

ORDINANCE

AMENDING THE CITY OF BEAUFORT UNIFIED DEVELOPMENT ORDINANCE, SECTION 6.10, "BLADEN STREET REDEVELOPMENT DISTRICT," TO ADJUST FLOOR, PORCH, AND STOOP HEIGHT, AND TO REVISE BUILD-TO REQUIREMENTS

WHEREAS, the Bladen Street Redevelopment District Ordinance was adopted in January 2011; and

WHEREAS, to date, six projects have been reviewed under the Bladen Street Redevelopment District Ordinance; and

WHEREAS, the City Architect has recommended that several changes be made to the Bladen Street Redevelopment District Ordinance to reflect on-the-ground conditions; and

WHEREAS, staff has developed an ordinance that revises the Bladen Street Redevelopment District Ordinance as recommended by the City Architect; and

WHEREAS, this amendment has been presented to the Beaufort--Port Royal Metropolitan Planning Commission and the Commission recommended approval; and

WHEREAS, a public hearing before the Beaufort City Council was held regarding this ordinance amendment on October 25, 2011, with notice of the hearing published in *The Beaufort Gazette* on October 10, 2011;

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 Section 6.10 of *The Unified Development Ordinance of the City of Beaufort, South Carolina*, "Bladen Street Redevelopment District," be amended as follows:

1. Revise Section 6.10.H "General Design Standards" by deleting the current paragraph 1 "Building Heights," and replacing it with a new paragraph 1 to read as follows :

1. Building Heights

In the Bladen Street Redevelopment District, building heights are regulated by the number of stories and an overall height based on the designated site standards.

The ground floor of commercial buildings shall be a minimum of eleven (11) feet, and a maximum of sixteen (16) feet high from finished floor to ceiling. The ground floor of residential structures shall be a minimum of ten (10) feet, and a maximum of fourteen (14) feet high from finished floor to ceiling. Residential structures shall have a first finished floor height (at the frontage line) raised a minimum of two (2) feet above average adjacent sidewalk grade (or 30 inches above the grade of the fronting street where no sidewalk exists). The first finished floor height can be elevated as much as

five (5) feet above average adjacent sidewalk grade without counting the undercroft as a story.

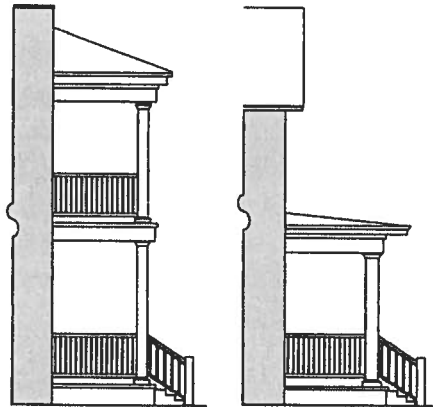
Each story above the first story in commercial and residential buildings shall be a minimum of eight (8) feet and a maximum of twelve (12) feet high from floor to ceiling. Floors more than twelve (12) feet, as measured from floor to ceiling, will count as additional floors.

A half story is a finished living floor which is contained wholly or predominantly within the roof of a structure and is subject to the regulations of the local building code.

Notes

1. Appurtenances may extend beyond the height limit.
 2. Commercial Building entrances are required to provide shelter to the sidewalk by means of at least one of the following:
arcade, colonnade, marquee, awning, or 2nd floor balcony.
 3. For permitted uses, see Section 6.8.E.
 4. The alignment of floor-to-floor heights of abutting buildings is encouraged to allow for shared use of elevators
2. Delete the current Section 6.10.H.6 “First Floor Height for Residential,” renumbering the remaining paragraphs as appropriate.
 3. Revise Section 6.10.I “Building Elements,” by deleting the current paragraph 6 “Porches,” and replacing it with a new paragraph 6 to read as follows:

6. Porches



Depth = 7 ft minimum from building face to outside column face.

Length = up to 100% of Building Front.

Height = Minimum of 2 ft above average adjacent sidewalk grade (or 30” above the grade of the fronting street where no sidewalk exists). 96” maximum.

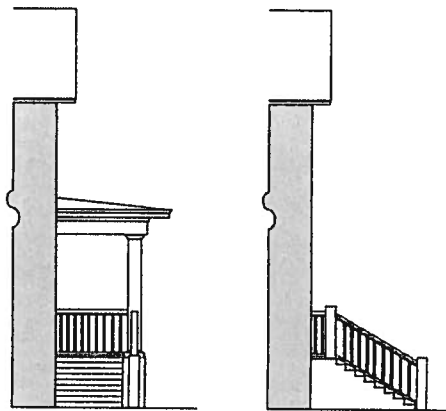
Front Porches may be multi-story, with verandas and/or balconies above.

Front Porches may occur forward of the Build-to Line or Zone. Porches shall not extend into the right-of-way.

Front Porches may be screened (except on main level); however, if screened, all architectural expression (columns, railings, pickets, etc.) must occur on the outside of the screen (facing the street or public space).

4. Revise Section 6.10.I “Building Elements,” by deleting the current paragraph 7 “Stoops,” and replacing it with a new paragraph 7 to read as follows:

1. **Stoops**



Depth = 4 ft minimum

Length = up to 25% of Building Front. (length does not include stairs)

Height = Minimum of 2 ft above average adjacent sidewalk grade (or 30” above the grade of the fronting street where no sidewalk exists. 96” maximum

Stoops may occur forward of the principal façade, but shall not extend into the right-of-way. Stoop stairs may run to the front or to the side. Stoops may be shared by two adjacent units as long as both units meet the above dimensional requirements.

Sidewalks shall have a minimum 5’ clear access for pedestrians. Stoops may be covered or uncovered.

5. Revise Section 6.10.H “General Design Standards,” by adding a new paragraph 15 to read as follows:

15. **Building Placement**

Unless otherwise specified in this Section, residential structures shall have a 0 to 15’ build-to line; commercial and mixed-use structures shall have a 0 to 12’ build-to line.

6. Revise Section 6.10.H "General Design Standards," by adding a new section 16 to read as follows:

16. Measurement of Dimensional Standards on Irregular Right-of-Way

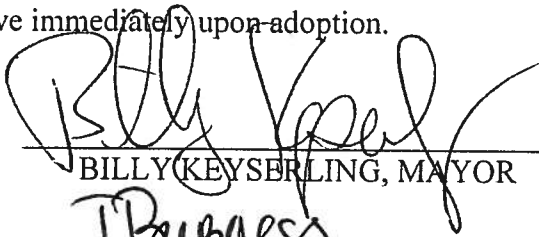
Where the existing right-of-way does not include the entire street cross section noted in this code (e.g., on-street parking, planting strip, sidewalk zone all of which may be located in a public access easement) all setbacks, build-to lines, and encroachments shall be measured from the back of the required public sidewalk area noted in the approved plan.


7. Eliminate the minimum 1 ½ story building height requirement for lots on Adventure, Duke, and Prince Streets on the specific site plans in the ordinance.

This ordinance shall become effective immediately upon adoption.

(SEAL)

Attest:



BILLY KEYSERLING, MAYOR


IVETTE BURGESS, CITY CLERK

1st Reading

October 25, 2011

2nd Reading & Adoption

December 13, 2011

Reviewed by:

WILLIAM B. HARVEY, III, CITY ATTORNEY