

The Beaufort Code



April 7 Code Draft Review of Changes & Specific Questions

THE BEAUFORT CODE
THE CITY OF BEAUFORT, SC

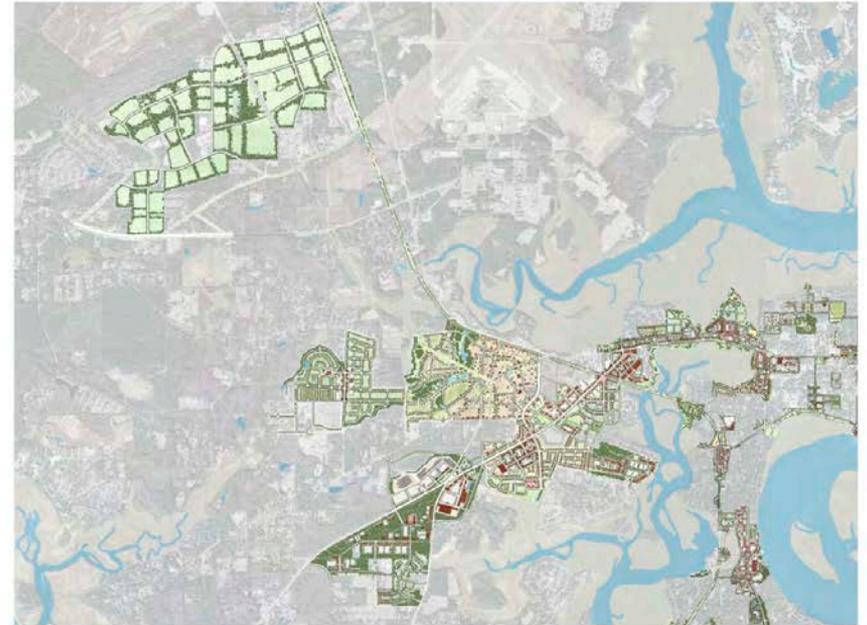
DRAFT APRIL 7, 2016

Why a new code?

1. Update Existing Code
2. Facilitate the Vision set out in the Civic Master Plan
3. Have coordinated language with County & Port Royal



▲ CONCEPTUAL DEVELOPMENT OPPORTUNITIES SECTORS 1-3



▲ CONCEPTUAL DEVELOPMENT OPPORTUNITIES SECTOR 4



▲ CONCEPTUAL DEVELOPMENT OPPORTUNITIES SECTOR 5

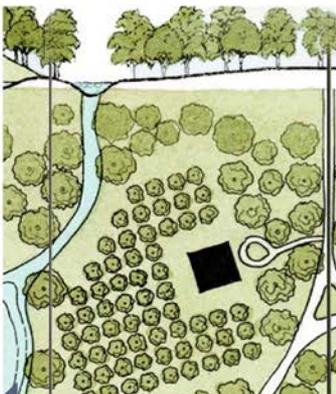
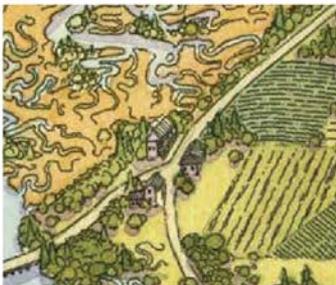
The new code is not...

... A complete overhaul of what we
currently have

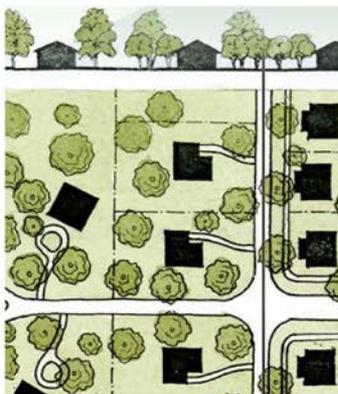
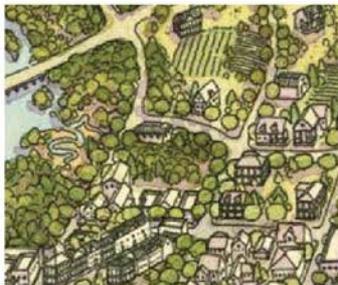
In general, the new code permits most
of what can currently be done, in
addition to other things



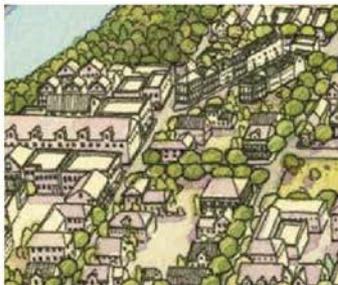
T1 & T2 - NATURAL & RURAL



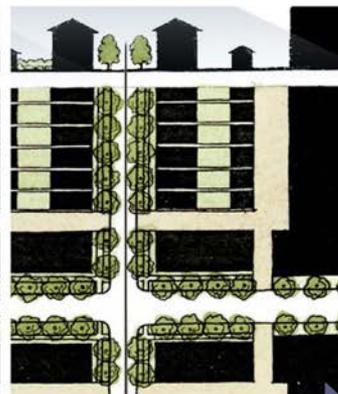
T3 - SUBURBAN



T4 - GENERAL URBAN



T5 - URBAN CENTER



R U R A L

CITY OF BEAUFORT TRANSECT

U R B A N

T1 - NATURAL PRESERVE

T1 - NATURAL PRESERVE DISTRICT (T1)
The Natural Preserve District is intended to preserve areas that contain sensitive habitats, water or riparian dependent species and other public, recreational and historical significance. This District typically does not contain buildings, with the exception of small scale buildings, interpretive centers, or appropriate recreational facilities.
200 Southern Highway, Beaufort, North Carolina



- CEMETERIES
- THE BLUFF
- WATERFRONT
- WATERFRONT PARK

T2 - RURAL (NONE IN THE CITY)

T2 - RURAL DISTRICT
The Rural District is made up of lands in an open area that contain sensitive habitats, water or riparian dependent species and other public, recreational and historical significance. This District typically does not contain buildings, with the exception of small scale buildings, interpretive centers, or appropriate recreational facilities.
200 Southern Highway, Beaufort, North Carolina



- NONE IN THE CITY
- BEAUFORT COUNTY: BURTON, SHELDON

T3 - SUBURBAN

T3 - SUBURBAN DISTRICT (T3-S)
This District is a single family residential district with low density development (one or two units). This District is intended to provide a mix of housing and uses within the City. While allowing medium density residential, care and pet services are also encouraged in this district, within the T3 Suburban District.
200 Southern Highway, Beaufort, North Carolina



- SPANISH POINT
- COTTAGE FARM
- WATERFRONT EDGES OF PIGEON POINT, HIGGINSONVILLE, WEST END

T3 - NEIGHBORHOOD

T3 - NEIGHBORHOOD DISTRICT (T3-N)
This District is a residential district that includes a mixture of residential and civic uses. Residential uses are an emphasis of this district and may include single family homes, townhomes, duplexes, triplexes, fourplexes, and other multi-family units. This District is intended to provide a mix of housing and uses within the City. While allowing medium density residential, care and pet services are also encouraged in this district, within the T3 Neighborhood District.
200 Southern Highway, Beaufort, North Carolina



- PIGEON POINT
- HIGGINSONVILLE
- WEST END
- MIDDTOWN
- BATTERY POINT

T4 - HISTORIC NEIGHBORHOOD

T4 - HISTORIC NEIGHBORHOOD DISTRICT (T4-H)
This District is a residential district that encompasses the entire historic district with the exception of a few commercial buildings. It contains historic and landmark buildings that are characterized by prominent architectural features, historic architectural detailing, a limited number of stories, and historic landscaping and other historic features. This District is intended to preserve the historic character and contribute to the historic character of the City.
200 Southern Highway, Beaufort, North Carolina



- THE POINT
- OLD COMMONS
- THE BLUFF
- THE NORTHWEST QUADRANT

T4 - NEIGHBORHOOD

T4 - NEIGHBORHOOD DISTRICT (T4-N)
This District is a residential district that encompasses the entire historic district with the exception of a few commercial buildings. It contains historic and landmark buildings that are characterized by prominent architectural features, historic architectural detailing, a limited number of stories, and historic landscaping and other historic features. This District is intended to preserve the historic character and contribute to the historic character of the City.
200 Southern Highway, Beaufort, North Carolina



- CARTERET STREET
- CHARLES STREET
- BLADEN STREET

T5 - DOWNTOWN CORE

T5 - DOWNTOWN CORE DISTRICT (T5-DC)
This District is a commercial district that encompasses the entire downtown core of the City. It contains historic and landmark buildings that are characterized by prominent architectural features, historic architectural detailing, a limited number of stories, and historic landscaping and other historic features. This District is intended to preserve the historic character and contribute to the historic character of the City.
200 Southern Highway, Beaufort, North Carolina



- HISTORIC COMMERCIAL CORE
- BOUNDARY STREET
- ADJACENT TO HISTORIC DISTRICT

T5 - URBAN CORRIDOR

T5 - URBAN CORRIDOR DISTRICT (T5-UC)
This District is a commercial district that encompasses the entire urban corridor of the City. It contains historic and landmark buildings that are characterized by prominent architectural features, historic architectural detailing, a limited number of stories, and historic landscaping and other historic features. This District is intended to preserve the historic character and contribute to the historic character of the City.
200 Southern Highway, Beaufort, North Carolina



- BOUNDARY STREET
- RIBAUT ROAD
- BETWEEN TCL & ALLISON ROAD
- LADY'S ISLAND DRIVE & SEA ISLAND PARKWAY

Proposed Zoning Districts

Click on the square to view the individual zoning district conversion sheet

	T3 - S T3 - SUBURBAN	T3 - N T3 - NEIGHBORHOOD	T4 - HN T4 - HISTORIC NEIGHBORHOOD	T4 - N T4 - NEIGHBORHOOD	T5 - DC T5 - DOWNTOWN CORE	T5 - UC T5 - URBAN CORRIDOR	RMX REGIONAL MIXED USE	LI LIMITED INDUSTRIAL	IC INSTITUTIONAL & CAMPUS
Existing Residential Zoning Districts	R-1 RESIDENTIAL 1	■ 95% of parcels	□ about 60 parcels						
	R-2 RESIDENTIAL 2	■ about 2/3 of parcels	■ about 1/3 of parcels		□ about 15 parcels				□ 1 parcel at TCL
	R-3 RESIDENTIAL 3	□ about 10% of parcels	■ about 90% of parcels		□ about 15 parcels				
	R-4 RESIDENTIAL 4		■ 100% of parcels - only 7 with this zoning designation						
	GR GENERAL RESIDENTIAL		■ about 40% of parcels outside Historic District (HD)	■ most parcels in the NWQ of HD	■ about 60% of parcels outside HD				□ a few parcels at TCL
	TBR - THE POINT			■ all but 1.5 parcels	□ 607 Bay St & 1/2 of 507 Carteret St				
	TBR - OLD COMMONS			■ 100% of parcels					
Existing Mixed Use, Commercial and Special Purpose Zoning Districts	NC NEIGHBORHOOD COMMERCIAL		□ Live Oaks at Battery Creek only		■ 100% except Live Oaks at Battery Creek				
	OC OFFICE COMMERCIAL				■ 75% of parcels	□ 15% of parcels adjacent to County Gvt. & Pine Ct. South			□ 10% of parcels on Robert Smalls Pkwy, west of Lowes
	CC CORE COMMERCIAL				■ 100% of parcels				
	GC GENERAL COMMERCIAL				□ 5% of parcels	■ 40% of parcels - Boundary St East of Ribaut, Ribaut Road & Lady's Island	■ 55% of parcels - Robert Smalls Pkwy, all dual zoned RMX & T5-UC		
	HC HIGHWAY COMMERCIAL					□ 10 parcels just west of Neil Rd.	■ 90% of parcels / dual zoned RMX & T5-UC		
	LI LIMITED INDUSTRIAL				□ 30% of parcels, only at Depot Rd; T4-NA sub-district (T4- Neighborhood Artisan)			■ 70% of parcels, primarily at Burton Hill Rd	
	MED MEDICAL				□ 20% of parcels, along Ribaut	■ 40% of parcels, along Ribaut			■ main hospital campus
	IP INDUSTRIAL PARK							■ 100% of parcels	

■ indicates the primary zoning conversion(s) □ indicates a few amount of zoning conversions | updated 3.2.16

Overall Purpose of the Beaufort Code

To implement the goals of the City's Comprehensive Plan and more specifically, the vision set out in the City's Civic Master Plan which serves as the framework for the New Code.

Specific Goal - A document that is:

- Is easy to read, understand and use;
- Streamlines the development review process;
- Makes the outcome of the development process more predictable;
- Preserves historic, natural and cultural resources while promoting appropriate new development;
- Encourages change as envisioned by the Civic Master Plan;
- Results in appropriate infill in existing developed neighborhoods;
- Promotes economic development;
- Supports public capital infrastructure investments that have and will be made;
- Allows opportunities for diverse housing types in neighborhoods ripe for change; and
- Discourages drivable suburban development and encourages walkable urban places.

Overall Purpose of the Beaufort Code

To implement the goals of the City's Comprehensive Plan and more specifically, the vision set out in the City's Civic Master Plan which serves as the framework for the New Code.

The Goals are NOT to:

- Eliminate the Historic District Review Board (HRB);
- Minimize the number of nonconforming uses or buildings;
- Make Development more difficult; or
- Keep things the same.

How we got here

1. Technical Review Committee
2. Public Process – March 2016
3. New Draft – April 7

How we got here

Public Process

15 Meetings

Over 200 comments

Reviewing the Comments

Review Comment Chart

Review Itemized List

Overview of Code Comments & Changes

Article 1

- Clarified what is NOT considered development
- Bolstered standards for covenants

Overview of Code Comments & Changes

Article 2

- Modified 2.4.1 Transect-Based District Standards

Overview of Code Comments & Changes

2.4: DISTRICT DEVELOPMENT STANDARDS

2.4.1 TRANSECT-BASED DISTRICT STANDARDS [revises 6.1, 6.3, 6.6, 6.c]

The development standards for the Transect-based districts are outlined in the table below. There are no standards for the T1 and T2 districts, as the T1 district is primarily intended to preserve open space and sensitive ecosystems, and the T2 district is not assigned to any land within Beaufort. Environmental protection requirements related to wetlands, riparian and endangered species habitats, and flood hazard areas are in Article 8 Environmental Protection.

Replaces Previous Zones:	R-1/R-1/B-2	R-2/R-3/B-4/GB	TBF/GB	R-3/R-4/GB/NC/DC	CC/SC	CC/SC
DISTRICT	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC
A. LOT CONFIGURATION						
1. Lot Width at Front Setback	75 ft min ²	40 ft min	40 ft min, 60 ft min in the Point	n/a	n/a	n/a
2. Lot Size	9,000 sf min ³	4,000 sf min; 3,000 sf min for alley-served lots	4,000 sf min; 6,000 sf min in the Point	n/a	n/a	n/a
3. Maximum Lot Coverage ¹	30% of lot area	45% of lot area	55% of lot area	20% of lot area	100%	100%
4. Frontage Build-Out ⁴	n/a	n/a	75% max	60% min; 85% max	25% min	60% min
B. PRIMARY BUILDING PLACEMENT						
1. Front Setback ⁵	20 ft min	15 ft min	average prevailing setback on same side of block	0 ft min	0 ft min	0 ft min
	No max	30 ft max ⁶		15 ft max	5 ft max	15 ft max
2. Side Setback - Corner	15 ft min	5 ft min	5 ft min	0 ft min	0 ft min	0 ft min
	No max	No max	No max	10 ft max	15 ft max	15 ft max
3. Side Setback - Interior	10 ft min	6 ft min, or 0 ft if attached	6 ft min, 10 ft min in the Point	5 ft min, or 0 ft if attached	0 ft min	0 ft min
4. Rear Setback ⁴	15 ft min	15 ft min	15 ft min	10 ft min	0 ft min	5 ft min
5. Rear Setback from Alley ⁴	n/a	0 ft	0 ft	0 ft	0 ft	0 ft
6. Attached Garage Setback (from front facade) ^{5,6}	5 ft min	5 ft min	attached garages are prohibited	attached garages are prohibited	attached garages are prohibited	attached garages are prohibited
C. ACCESSORY BUILDING PLACEMENT^{4,6}						
1. Side Setback - Corner	5 ft min	5 ft min	5 ft min	3 ft min	0 ft min	0 ft min
2. Side Setback - Interior	5 ft min	5 ft min	5 ft min	5 ft min	0 ft min	0 ft min
3. Rear Setback ⁴	5 ft min	5 ft min	5 ft min	5 ft min	0 ft min	0 ft min
4. Rear Setback from Alley ⁴	3 ft min	3 ft min	3 ft min	3 ft min	3 ft min	3 ft min
5. Detached Garage Door Setback (from front facade) ⁵	5 ft min	20 ft min	20 ft min	20 ft min	must be located behind primary building and accessed via alley or side street ¹⁰	
D. BUILDING FORM						
1. Primary Building Height	No min	No min	No min	2 stories min ¹¹	2 stories min	2 stories min ¹¹
	2.5 stories max	2.5 stories max	3 stories max	4 stories max; 3 stories max in 8' fronting Historic District	3 stories max ¹¹	5 stories max; 3 stories max in 8' fronting Historic District
2. Accessory Building Height	2 stories or 30 ft max	2 stories or 30 ft max	2 stories or 30 ft max	2 stories or 30 ft max	2 stories max	2 stories max
3. Building Width at Frontage	n/a	n/a	n/a	100 ft max	100 ft max ¹¹	160 ft max ¹¹
E. PARKING PAD LOCATION¹⁴						
1. Front Setback	n/a	n/a	40 ft min	40 ft min	40 ft min	40 ft min
2. Side Setback - Corner	n/a	n/a	5 ft min	15 ft min	5 ft min	5 ft min
3. Side Setback - Interior	n/a	n/a	0 ft min	0 ft min	0 ft min	0 ft min
4. Rear Setback	n/a	n/a	5 ft min	5 ft min	0 ft min	0 ft min

¹ Lot coverage may also be subject to Streetwall or Regulator signs (Section 8.2).
² When lot width is 75' or greater, there is no maximum front setback.
³ Setbacks for infill lots are also subject to Section 2.5.2.
⁴ Garage doors shall be 15 feet min from alley entrance.
⁵ In addition to the setback requirements listed above, garage doors which face a public right-of-way, except for rear alleys, must be set back a minimum of 20 ft from that right-of-way.
⁶ The Battery Shores neighborhood is exempt from this standard.
⁷ In the Indian Woods neighborhood, carports are exempt from this standard.
⁸ Also see Accessory Uses & Structures in Section 2.12.
⁹ Additional standards for wall-front lots apply in accordance with Section 2.5.4.
¹⁰ Also see Street Access Standards in Section 2.5.8.
¹¹ The maximum height at the property line shall be 3 stories, and the maximum height 15 feet behind the property line shall be 4 stories.
¹² 2 stories are required at significant intersections in accordance with Section 2.6.2.
¹³ Maximum width may be increased as part of a full block face redevelopment.
¹⁴ Does not apply to cars parked on front-loaded driveways, vehicle lot depth (every shallow), Administrator may evaluate this requirement on a case-by-case basis.
¹⁵ See Section 2.5.3.B for parking when minimum frontage build-out is required.

4. Create a streamlined way to transition the city's zoning to the Transect Zones.
- B. **Process and Applicability:** The application of the TND Overlay District shall depend upon the size of the site in accordance with the provisions below. The TND Overlay District shall not be applied to any site with a T1 (Natural Preserve District) base district designation.

TND APPLICABILITY SUMMARY TABLE	
SITE AREA	PROCESS TYPE
15 acres to 40 acres	Optional with Conditional TND designation (See 1, below)
40 acres to 100 acres	Optional with By-Right TND designation (See 2, below)
100 acres or larger	Mandatory with By-Right TND designation (See 3, below)

1. Development sites of at least 15 acres but less than 40 acres may be developed under a TND Overlay District. Development sites with a base zoning of T3 shall be subject to the Rezoning process consistent with Sections 9.16. Development Sites with a base zoning of T4 or T5 shall follow the procedures for Major Subdivisions found in Sections 9.9.3 and 9.9.4. Applicants shall provide land allocations by transect zone, proposed subdivisions of property, and other information required to indicate compliance with this section. If granted TND Overlay zoning, applicants shall have the option of developing such sites in accordance with the approved TND Master Plan or the standards of the underlying base zoning district.
 2. The TND Overlay District designation shall automatically apply by-right to all development sites of at least 40 acres but less than 100 acres. Applicants shall have the option of developing such sites using the standards of the TND Overlay District or the standards of the underlying base zoning district. The approval of TND Master Plans on such properties shall follow the procedures for Major Subdivisions found in Sections 9.9.3 and 9.9.4.
 3. The TND Overlay District designation shall automatically apply by-right to all development sites of at least 100 acres. Development sites of this size are required to follow the standards of the TND Overlay District. The approval of TND Master Plans on such properties shall follow the procedures for Major Subdivisions found in Sections 9.9.3 and 9.9.4.
 4. **Exceptions:** Land designated as LI and IC Districts are not subject to these provisions and may be developed as more conventional, single-purpose developments.
- C. **Land Allocation by Transect Zones:** When composing the TND Master Plan, the form-based districts in Section 2.3.2 shall be used as sub-districts within the ranges noted below. The allocation of land by transect zone shall be made a part of all applications and approvals for TND Master Plans. All development shall conform to the standards of the designated form-based sub-district in which it is located, unless otherwise noted in this section.

BASE ZONE	TRANSECT ZONE	15-40 ACRES		GREATER THAN 40 ACRES	
		MINIMUM AREA*	MAXIMUM AREA*	MINIMUM AREA*	MAXIMUM AREA*
T3	T3 Districts	30%	85%	30%	75%
	T4 Districts	10%	50%	10%	50%
	T5 Districts	None	10%	None	30%

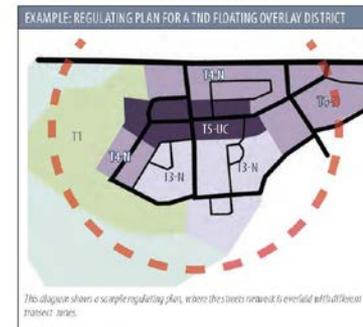
BASE ZONE	TRANSECT ZONE	15-40 ACRES		GREATER THAN 40 ACRES	
		MINIMUM AREA*	MAXIMUM AREA*	MINIMUM AREA*	MAXIMUM AREA*
T4	T3 Districts	None	50%	None	60%
	T4 Districts	10%	50%	10%	90%
	T5 Districts	None	30%	None	40%
T5	T3 Districts	None	30%	None	40%
	T4 Districts	10%	50%	10%	50%
	T5 Districts	20%	80%	30%	80%

*Total as % of gross land area
 Note: T4-T5 sub-districts may be incorporated as no more than 1/3 of the permitted 14 allocation

- D. **Maximum Residential Density:** The gross residential density within and TND Overlay District shall not exceed 125% of the maximum gross residential density of the underlying base district(s).

E. **Land Uses**

1. The TND Master Plan shall include a regulating plan designating each Transect Zone (T-Zone) by parcel.
2. Land uses shall be limited to those permitted in the designated T-Zone.
3. Similar T-Zones shall generally front across streets. Dissimilar categories shall abut at rear lot lines or transition mid-block.



This diagram shows an example regulating plan, where the streets nearest to overlaid with different transect zones.

F. **Civic/Open Space**

1. Development shall be required to set aside civic/open space in accordance with the standards for the underlying base district(s), as specified in Section 7.4.2 & 3.
2. No portion of the TND should be further than 1/4 mile from a publicly accessible civic/open space as defined in Section 7.4.3. Existing civic/open spaces outside of the TND boundaries may be used to satisfy this requirement.
3. On parcels 40 acres and larger, a minimum of 2% of the gross land area should be reserved for the construction of civic structures (schools, community buildings, religious institutions, etc.) and their support facilities (parking areas, etc.). Such sites

Cor
 ical
 based
 esed
 etba
 s in
 s for
 stric
 tand
 requi
 appro
 hbo
 e th

Overview of Code Comments & Changes

Article 3

- Modified some uses:
 - Added major vehicle service/repair to T4-NA
 - Removed rowhomes from T3-N
 - Made rowhomes in T4-NA by special exception
- Modified setbacks for schools in T3 zones
- Added Home Occupation Type to permit Arts Overlay District
- Added flexibility for drive-thrus
- Removed section regarding dock regulations

Overview of Code Comments & Changes

F. Mechanical, Utility and Service Equipment and Areas:

1. Loading docks, service areas and trash disposal facilities shall be hidden or screened from view of streets, parks, squares, waterways, or significant pedestrian spaces. Loading areas may be oriented toward adjoining developed properties which are zoned for nonresidential uses if such loading areas are screened from view.
2. Mechanical equipment such as ventilation systems, commercial exhaust fans, rooftop terminations, commercial cooling equipment, heating and air conditioning units, TV antennas and satellite dishes shall be hidden or screened from view. Lattice, open brick enclosures, or vegetation can be used to conceal mechanical equipment. Screening material shall be properly maintained. If vegetation is used for screening, the mature size of the vegetation shall be considered so that equipment air flow will not be compromised.

4.6.2 T1 DISTRICT STANDARDS

There are no specific standards for this district. The administrator will determine whether the proposed development is compatible with the surrounding context and may choose to permit the appropriate Review Board to review the project.

4.6.3 SPECIFIC TO ZONES T3, T4 & T5 [adapts UDO 6.2.D-E and Opticos Code 4.3.30]

A. Building Materials & Details:

1. Building walls shall be finished in one or more (but not more than three) of the following materials:
 - a. Wood,
 - b. Fiber cement board siding,
 - c. Concrete masonry units with stucco (C.B.S.),
 - d. Reinforced concrete with stucco,
 - e. Brick,
 - f. Tabby (or stucco with oyster shell aggregate, typ.),
 - g. Corrugated metal which may be approved by the Administrator, and
 - h. Other materials as approved by the Administrator.
2. Visible foundation walls and chimneys shall be finished in one of the following materials:
 - a. Brick,
 - b. Stucco, or
 - c. Tabby.
3. Columns may be constructed of the following materials:
 - a. Wood,
 - b. Wood or fiber cement clad,
 - c. Cast iron,
 - d. Concrete with smooth stucco finish,
 - e. Cast stone with smooth finish,
 - f. Brick, or
 - g. *Perma-cast, or
 - h. *other synthetic materials upon approval by Administrator.

4. Railings and balustrades may be constructed of the following materials:

- a. Painted wood,
 - b. Wrought iron,
 - c. *Aluminum,
 - d. *PVC, or
 - e. other synthetic material upon approval by the Administrator.
5. Doors shall be made of wood, metal, or fiberglass* with the exception of storefront doors which may be glass.
6. Roofs with visible pitches may be constructed of the following materials:
- a. 25-year architectural dimension shingles,
 - b. Tile (clay, cement, natural or manufactured stone),
 - c. Nonreflective pre-finished metal,
 - d. Slate,
 - e. Reflective metal such as copper, or
 - f. Other similar metals as approved by the Administrator.

7. The following materials are prohibited:

- a. Exposed concrete masonry units,
 - b. Vinyl Siding,
 - c. Plastic shutters,
 - d. Stone,
 - e. Metal panels,
 - f. Day-glo, luminescent, iridescent, neon or similar types of color finishes,
 - g. Mirrored glass with a reflectivity of 20% or more, and
 - h. Plastic or PVC roof tile.
8. **Exception:** materials indicated with an * are at the discretion of the Design Review Body when being used in the Historic District.

B. Roof Forms

1. Specific to zones T4, T5:

- a. Permitted roof types may include gabled, hipped, shed, barrel vaulted, flat, mono-pitch, and domed. Applied and partial (less than three sides) mansard roofs are not typically permitted but may be at the discretion of the Design Review Body.
- b. Shed, flat, and mono-pitch roofs shall be concealed with parapets along the street frontage, except on porches, balconies or building extensions.
- c. Downspouts and gutters are to be galvanized steel, aluminum or copper and shall match in materials and finish.
- d. Chimneys should have a masonry exterior finish.
- e. Roof penetrations shall be hidden or painted to match the color of the roof.
- f. Skylights must be flat to the pitch of the roof and should not be located on any sloped roof facing the primary frontage.

ritical
2/3
es r
nt l
equ
so
ard

Overview of Code Comments & Changes

Article 5

- Added trees exempt from Specimen and Landmark status
- Added and clarified provisions for maintenance of required landscape elements
- Clarified Tree Root Protection Zone requirements
- Added buffer requirements between T4 zones and T3-N & T4-HN zones
- Clarified examples for “fee in-lieu of” mitigation
- Added standards for residential security lighting

Overview of Code Comments & Changes

- Modified development

ns in

6: Signs | 6.3: General Provisions

1. New multi-tenant or multi-building development with 5 or more occupiable spaces.
 2. Existing multi-tenant or multi-building development when the primary tenant proposes signage changes. The owner/manager of the multi-tenant/multi-building center shall be responsible for preparing the Master Sign Plan. For existing multi-tenant/multi-building centers where there is no clear primary tenant (for example, when there are several tenant spaces of equal size,) a Master Sign Plan shall not be required, but is highly encouraged.
- B. **Approval Required:** No permit shall be issued for an individual sign requiring a permit unless and until a Master Sign Plan for the lot has been reviewed and approved by the appropriate body.
- C. **Conformance with Plan:** After approval of a Master Sign Plan, no sign shall be erected, placed, painted, or maintained, except in conformance with such plan.
- D. **Amending a Master Sign Plan:** A Master Sign Plan may be amended by filing a new Master Sign Plan that conforms with all requirements of the Code then in effect.
- E. **Voluntary Restrictions:** The Master Sign Plan may contain such other restrictions as the owners of the parcels may reasonably determine.
- F. **Design:** The design, material, color, location, and illumination of signage shall be compatible with the overall design of the development.
- G. **Size:** The size of all signs must be equal to or less than the amount indicated in 6.5 and 6.6 with the exception of Monument Signs. Sizes for monument signs are as follows:
1. Where 5-10 occupiable spaces are located on one parcel, a 125% increase in monument sign area is permitted.
 2. Where 11-20 occupiable spaces are located on one parcel, a 150% increase in monument sign area is permitted.
 3. Where 21 or more occupiable spaces are located on one parcel, a 200% increase in monument sign area is permitted.
 4. **Contiguous Parcels:** When the owners of 2 or more contiguous parcels (disregarding intervening streets and alleys) file for a Master Sign Plan, one freestanding sign shared between all parcels may be permitted an increased area based on the number of occupiable spaces listed above.
- H. **Sign Types:** All sign types listed in 6.5 and 6.6 may be included in a Master Sign Plan. In addition, other types of signage may be permitted at the discretion of the administrator provided that it is compatible with the overall design of the development.

6.3: GENERAL PROVISIONS

6.3.1 PLACEMENT AND DESIGN [adapts 7.b.ii, 10.a.N, 10.a.vi]

- A. **Placement:** Except as permitted specifically in this article, signs shall not be posted in the public right-of-way, on trees or utility poles, and shall be outside of required site triangles (except where encroachments are specifically permitted by this article.)
- B. **Materials:** Sign structures shall be constructed of durable materials such as wood, concrete, metal, brick, or other similar materials. Unfinished wood, cardboard, Styrofoam and similar materials are not permitted. Plastic and plastic substrates are permitted outside of the Historic District.
- C. **Design:** The design, color, location, and illumination of signage shall be compatible with the

Overview of Code Comments & Changes

Article 7

- Added flexibility for requiring right of way elements to be installed by developers
- Modified requirement for 50% of waterfront lots to be open on qualifying new development to make it more flexible

Overview of Code Comments & Changes

Article 8

- Clarified definition of Greenfield vs. Infill

Articles 9-10

- Minor clarifications and rewording but no significant changes

Overview of Code Comments & Changes

Article 11

- Clarified that single family detached housing is exempt from most standards except lighting
- Clarified non-conforming monument sign rules for multi-tenant signs
- Added provision for non-conforming residential security lighting

Overview of Code Comments & Changes

Article 12

- No changes were made

Article 13

- Additional definitions were added and will continue to be added as needed

Appendices

- No changes were made; Appendix A & C have pending changes which will occur in the next draft

The Beaufort Code

Information online:

<http://www.cityofbeaufort.org/Beaufort-Code.aspx>

Here you can find:

Code Draft & Summary Sheets

Map Draft & Conversion Chart

All Public Comments & Responses

Additional Resources

Schedule of Meetings & Agendas

THE BEAUFORT CODE
THE CITY OF BEAUFORT, SC

DRAFT MARCH 1, 2016