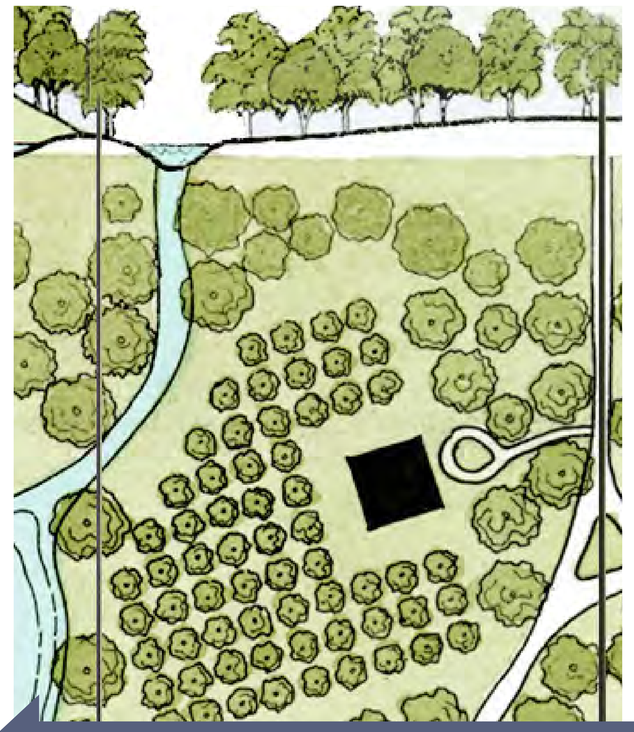
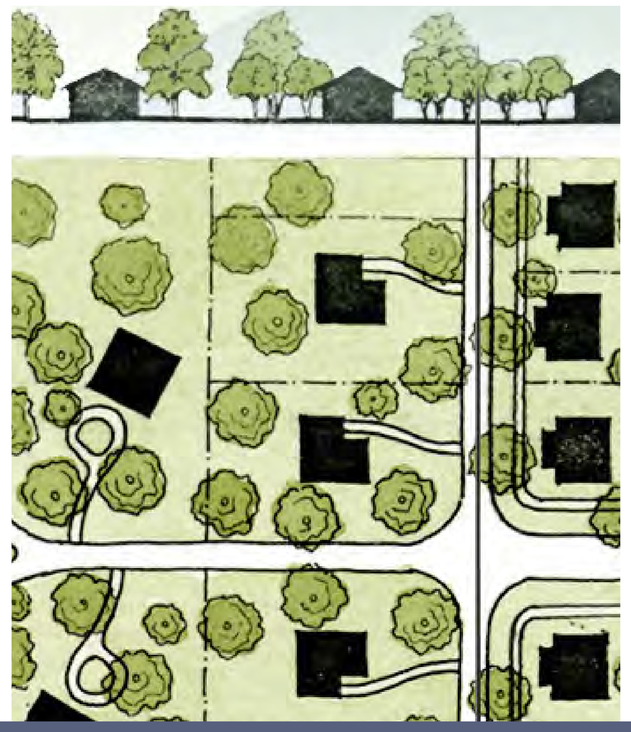
CITY OF BEAUFORT TRANSECT

RURAL — URBAN

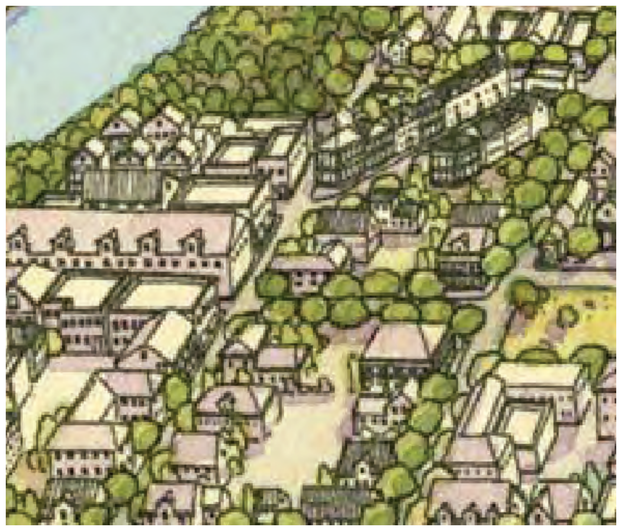
T1 & T2 - NATURAL & RURAL

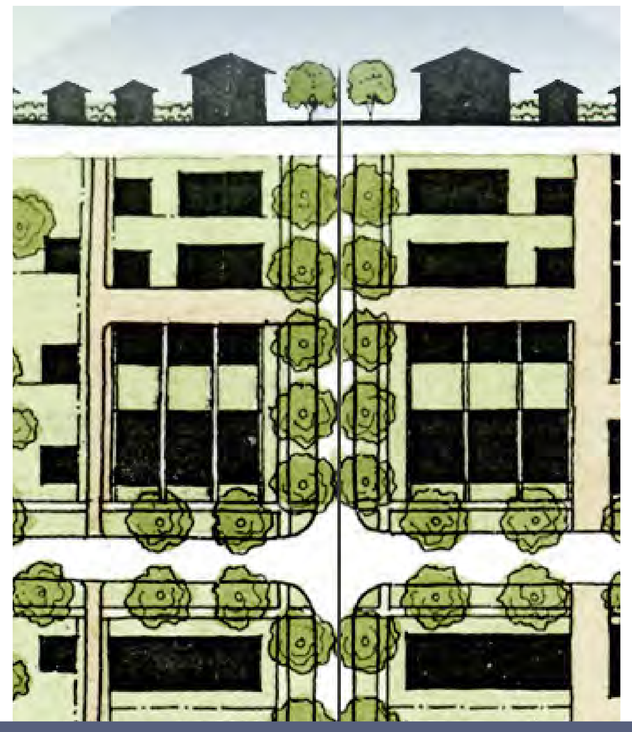


T3 - SUBURBAN

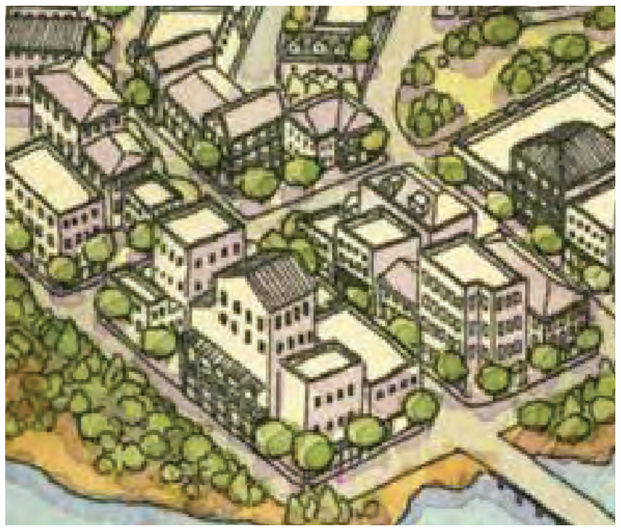


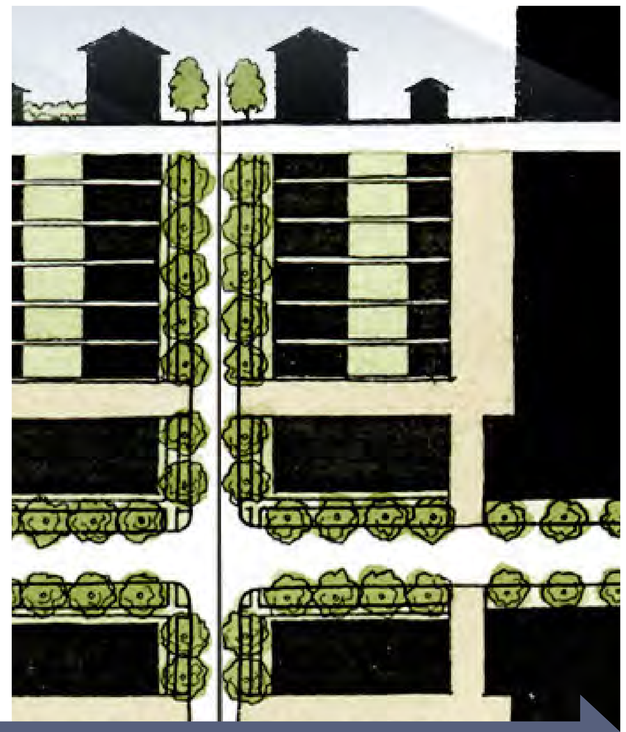
T4 - GENERAL URBAN





T5 - URBAN CENTER



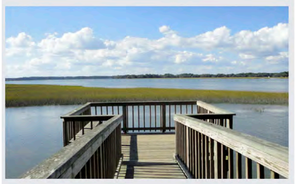


T1 - NATURAL PRESERVE

T1–NATURAL PRESERVE DISTRICT (T1)

The Natural Preserve District is intended to preserve areas that contain sensitive habitats, active or passive open spaces and urban parks, cemeteries, and limited agricultural uses. This District typically does not contain buildings, with the exception of small civic buildings, interpretive centers, or supportive recreation facilities.

UDO Conversion: Replaces the Conservation Preservation (CP)



- 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, cultivated, or sparsely settled state. Planning for future development within the City of Beaufort does not include rural areas, and inclusion of the T2-Rural District here is for illustrative purposes only.

- NONE IN THE CITY
- BEAUFORT COUNTY: BURTON, SHELDON, ST. HELENA ISLAND

T3 - SUBURBAN

T3–SUBURBAN DISTRICT (T3-S)

T3-Suburban District is single-family residential in character with less development than other Transect-based Districts within the City. While almost exclusively residential, civic and park functions are also complementary to the character within the T3 Suburban District.

UDO Conversion: Replaces portions of the RE, R-1, and Medium Density Single-Family Residential (R-2) Districts

- SPANISH POINT
- COTTAGE FARM
- MOST WATERFRONT EDGES OF PIGEON POINT, HIGGIONSONVILLE, WEST END, HERMITAGE

T3 - NEIGHBORHOOD

T3–NEIGHBORHOOD DISTRICT (T3-N)

The T3-Neighborhood District is residential in character, and includes a mixture of residential and civic uses. Residential units are an assortment of sizes and types including cottages, small houses, two-family dwellings, village houses, and cottage courts. Carriage houses, located behind single family homes and on the interior of lots, may contain studios or other small businesses.

UDO Conversion: replaces portions of the RE, R-1, R-2, R-3, R-4, and General

- PIGEON POINT
- HIGGINSONVILLE
- WEST END
- BATTERY POINT
- SOME AREAS OF MOSSY OAKS
- BROAD STREET

T4 - HISTORIC NEIGHBORHOOD

T4–HISTORIC NEIGHBORHOOD DISTRICT (T4-HN)

The T4-Historic Neighborhood District is a primarily residential district that encompasses the entire historic district with the exception of a few commercial corridors. It contains houses and residential buildings that are characterized by generous front porches, and historic architectural detailing. A limited number of corner retail buildings historically existed and continue to exist in this district.

UDO Conversion: Renames the Traditional Beaufort Residential (TBR) District & incorporates General Residential (GR) in the NWQ

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

T4 - NEIGHBORHOOD

T4–NEIGHBORHOOD (T4-N)

The T4-Neighborhood District is a mixed use zone of urban residential units and limited commercial development. A wide range of building types exist in the T4-Neighborhood District including, but not limited to apartment buildings, mixed-use buildings, rowhouses, duplexes, corner stores, and both attached and detached single-family housing.

UDO Conversion: replaces portions of the GR, Neighborhood Commercial (NC), General Commercial (GC) and Office Commercial (OC) Districts

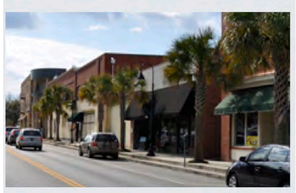
- CARTERET STREET
- CHARLES STREET
- MIDTOWN / BLADEN STREET
- SOME PORTIONS OF RIBAUT RD.
- SOUTHSIDE BLVD.

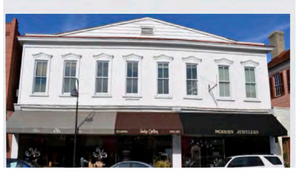
T5 - DOWNTOWN CORE

T5–DOWNTOWN CORE DISTRICT (T5-DC)

The T5-Downtown Core District consists of higher density, mixed-use buildings that accommodate retail, rowhouses, offices, and apartments. A tight network of streets, including those in Beaufort's historic commercial downtown, allows this district to be a very walkable area. Buildings are set very close to the street in order to define the public realm and activate the streetscape.

UDO Conversion:Replaces portions of the Core Commercial (CC), and General





- HISTORIC COMMERCIAL CORE

T5 - URBAN CORRIDOR

T5–URBAN CORRIDOR DISTRICT (T5-UC)

The T5-Urban Corridor District consists of higher density, mixed-use buildings that accommodate retail, rowhouses, offices, and apartments located along primary thoroughfares. A tight network of streets allows this district to be a highly walkable area. Buildings are set very close to the street in order to define the public realm and activate the streetscape. .

UDO Conversion: Replaces portions of the CC and GC Districts

- BOUNDARY STREET
- RIBAUT ROAD BETWEEN TCL & ALLISON ROAD
- LADY'S ISLAND DR. & SEA ISLAND PKWY.