



Existing Condition



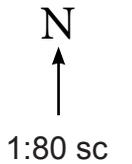
Possible Development Scenario

Permitted Development Types

- Corner 2/3 unit building
- Cottage Court - NO, not large enough
- Rear lane required - NO, less than 1 acre

405 Meritta Example Sketch

- Corner 2-unit building
- (2) 45'x110' lots
- Rear access



WEST END - MERITTA AVENUE
 BEAUFORT CODE CASE STUDIES

Prepared by the City of Beaufort Planning Department | April 2016

Note: this plan is for illustrative purposes only. It in no way is meant to represent an approved plan, or the intention of the property owner.



Existing Condition



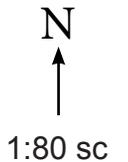
Possible Development Scenario

Permitted Development Types

- 2-3 unit building- NO, not on a corner
- Cottage Court - NO, not large enough
- Rear lane required - NO, less than 1 acre
- 75% lot size incentive for subdividing double-frontage lot - NO, too deep; 40' lot width overrides

411 Meritta Example Sketch

- Retain existing building
- (3) 50'x110' lots facing Waight St.
- (1) 45'x110' lot facing Meritta Ave.
- Comparison: in the current R-2 zoning, 2 lots could be created by-right; 3 lots may be created with a Development Design



WEST END - MERITTA AVENUE
BEAUFORT CODE CASE STUDIES

Prepared by the City of Beaufort Planning Department | April 2016

Note: this plan is for illustrative purposes only. It in no way is meant to represent an approved plan, or the intention of the property owner.



Existing Condition - Triple Frontage Lot, R-3 zoning

Possible Development Scenario - T3-N

Permitted Development Types - T3-N

- 2-3 unit building - possible but would require less lots due to parking requirements
- Cottage Court - NO, not large enough
- Rear lane required - NO, less than 1 acre
- 75% lot size incentive for subdividing double-frontage lot - YES

2203 Bay Example Sketch

- Corner 2-unit building
- (4) 45'x68' lots
- Comparison -
 - in the current R-3 zone, 2 lots could be created by-right; 3 lots may be created with a Development Design Exception



1:80 sc



DIXON VILLAGE - BAY STREET
 BEAUFORT CODE CASE STUDIES

Prepared by the City of Beaufort Planning Department | April 2016

Note: this plan is for illustrative purposes only. It in no way is meant to represent an approved plan, or the intention of the property owner.



Existing Condition

1:300 sc

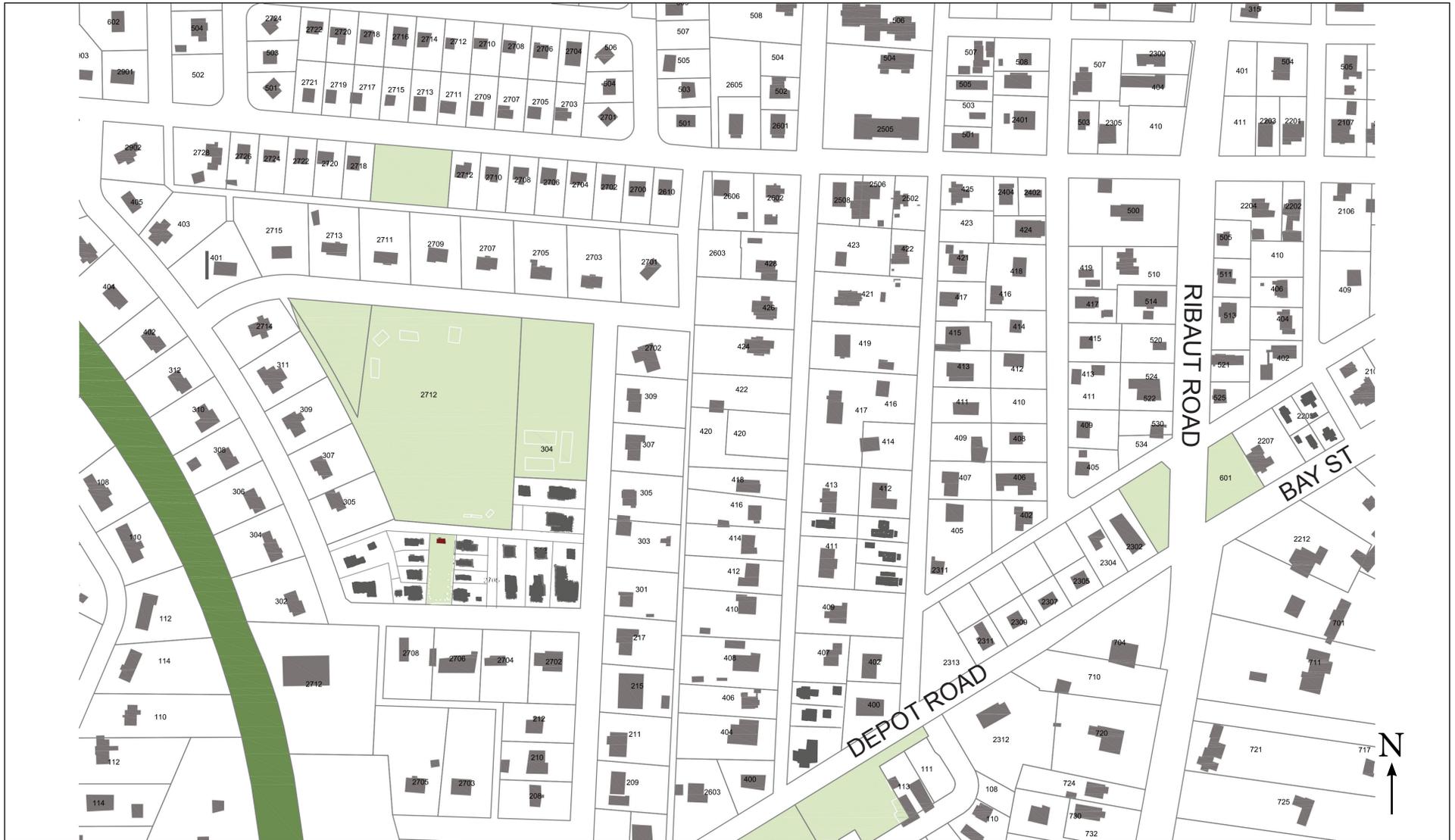


WEST END - DIXON VILLAGE COMPOSITE FIGURE-GROUND - EXISTING

BEAUFORT CODE CASE STUDIES

Prepared by the City of Beaufort Planning Department | April 2016

Note: this plan is for illustrative purposes only. It in no way is meant to represent an approved plan, or the intention of the property owner.



Possible Composite Development Scenario

1:300 sc



WEST END - DIXON VILLAGE COMPOSITE FIGURE-GROUND - POTENTIAL

BEAUFORT CODE CASE STUDIES

Prepared by the City of Beaufort Planning Department | April 2016

Note: this plan is for illustrative purposes only. It in no way is meant to represent an approved plan, or the intention of the property owner.