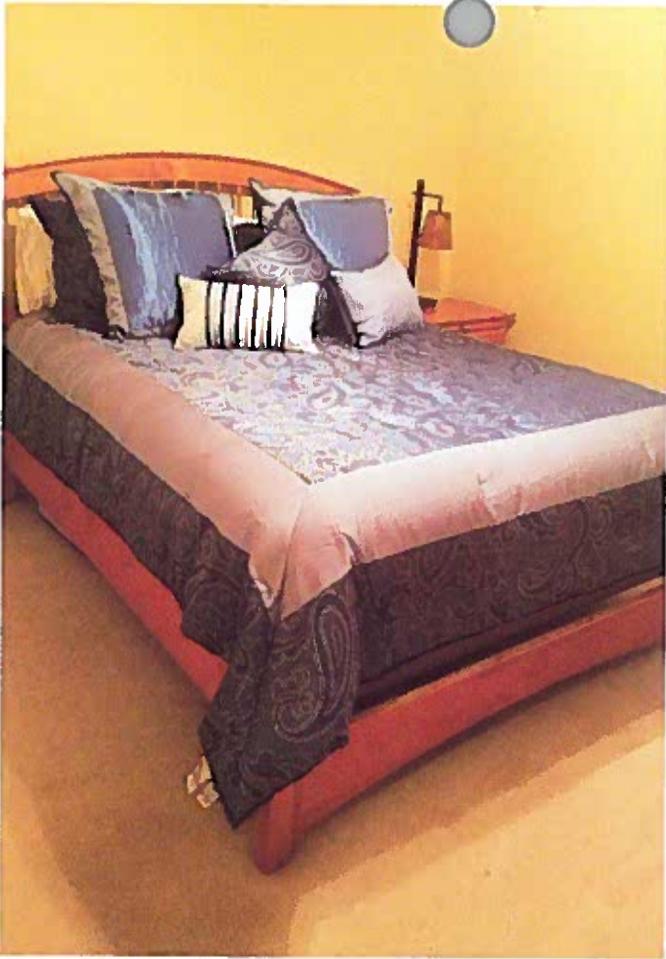
The Guest shall be solely responsible for the pet while on the property.

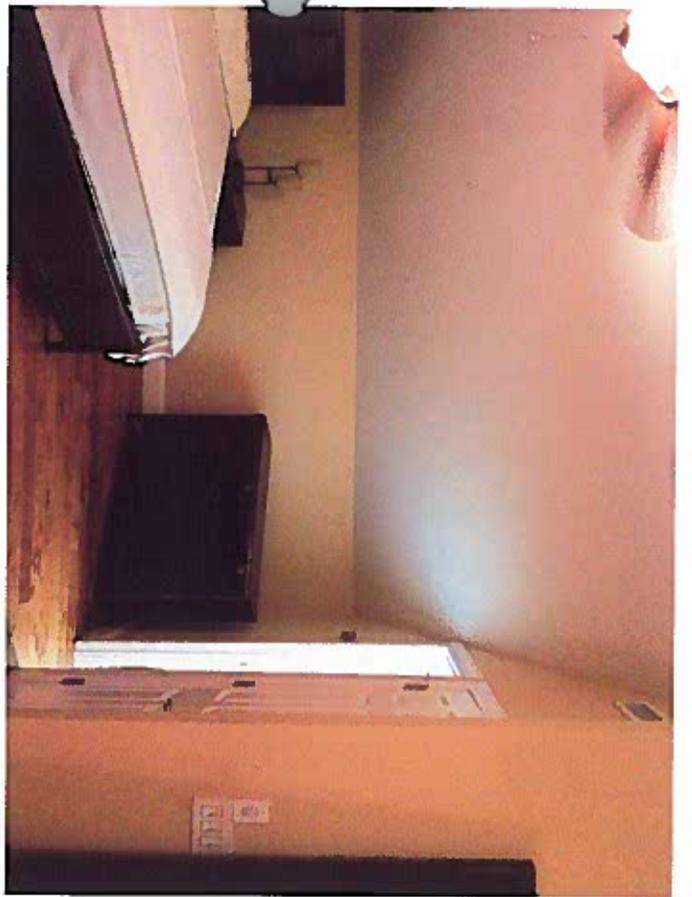
Sign \_\_\_\_\_ Date \_\_\_\_\_

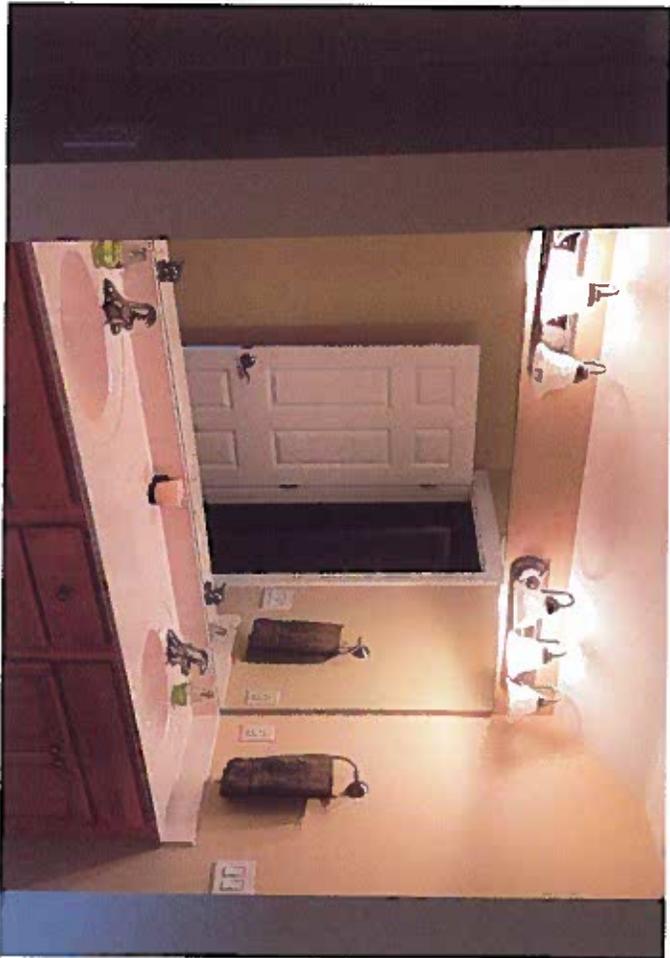
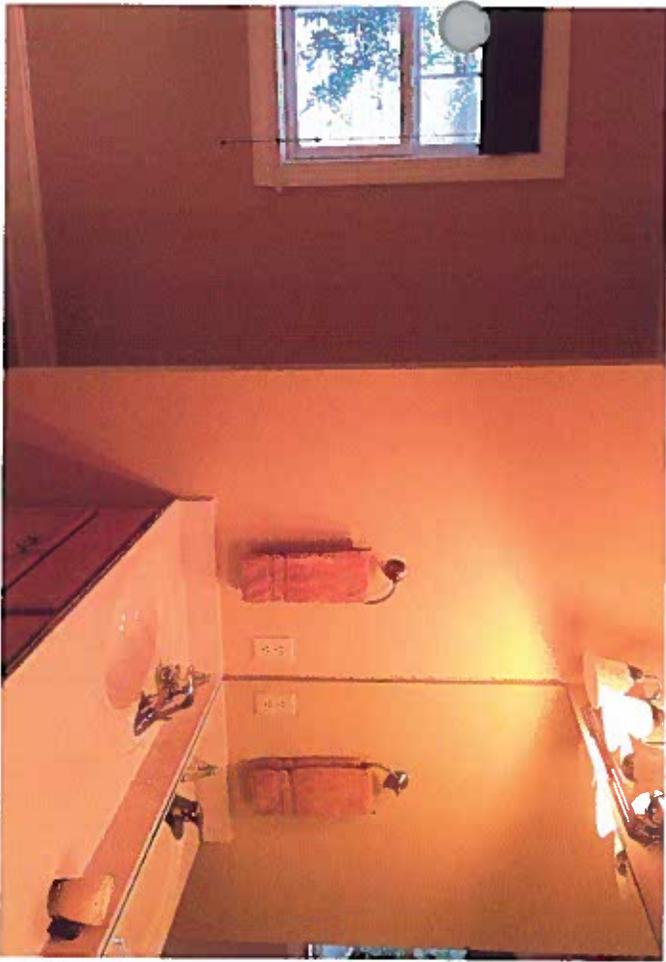


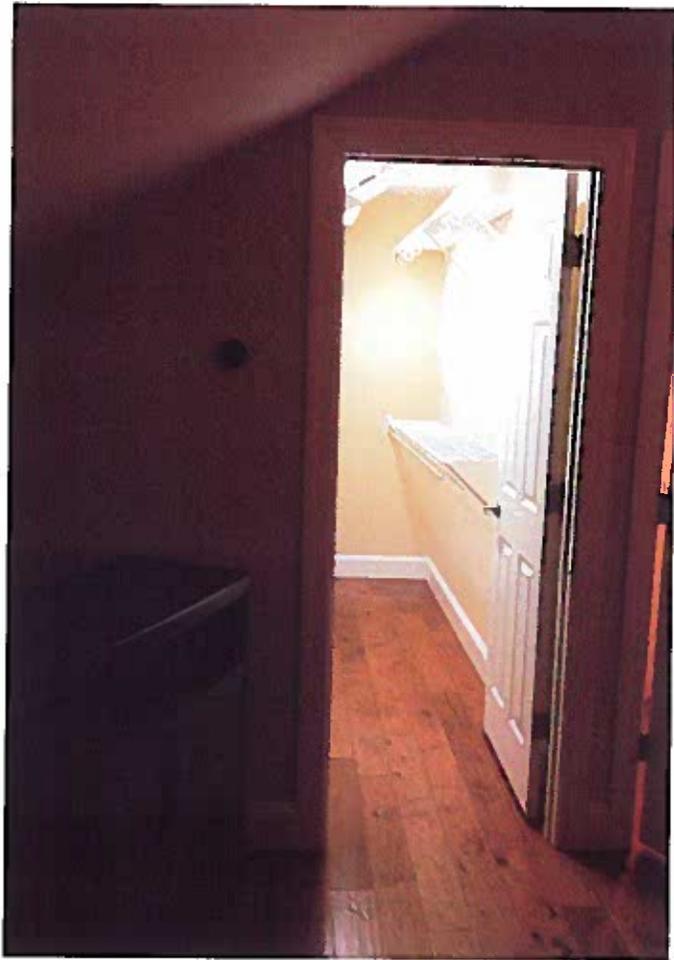
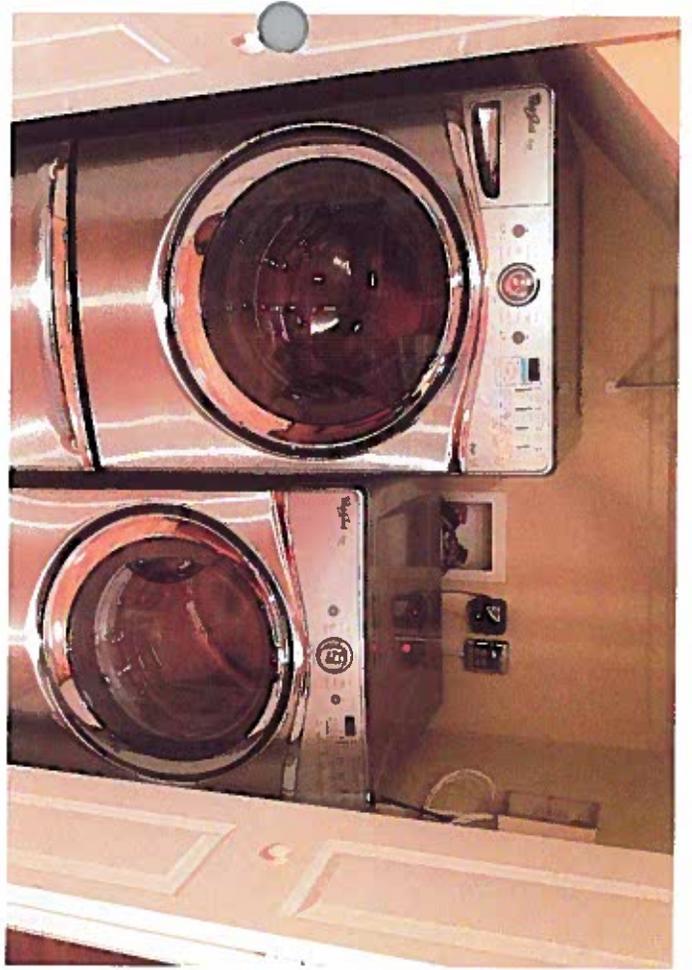
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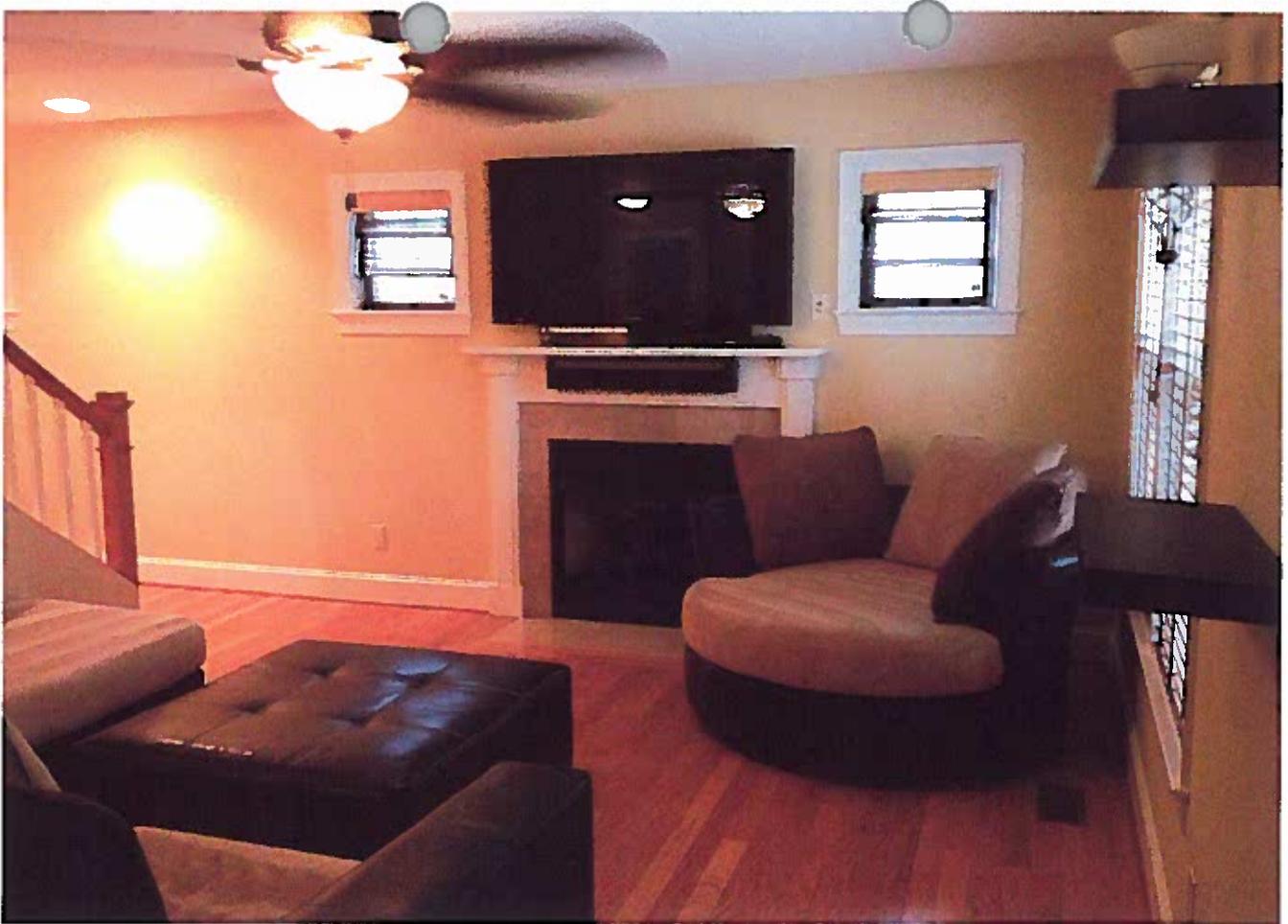












**STAFF REPORT**  
**2306 PINE COURT SOUTH**

**CITY OF BEAUFORT  
ZONING BOARD OF APPEALS  
Staff Report and Recommendations  
Meeting of 22 February 2016**

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**Case Number:** ZB16-02  
**Property Address:** 2306 Pine Court South  
**Applicant:** Aaron Faust  
**Type of Request:** Special Exception for Short Term Rental  
**Zoning:** R-2 District

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Background: The property is located at 2306 Pine Court South in the Royal Oaks neighborhood (see Site Location Map attached). The property is identified as District 120, Tax Map 7, Parcel 148. The lot is zoned "R-2 Medium Density Single-Family Residential District" (R-2). A single-family dwelling is located on the lot. Photographs of the property are attached.

The owner desires to utilize the dwelling as a short term rental (i.e., rental for periods less than 30 days). Short term rental of a primary dwelling unit is permitted by special exception in the R-2 District. Special exceptions are approved by the Zoning Board of Appeals. The criteria that the Board must consider in reviewing an application for a special exception are set out in Section 3.16.D. of the UDO (attached). The ordinance permitting short term rentals is attached.

Questions for the applicant: How many bedrooms are in the dwelling?

Application: The rental agreement specifies a minimum two-night stay which complies with the City's ordinance. The rental agreement that was provided limits the number of persons in the unit to ten. There is no stated limit on the number of vehicles on the site. The rental agreement states that vehicles should be parked in the driveway or the side yard completely off the street.

The applicant has proposed to hire Royal Contracting to manage the unit. Royal Contracting has a business license with the city as a general contractor. To manage a short term rental they would need to be licensed as a property manager. The applicant should explain how Royal Contracting will be involved in the management of the unit. If there is a problem with tenants at the unit at midnight on a weekend, will someone from Royal Contracting be available to address the issue?

Questions for the applicant: Does the Board feel that ten persons occupying the dwelling as part of a short term rental is appropriate in this location? Should the number of vehicles parked on the site overnight be limited to two? It appears that the driveway cannot accommodate more than two vehicles. Parking in the side yard on the grass is not appropriate in staff's opinion.

Public comment: Letters were sent to adjoining property owners on February 1. The public hearing notice referencing this application appeared in the February 7 edition of *The Beaufort Gazette*. The property was posted on February 8. Staff has received no public comments on this application as of the date of this report.

Criteria for approval of a special exception set out in Section 3.16:

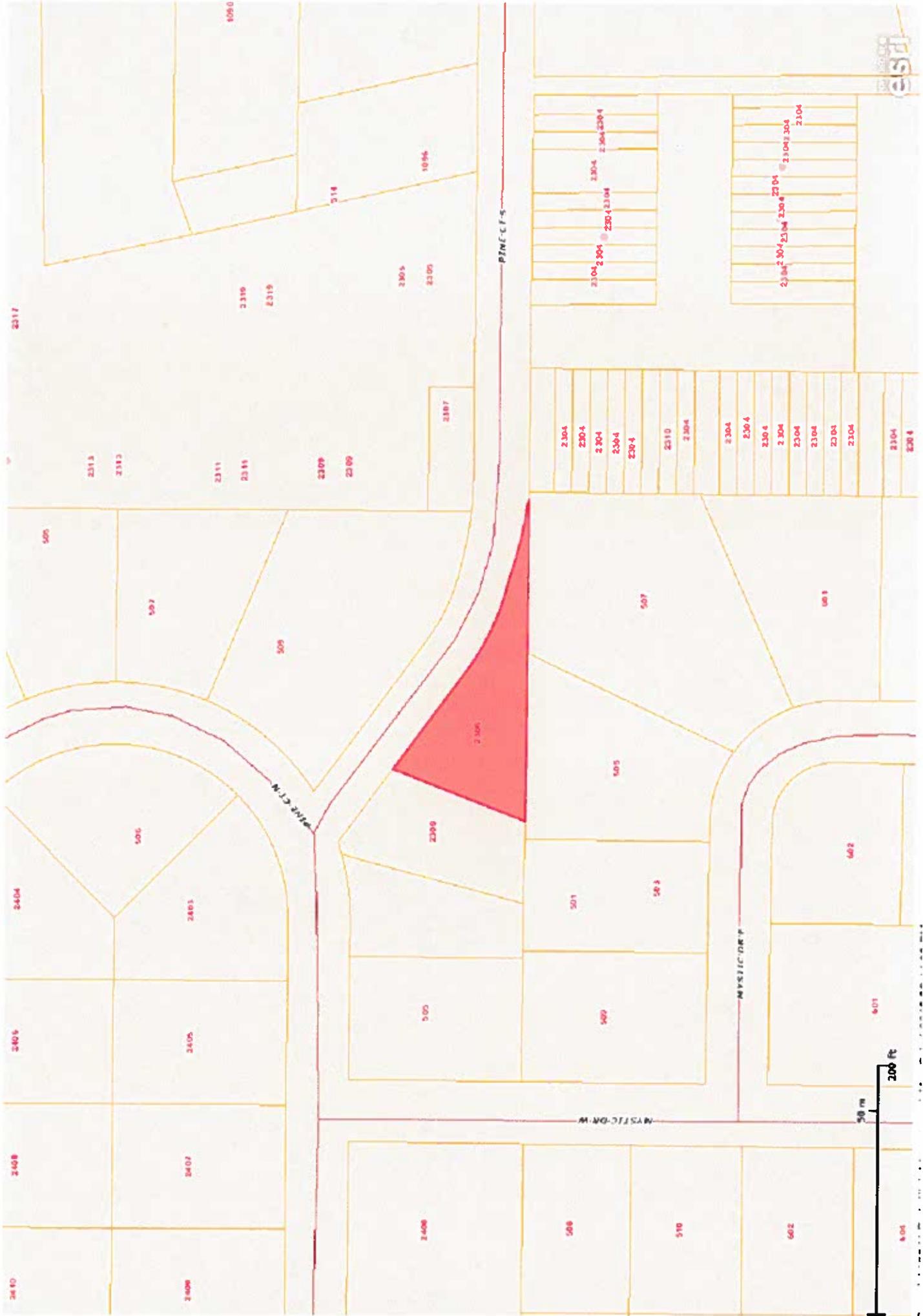
According to the UDO, the Zoning Board of Appeals may approve an application for a Special Exception where it reasonably determines that there will be no significant negative impact upon residents of surrounding property or upon the general public. The UDO stipulates that the Board shall consider six criteria in its review of an application for a special exception. Staff comments on how the application relates to these criteria follows.

- (1) *Whether the proposed use is compatible with existing land uses in the surrounding area.* The property is located at the eastern edge of the Royal Pines neighborhood in close proximity to Ribaut Road, a major arterial. There are office and retail uses at the intersection of Ribaut Road and Pine Court. The property is located adjacent to Kingsridge townhouse development. In staff's opinion, with appropriate conditions attached, the use is compatible with existing land uses in the area.
- (2) *Whether the proposed site plan, circulation plan, and schematic architectural designs are harmonious with the character of the surrounding area.* No changes are proposed to the property as part of its use as a short term rental.
- (3) *The likely impact on public infrastructure such as roads, parking facilities, and water and sewer systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to adequately service the proposed use without negatively impacting existing uses in the area and in the City.* The proposed use is not likely to have a greater impact on public infrastructure than for use as a long-term rental.
- (4) *Whether the proposed use and designs are in general conformity with the City's comprehensive plan and any other plans officially adopted by the City.* The proposed use is in conformity with the City's comprehensive plan and the Civic Master Plan.
- (5) *Likely impact on public health and safety.* The proposed use will likely have little impact on public health and safety if a local property manager is retained to manage the short term rental.
- (6) *Potential creation of noise, lights, fumes, dust, smoke, vibration, fire hazard, or other injurious or obnoxious impacts.* In staff's opinion, the proposed use has little potential to create noise, lights, fumes, dust, smoke, vibration, fire hazard, or other injurious or obnoxious impacts, since, according to the applicant, a monitored fire alarm has been installed.

Staff recommendation: Staff recommends approval of the special exception with the following conditions:

- that a local licensed property management firm be engaged to manage the unit; and
- that the number of vehicles allowed to be on the site overnight be limited to two.

# 2306 Pine Court South







### 3.16 Special Exceptions

#### A. Purpose

Special exceptions shall be used to permit uses subject to the terms and conditions for the uses set forth for such uses in this UDO. Uses permitted by special exception are declared to possess characteristics which require certain controls in order to insure compatibility with other uses in the zoning district within which they are proposed. The Zoning Board of Appeals shall hear and decide requests for special exceptions.

#### B. Application

A special exception application form as published by the Administrator and appropriate fee as required by Section 3.1 shall be required, along with such accompanying material as is required to ensure compliance with the criteria listed below.

#### C. Approval Process

##### 1. Staff Review and Report

The Administrator shall prepare a staff report that reviews the proposed development in light of the Comprehensive Plan, the review criteria listed below, and the requirements of this UDO. A copy of the report shall be provided to the Zoning Board of Appeals and the applicant before the scheduled hearing.

##### 2. Mailed Notice

A courtesy notice of any Special Exception Application shall be provided by US Mail to all property owners within 200 feet of the subject property. Failure to provide such notice shall not be considered a jurisdictional defect, provided that published notice in accordance with Section 3.1 has been provided.

##### 3. Action by Board of Zoning Appeals

- a. Following posted and mailed notice in accordance with Section 3.1 Approval Procedures, the Zoning Board of Appeals shall hold a public hearing on the Special Exception application.
- b. After review of the application and the public hearing, the Zoning Board of Appeals shall make a written finding and approve, approve with modifications or conditions, or disapprove the request.
- c. If approval, or approval with modifications or conditions is granted, the decision shall be communicated in writing within 15 days to the applicant, and the applicant shall then be authorized to submit a development permit application consistent with this ordinance.



**D. Special Exception Review Criteria**

The Zoning Board of Appeals may approve an application for a Special Exception where it reasonably determines that there will be no significant negative impact upon residents of surrounding property or upon the general public. The Board shall consider the following criteria in its review:

1. Whether the proposed use is compatible with existing land uses in the surrounding area;
2. Whether the proposed site plan, circulation plan, and schematic architectural designs are harmonious with the character of the surrounding area;
3. The likely impact on public infrastructure such as roads, parking facilities, and water and sewer systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to adequately service the proposed use without negatively impacting existing uses in the area and in the City;
4. Whether the proposed use and designs are in general conformity with the City's Comprehensive Plan and any other plans officially adopted by the City;
5. Likely impact on public health and safety; and
6. Potential creation of noise, lights, fumes, dust, smoke, vibration, fire hazard, or other injurious or obnoxious impacts.

**E. Conditions**

The Zoning Board of Appeals may impose such conditions and restrictions upon the application as may be necessary to minimize or mitigate any potential adverse impacts of the proposed use.

**F. Appeal**

Any party aggrieved by the Zoning Board of Appeals' decision may appeal such determination to the Circuit Court of Beaufort County by filing with the Clerk of the Court a written petition within 30 days after the decision of the Board is postmarked, in accordance with the procedures found in Section 3.18 of this UDO.

# **SHORT TERM RENTAL ORDINANCE**

**Article Article 11: Definitions**  
**Section 11.2: Defined Terms**

**Grand Tree.** Any existing broad-leaved overstory tree with a DBH of 24 inches or greater; any existing understory tree with a DBH of twelve inches or greater; and any Palmetto tree having a clear trunk height of at least two feet.

**Ground Cover.** Vegetation growing close to the ground including grass, ivy and some species of juniper.

**Ground disturbance.** Any activity which would result in any tangible modification to the surface of the ground including, but not limited to, building new structures or additions, paving, grading, excavating or tree removal.

**Hardscape.** Any nonliving material such as berms, mulch, walls and fences commonly used in landscaping designs.

**Height of Freestanding Sign.** The vertical distance measured from the average elevation of the nearest road centerline to the top of the sign face or sign structure, whichever is greater.

**Historic Resources.** According to the National Historic Preservation Act of 1966, as amended through 1992, (16 U.S.C. 470 et seq.) Section 101(a)(1)(A):

The secretary of the Interior is authorized to expend and maintain a National Register of Historic Places composed of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture.

Criteria set forth by the Secretary of the Interior states that any district, site, building, structure, or object that is at least 50 years of age, is significant in American history, architecture, archeology, engineering, and culture may be considered for inclusion on the National Register of Historic Places.

**Home Occupation.** An occupation conducted from a residence in accordance with the provisions of this ordinance.

**Hotel/Motel.** A lodging establishment of 26 or more guest rooms providing overnight accommodations to transient guests.

**Housing, Short Term Rental.** A single-family or individual two-family or multifamily dwelling that is available for use or is used for accommodations or lodging of guests paying a fee or other compensation for a period of less than 30 days.

**Impervious Surface.** Any area of land that cannot be landscaped or planted and which does not allow for the natural passage of water through it, including paved areas, all buildings, and asphalt or concrete parking areas, driveways, roads, sidewalks and any areas of concrete or asphalt and/or any water bodies, and roof surfaces.

**Infill.** Development or redevelopment of land that has been bypassed, remained vacant, and/or is underused as a result of the continuing urban development process.

**Inn.** A building used as a lodging establishment having six to 25 guest rooms providing overnight accommodations and breakfast to transient guests.

**Intensive Level Survey.** An Intensive Level Survey will be based on a systematic approach to the entire tract, to differentiate between having high or low potential for containing archeological resources. Topography and soil types are also taken into consideration to help determine the areas of high and low potential. In addition, sub-surface activity, such as shovel tests are done (unless surface exposure is evident) and the materials are



## 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.

- c. In the NC zoning district, the building footprint of such use shall be no more than 2,500 square feet. Larger facilities shall be permitted as part of a mixed-use development.

**9. Entertainment**

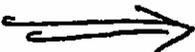
Indoor and Outdoor Entertainment are permitted subject to the following standards:

- a. The use is owned and managed by the neighborhood association or property owners' association in which the use is located.

**10. Fuel Sales**

In the GC District, Fuel Sales are permitted as a conditional use in the SC 170 Design District and the US 21 District outside the Boundary Street Redevelopment District. In all other GC Districts, Fuel Sales are permitted by special exception. Fuel Sales in all districts where permitted by this UDO, are permitted subject to the following standards:

- a. Parking and/or service areas shall be separated from adjoining residential properties by a suitable planting screen, fence or wall at least six feet in height;
- b. No open storage of any type, including the overnight storage of vehicles, shall occur in conjunction with the operation.
- c. No more than two Fuel Sales facilities are permitted at an intersection of any Arterial Street (Section 7.2.B). Nor more than one Fuel Sales facility is permitted at the intersection of other streets.
- d. In new development, pumps should not be located between the building and the adjacent street, but instead be placed behind the building, although the Design Review Board may permit pumps to be located to one side of the building based on unique site conditions including the presence of wide buffers. In such cases, the pumps, including the canopy, shall not project further toward the street than the front line of the building.
- e. No signs shall be located on any canopy over the pumps.
- f. Any freestanding light fixtures shall be reduced in height to fifteen feet if the use adjoins a residential district or residential use.
- g. Any service bay doors shall not be oriented toward any public right-of-way.
- h. Fuel sales are subject to the general Design District standards set out in Section 6.6 and the specific Gas Station Design Guidelines set out in the Appendix.

 **11. Housing, Short Term Rental**

Short term rentals are permitted in all residential zoning districts with the exception of the Traditional Beaufort Residential District, The Point, or where prohibited by covenants. Short term rental of the primary dwelling, or rental of an accessory dwelling unit on property where the property owner does not live on the premises, shall be by special exception subject to the standards

shown below. Short term rental of an accessory dwelling unit where the property where the property owner lives on the premises, and short term rental of any type of residential unit in a commercial district, shall be a conditional use subject to the standards shown below.

- a. A minimum 2-night stay is required;
- b. Adequate on-site parking is provided. Parking should be located to the side or rear of the dwelling (i.e., the front yard should not be used for parking). Tenants should use the required on-site parking and not park in the street;
- c. A property management plan shall be developed and approved by the appropriate review authority. Failure to comply with the approved property management plan shall result in revocation of zoning approval;
- d. No on-site signage shall be permitted;
- e. No pets shall be left outside unattended;
- f. An annual Safety Inspection shall be conducted before the Business License for the facility can be renewed;
- g. The facility shall comply with all business license, revenue collection, and health laws of the City of Beaufort, Beaufort County, and the state of South Carolina; and
- h. Approval of the use runs with the ownership of the property.

**12. Manufacturing and Production**

Manufacturing and Production uses are permitted subject to the following standards:

- a. Any industrial use, plus operations incidental to such use, which involves manufacturing, processing, assembly, storage operations, provided the manufacturing, processing, assembly or storage in no way involves any junk or salvage operations;
- b. No open storage of junk or salvage materials shall occur; and
- c. Any noise, vibration, smoke, gas, fumes, odor, dust, fire hazard, dangerous radiation or other injurious or obnoxious conditions related to the operation shall not be sufficient to create a nuisance beyond the premises.

**13. Medical Office/Clinic**

Medical offices and clinics are permitted in the NC zoning district subject to the following standards:

- a. The building footprint of such use shall be no more than 2,500 square feet. Larger facilities shall be permitted as part of a mixed-use development.