

THE BEAUFORT CODE

A NEW ZONING ORDINANCE TO UPDATE THE UNIFIED DEVELOPMENT ORDINANCE

OVERALL PURPOSE:

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 GOAL OF THE NEW CODE IS TO HAVE A DOCUMENT THAT:

- 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.

In addition, the code will update the City's ordinance into a document with language, structure and intent that is compatible with the new, similar ordinances that have recently been adopted by Beaufort County and the Town of Port Royal.

THE GOAL OF THE NEW CODE IS NOT TO:

- Eliminate the Historic District Review Board (HRB);
- Minimize the number of nonconforming uses or buildings (there are mechanisms in the code to deal with these issues); or
- Keep things the same – if that was the goal, we would not be going through this process.

THE BIG MOVES:

- Transitioning from primarily use-based zoning districts to context-sensitive Transect-based districts;
- Creating more defined building standards that reinforce the goals outlined above; and
- Building in mechanisms that allow more flexibility for staff to review projects that meet the intent of the Code.