

# Article 1: General Provisions

## **EQUIVALENT SECTION(S) IN EXISTING ORDINANCE:**

Article 1: General Provisions

## **MAJOR/FUNDAMENTAL CHANGES:**

none

## **MINOR/SPECIFIC CHANGES:**

- Coordinates language with Civic Master Plan
- Adds clarification for neighborhoods with covenants
- Includes transitional provisions for PUDs

## **ADDITIONAL REFERENCES:**

- Civic Master Plan, Chapter 1

## Article 2: Map & Districts

### **EQUIVALENT SECTION(S) IN EXISTING ORDINANCE:**

Article 4 - Zoning Districts; Article 6, Sections 1-5 - District Development Standards, Measurements & Exceptions

### **MAJOR/FUNDAMENTAL CHANGES:**

- Establish new zoning districts in 2 categories: Transect-Based and Conventional
- Adds Design-Based provisions to permit flexibility in lot sizes and setbacks in certain areas – eliminates need for Development Design Exception
- Applies all measurements and exceptions to specific zoning districts based on their context rather than one-size-fits-all
- Creates a Traditional Neighborhood Development Floating Overlay Zone (similar to the County) which:
  - Eliminates the need for PUDs
  - Permits/requires larger parcels to create context-sensitive places with mixtures of building types and/or uses
- Reestablishes specific criteria for the two subdistricts of the Historic District - The Beaufort Preservation Neighborhood and the Beaufort Conservation Neighborhood

### **MINOR/SPECIFIC CHANGES:**

- Consolidates 17 existing zoning districts into 11 new districts
- Specific District Changes:
  - Consolidates R1 & R2; maintains and adds creates specific standards for Waterfront Lots
  - Create T4-Historic Neighborhood district (T4-HN), a residential zoning district to replace TBR & GR zones in Historic District (HD) - this allows special standards that are just for the HD and prevents some development (e.g. large-format high density apartments) that are currently permitted in GR but not compatible with the HD; retains special standards – increased lot sizes and setbacks - for The Point;
  - T4-Neighborhood district (T4-N)- Creates a new Neighborhood Mixed-Use district that consolidates NC, OC and GR particularly adjacent to residential areas
  - Adds Retail Frontage Overlay in the T4-N district to encourage mixed-use in some very specific residential/transitional areas.
  - For conventional Regional Mixed Use (RMX) district, provides two choices – RMX or T5-UC – to permit flexibility for the owner to choose the one that is appropriate for the desired type of development

- Integrated Boundary Street & Bladen Street Redevelopment Districts into the bulk of the ordinance, while still maintaining the specific provisions for the district in the Redevelopment District Overlay section
- Clearly defines building orientation, how it should front the street or public way, and how much of a building(s) on a parcel should be closer to the street
- Adds new building height above grade standards including Freeboard provision
- Adds overall building height standards based on stories and specific to building type and zoning district
- Creates incentives to subdivide very large waterfront lots and dual frontage lots to create better streetscapes
- Beaufort Conservation Neighborhood (essentially the Northwest Quadrant) – HRB review applies to existing contributing structures in that district
  - Non-contributing structures could be demolished at the staff level
  - New construction of single-family detached houses and accessory structures could be approved at the staff level - this provision is intended to be permitted given the additional design and infill standards incorporated into this ordinance. This would expedite the process or the perception of the process
- Alternative Development Patterns (replaces and modifies UDO 6.2: Alternative Residential Development Options) adds “Cottage Court”, a development where small cottages front a central green.

#### **ADDITIONAL REFERENCES:**

- Zoning Districts – Cheat Sheet
- Civic Master Plan, Chapters 6, 8, 9, 10
- Recommendations for the Charleston ARB by Duany Plater-Zyberk

# Article 3: Land Use Provisions

## **EQUIVALENT SECTION(S) IN EXISTING ORDINANCE:**

Article 5: Use Regulations

## **MAJOR/FUNDAMENTAL CHANGES:**

- Transect-based zones are more mixed-use than current zoning
- Moved design-based conditions to Article 4: Building Design  
*Example: Gas Stations are permitted conditionally in T5-UC district if they meet certain design standards. These standards are now listed in Article 4 along with the other building design standards, rather than having some standards in Article 3, and others in Article 4.*
- Permit, with very specific conditions (eg. on corner lots), small-scale multi-family (2-3 unit buildings) in T3-N districts
- Created T4-Neighborhood Artisan (T4-NA) sub-district to apply to the Depot Road industrial area

## **MINOR/SPECIFIC CHANGES:**

- Accessory Uses – Added “Special Events” to home occupation to permit infrequent use of private homes for special events
- Coordinated standards for boat sales vs. vehicle sales
- Parking – separated Surface and Structured parking
- Agricultural & Forestry Use – changed permissions but redefined with transect-based standards in Article 8
- Accessory Uses – added standards for private docks/piers (similar to the County)
- Added a provision for food trucks

## **ADDITIONAL REFERENCES:**

- Civic Master Plan, Chapters 2, 3, 6, 8, 9, 10

# **Article 4: Building Design & Infill Standards**

## **EQUIVALENT SECTION(S) IN EXISTING ORDINANCE:**

Section 5.3: Specific Use Standards; Section 6.6: Design Districts

## **MAJOR/FUNDAMENTAL CHANGES:**

- Organized building design standards into one section and applied them along the Transect / Conventional zoning districts; some general standards apply to all districts
- Frontage types – addressing how a building interacts with the street
- Building types – recognizing types of buildings that are typical to Beaufort, allocating them according to zoning districts, and providing one place to find all specific information about those types
- Added Historic District Infill Guidelines and incorporated the Integrities of the District as recommended by Historic Beaufort Foundation

## **MINOR/SPECIFIC CHANGES:**

- 2-3 Unit House – introduced standards to make them compatible with residential areas (some of which already have these)
- Liner Building – introduced as a type and use in conjunction with parking lots or structures, and large-scale commercial buildings
- Large Footprint Buildings – added/reorganized special standards
- Structured Parking – added standards
- Gas/Fuel Stations – added/reorganized special standards
- Civic Buildings – added special standards

## **ADDITIONAL REFERENCES:**

- Civic Master Plan, Chapters 3, 6, 7, 10

# Article 5: Landscaping, Parking & Lighting

## **EQUIVALENT SECTION(S) IN EXISTING ORDINANCE:**

Section 7.3: Landscaping and Tree Conservation; Section 7.5: Off-Street Parking and Loading Standards

## **MAJOR/FUNDAMENTAL CHANGES:**

- Clarified a significant number of standards that are vague in current ordinance and provided clarity to how and where these standards apply
- Redefined Tree Classification into 2 categories – Specimen & Landmark trees; organized requirements for protection, preservation and replacement/mitigation around these definitions
- Applied standards along transect/conventional zones

## **MINOR/SPECIFIC CHANGES:**

- Adjusted overall tree coverage requirements based on location and a number of trees vs. caliper inches on site
- Clarified standards and requirements for arborist report (Appendix A)
- Added tree protection and enhancement standards for pre-construction
- Removed buffer standards from transect-based districts
- Adjusted parking requirements based on zoning districts
- Relaxed parking lot standards design/landscaping standards for transect-based districts since they won't be visible
- Introduced shared parking tables and provided administrator with flexibility in applying parking count requirements to prevent trespass into neighboring property
- Introduced regulations for residential security lighting

## **ADDITIONAL REFERENCES:**

- Civic Master Plan, Chapters 2, 4

## **Article 6: Signs**

### **EQUIVALENT SECTION(S) IN EXISTING ORDINANCE:**

Section 7.2: Signs

### **MAJOR/FUNDAMENTAL CHANGES:**

- Created a separate Article for Signs since it's so heavily used
- Reorganized chart per zoning district and, standardized some sizes

### **MINOR/SPECIFIC CHANGES:**

- Added more flexible provisions for schools and, theaters to permit changeable copy signs
- Added more flexibility for monument signs for multi-tenant properties based on number of tenant spaces
- Clarified Grand Opening signage to permit more flexibility
- Clarified Prohibited signage

### **ADDITIONAL REFERENCES:**

none

# Article 7: Land Development

## **EQUIVALENT SECTION(S) IN EXISTING ORDINANCE:**

Section 7.1: Streets; Article 8: Subdivision Design/Improvements

## **MAJOR/FUNDAMENTAL CHANGES:**

- Reorganized standards along the Transect/Conventional zones
- Clarified a significant number of standards that are vague in current ordinance and provided clarity to how and where these standards apply – eg. Table of Required Improvements
- Incorporated Street Regulating Plan from Civic Master Plan
- Added specific types of Civic/Open space based on zoning district

## **MINOR/SPECIFIC CHANGES:**

- Provision for developers to meet connectivity requirements based on future streets shown in the Street Regulating Plan
- Added Street Network Requirements
- Clarified standards for number of driveways
- Added provision for rear alleys
- Added more specific standards for street plantings to ensure success of trees
- Clarified ownership requirements for Civic/Open Space

## **ADDITIONAL REFERENCES:**

- Civic Master Plan, Chapters 2, 5, 6, 8,10

# **Article 8: Environmental & Resource Protection**

## **EQUIVALENT SECTION(S) IN EXISTING ORDINANCE:**

Section 7.3.E.4: Critical Area Buffer; Section 7.7 - Stormwater

## **MAJOR/FUNDAMENTAL CHANGES:**

- Consolidated sections pertaining to this into one Article
- Added provisions for Renewable Resources: Solar and Wind energy and Food Production

## **MINOR/SPECIFIC CHANGES:**

- Refined definitions of “greenfield” and “infill” sites
- Refined archeological study review requirements for sites with found archeological resources

## **ADDITIONAL REFERENCES:**

- Civic Master Plan, Chapters 2, 4

# **Article 9: Development Review Procedures**

## **EQUIVALENT SECTION(S) IN EXISTING ORDINANCE:**

Article 3: Development Review Procedures

## **MAJOR/FUNDAMENTAL CHANGES:**

- Reorganized standards along the Transect/Conventional zones
- Adjusted purview of the DRB to give staff ability to review more projects at the staff level (given additional standards provided in Article 4) to streamline permit process
- Adjusted purview of the HRB to give staff ability to: review demolitions and adjustments to non-contributing structures in the Beaufort Conservation District, and review new construction of detached single-family houses and accessory structures in the BCN to streamline permit process and incentivize redevelopment in that area

## **MINOR/SPECIFIC CHANGES:**

- Coordinated permit/process table to match state law
- Clarified Public Hearing/Notification requirements and Introduced a special provision for demolishing buildings on the 1997 Historic Sites Survey that lie outside the Historic District
- Clarified Application Elements and processes
- Adjusted DRB Minor/Major criteria; added more items to minor review since zones are more mixed-use
- Clarified items and added "Flag Lot" to Administrative Adjustment to provide flexibility and remove need for Development Design Exception

## **ADDITIONAL REFERENCES:**

- Recommendations for the Charleston ARB by Duany Plater-Zyberk

# Article 10: Development Review Bodies

## **EQUIVALENT SECTION(S) IN EXISTING ORDINANCE:**

Article 2: Development Review Bodies

## **MAJOR/FUNDAMENTAL CHANGES:**

- Reorganized standards along the Transect/Conventional zones
- Adjusted purview of the DRB to give staff ability to review more projects at the staff level (given additional standards provided in Article 4) to streamline permit process
- Adjusted purview of the HRB to give staff ability to: review demolitions and adjustments to non-contributing structures in the Beaufort Conservation District, and review new construction of detached single-family houses in the BCN to streamline permit process and incentivize redevelopment in that area

## **MINOR/SPECIFIC CHANGES:**

- Changed all appointed board terms to 3 years
- Adjusted Administrator responsibilities to match/clarify current process
- Removed demolishing of buildings on the 1997 Historic Sites Survey that lie outside the Historic District from direct HRB purview (HRB has opportunity to review as set forth in public hearing requirements)

## **ADDITIONAL REFERENCES:**

none

# Article 11: Nonconformities

## **EQUIVALENT SECTION(S) IN EXISTING ORDINANCE:**

Article 9: Nonconformities

## **MAJOR/FUNDAMENTAL CHANGES:**

none

## **MINOR/SPECIFIC CHANGES:**

- Reorganized standards, and applied common benchmark for compliance threshold (using % of fair market value from assessor data or current appraisal)
- Removed 3-year cumulative clause from improvements to nonconformities
- Added flexibility for Administrator to review parking nonconformities
- Clarified that single-family detached houses cannot be considered non-conforming structures that are required to come into compliance with the new Code
- Clarified that non-conforming single-family detached houses may be rebuilt in the event of a natural disaster (building code requirements would still need to be met in this event)

## **ADDITIONAL REFERENCES:**

None

## **Article 12: Violations and Enforcement**

### **EQUIVALENT SECTION(S) IN EXISTING ORDINANCE:**

Article 10: Enforcement

### **MAJOR/FUNDAMENTAL CHANGES:**

none

### **MINOR/SPECIFIC CHANGES:**

none

### **SPECIFIC ITEMS FOR BOARD DISCUSSION:**

All changes listed above

### **ADDITIONAL REFERENCES:**

None

## **Article 13: Definitions**

### **EQUIVALENT SECTION(S) IN EXISTING ORDINANCE:**

Article 11: Definitions

### **MAJOR/FUNDAMENTAL CHANGES:**

- Removed design-specific notes from definitions and incorporated them into Article 4
- Added new definitions to complement code changes and clarify existing ambiguities

### **MINOR/SPECIFIC CHANGES:**

none

### **ADDITIONAL REFERENCES:**

none

# Appendices

## **EQUIVALENT SECTION(S) IN EXISTING ORDINANCE:**

Appendices

## **MAJOR/FUNDAMENTAL CHANGES:**

- Incorporated very specific and lengthy items into the Appendices as to not encumber the main body of the code with them

## **MINOR/SPECIFIC CHANGES:**

- Appendix A – Landscaping standards to support Article 5 and Article 9, and provide clarity to applicant to streamline the process
- Appendix B – Additional Use Definitions – some uses are extremely specific but rarely used. The only item in this Appendix now is Sexually Oriented Businesses.
- Appendix C – Street Regulating Plan – This section include the plan and street sections as adopted in the Civic Master Plan. It also includes detailed street design standards, based on transect zone, for new roads that are not currently shown on the regulating plan (coordinates with County standards)

## **ADDITIONAL REFERENCES:**

- Civic Master Plan, Chapter 10