

Beaufort Code – Itemized Changes – April 7, 2016

- 1.2.2 bullet 3
- 1.3.2.C.9
- 1.3.3.B.2
- 2.3.3 MHP photo updated
- 2.4.1.A.1 – T4-HN
- 2.4.1.A.4 – added note about phasing where minimum build out is required
 - Made T5-UC more flexible
- 2.4.1.B.1 – T3-N – note for front setback
- 2.4.1.B. 1 & 3 – made more flexible in T5-UC and T5-DC
- 2.4.1 - Clarifications and footnotes
- 2.4.1.D – clarification for measuring height by feet/dimensional standard
- 2.4.1.E – clarification
- 2.5.1.B.2 - added
- 2.5.1.B.3 – added
- 2.5.1.D.4
- 2.5.2 – wording modified to make more flexible; added special provisions for Islands of Beaufort and Battery Point neighborhoods
- 2.5.4.D.2 – provision for front setback T3-N waterfront
- 2.5.4.D.2.B – modified incorrect language in image caption
- 2.6.2.B. 1&2 – fixed numbering issue, added “a minimum of” prior to the height standards listed
- 2.6.5 – clarified language
- 2.7.1.E.1 - clarification
- 2.7.2.C – added note about retail frontage being on the map
- 2.8.2.C & D (formerly F), & L
- 2.8.3.C – chart updated to reflect different densities depending on base zoning, provision added for including T4-NA if desired
- 2.8.3.E – added diagram
- 2.8.3.F.3 – changed “shall” to “should”
- 2.8.3.G.5 – block size and perimeter modified to be more context sensitive
- 3.2 - Use Table
 - Rowhome removed from T3-N
 - Group Dwelling – number changed to 8 to match description
 - Religious Institution – made C in T4-HN to maintain existing UDO standards
 - Vehicle/Boat Sales & Rental – added permission in T4-NA
 - Major Vehicle Service and Repair: added permission in T4-NA, Conditional in T5-UC
 - Passenger Terminals – Special Exception in T5-UC
 - Forestry – made Conditional in all districts
- 3.2.4.D.3 – Added homeless shelter
- 3.2.8(9) Agriculture – modified definition of plant/animal processing
- 3.4.3 – reorganized, and section added to provide for Home Occupation – Artisan in association

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with the proposed Arts Overlay district

- 3.5.2.A – added 4 & 5
- 3.6.2.B – added language to clarify
- 3.8.4.F.1 & 3.8.4.H – conditions for T5-UC added
- 3.8.5.D - conditions for T5-UC added
- 3.8.5.E conditions for T4-NA added
- 3.8.5.F - conditions for T5-UC added
- 3.11.1.A – standards updated to coordinate with use table
- 3.12.2.C.2 – added provision per Fire Marshal
- 3.12.2.H – removed
- 4.2.3.B – added NWQ design principles to the list
- 4.3.1.A – language was clarified
- 4.5.3.B 2&3
- 4.5.3.B.8
- 4.5.5.B.3.b – removed
- 4.5.5.B.3.c - clarified
- 4.5.6.b.4 – removed from T3-N, modified provisions for T4-NA
- 4.5.9 – replaced example image
- 4.5.9.5 – modified height requirements
- 4.5.10.B.2 – clarified
- 4.5.10.B.2.a – changed glazing to 40%
- 4.5.10.B.5 – added provision for Historic District
- 4.5.12.D.1 – added provisions for stand-alone car washes
- 4.6.3.A
 - 1.a – simplified
 - 1.b-removed brand
 - 3.b – clarified
 - 3.a – clarified and removed
 - 3.e – added cast stone
 - 3.g – clarified for Historic District (HD) (see note 8)
 - 4.d – added aluminum
 - 4. d&e- clarified for HD
 - 5- clarified for HD
 - 6 – clarified
 - 7.c – clarified
 - 8 – added note for HD
- 4.6.3.B.1 – removed, conflicted w/ the next paragraph
- 4.7.2.A – clarified
- 4.7.2.C.1 – clarified
- 5.2.1.A – clarified single family review requirements
- 5.2.2.5 – clarified

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- 5.2.2.6 – added
- 5.3.2.A – added 3 species exempted from these classifications
- 5.3.3.C.2 – added
- 5.4.1.A.3 – clarified
- 5.5.1 – modified to address T4-N, T4-NA and T5-UC abutting T3 zones
- 5.5.1.A.1.d – added to reflect changes in chart
- 5.6.1.M – language updated to correct error
- 5.7.5.C – added provision to match Boundary Street Redev. District standards
- 5.7.7.F
- 5.8.2.C – updated to address single-family security lighting that extends past the property line
- 5.8.6 - updated to address single-family security lighting that extends past the property line
- 6.2.1.B – word “also” was added for clarification
- 6.2.2 – added G & H to give flexibility for multi-tenant facilities
- 6.5.1.A.6 – landscaping requirements modified to apply to monument signs only
- 6.6.A – wall signage updated to be consistent with Boundary Street Redevelopment District standards
- 7.2.1.C.2 – clarification and exception added
- 7.3.3.B – clarification for exempted properties
- 7.4.3 – Community park definition modified to include Pigeon Point
- 7.4.3.B.1 – changed shall to should
- 7.6.3.B – chart examples modified
- 8.2.2 – definitions modified
- 8.2.4.B – chart clarified
- 8.2.4.C – clarified
- 9.6.C.1 – clarified
- 9.6.C.3 – clarified
- 9.8.2 - clarified
- 9.9.2.D.3
- 9.10.2.B.6 – changed standards to policies
- 9.10.2.G – clarified
- 10.7.1.B – modified per HBF suggestion
- 10.7.2.B.1 – removed “pass”
- 10.7.2.B.4 – clarified
- 10.7.2.B.5 – clarified
- 10.7.3.A – clarified
- 11.1.3 – clarified
- 11.1.3.C - added
- 11.6.C – clarified
- 11.6.D.4 – added
- 11.7.3- added

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- 13.1 –
 - added Block Face definition
 - added The Point Neighborhood definition
 - modified Infill definition
 - added National Historic Landmark District definition
 - added National Register of Historic Places definition
 - added Contributing Structure definition
 - added non-contributing structure definition