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**CITY OF BEAUFORT  
DEPARTMENT REQUEST FOR  
CITY COUNCIL AGENDA ITEM**

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**\*\**(Deadline for Submission - Wednesday Noon  
Prior to Tuesday's Meeting)\*\****

**TO:** *City Manager* **DATE:** July 1, 2010  
**FROM:** Libby Anderson, Planning Director

**AGENDA ITEM TITLE:** Amendment Revising Section 6.6.C of the UDO to Delete the Minimum Open Space Requirement in Design Districts--First Reading

**MEETING DATE:** July 13, 2010

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***BACKGROUND INFORMATION: (Attach additional pages if necessary)***

Staff has prepared an ordinance revising the Unified Development Ordinance (UDO) to delete the open space requirement in Design Districts, as the term "open space" is not defined in the ordinance, and as the limit on impervious surface and landscaping requirements provide the desired open space in urban developments. The proposed amendment was presented to the City of Beaufort-Town of Port Royal Joint Municipal Planning Commission at their June 14 meeting. A public hearing on the proposed amendment was held at the June 22 City Council meeting. The ordinance (attached) is ready for first reading by City Council.

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***APPROVAL BY CITY MANAGER: ( ) APPROVED ( ) NOT APPROVED***

***CITY ATTORNEY APPROVAL REQUIRED ( ) YES ( ) NO***

***PLACED ON AGENDA FOR:***

***REMARKS:***

***COUNCIL ACTION:***

***Date:***

## ORDINANCE

### AMENDING SECTION 6.6.C OF THE CITY OF BEAUFORT UNIFIED DEVELOPMENT ORDINANCE TO DELETE THE MINIMUM OPEN SPACE REQUIREMENT IN DESIGN DISTRICTS

WHEREAS, the Unified Development Ordinance currently requires that 25% of the site in Design Districts be “open space”; and

WHEREAS, the Ordinance does not define the term “open space”; and

WHEREAS, the Ordinance limits the amount of impervious surface in Design Districts and sets out specific landscaping requirements; and

WHEREAS, mandating unusable, possibly unattractive and unmaintained open space in urban areas can work against the goal of creating dense, vibrant commercial areas; and

WHEREAS, staff has prepared an amendment to the Unified Development Ordinance that deletes the minimum open space requirement; and

WHEREAS, this amendment has been presented to the City of Beaufort--Town of Port Royal Joint Municipal Planning Commission and the Commission recommended approval; and

WHEREAS, a public hearing before the Beaufort City Council was held regarding this ordinance amendment on June 22, 2010, with notice of the hearing published in *The Beaufort Gazette* on June 7, 2010;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, pursuant to the power vested in the Council by Section 6-29-760, *Code of Laws of South Carolina, 1976*, that *The Unified Development Ordinance of the City of Beaufort, South Carolina* be amended as follows:

Revise Section 6.6.C of the Unified Development Ordinance, “Design Districts, Site Design,” by deleting the current paragraph 5, “Maximum Site Coverage,” and replacing it with a new paragraph 5 to read as follows:

#### **5. Maximum Site Coverage**

- a. Except as provided in paragraph (b) below, no site shall have more than 65 percent coverage for buildings, parking areas, driveways and any other areas of concrete, asphalt or other impervious surface.
- b. In Redevelopment Corridors, no site undergoing redevelopment should have more than 75 percent coverage for buildings, parking areas, driveways and any other areas of concrete, asphalt or other impervious surface.
- c. Areas at restaurants for outdoor dining need not be included in the maximum site coverage calculations.

