

ORDINANCE

AMENDING SECTIONS 6.2, 7.1, AND 11.2 OF THE CITY OF BEAUFORT UNIFIED DEVELOPMENT ORDINANCE TO REVISE THE DESIGN STANDARDS FOR TOWNHOUSE DEVELOPMENT

WHEREAS, the current standards for townhouse development in the Unified Development Ordinance have been in place for over twenty years; and

WHEREAS, the current standards for townhouse development result in a suburban, auto-oriented type of development; and

WHEREAS, the City's comprehensive plan encourages infill development and redevelopment of existing lots in the urbanized area; and

WHEREAS, the comprehensive plan recommends that townhouses be permitted more widely in the City as a method of increasing urban density and offering more variety in housing types; and

WHEREAS, staff has prepared an amendment to the Unified Development Ordinance revising townhouse standards to create a more traditional and urban form of development; 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 November 10, 2009, with notice of the hearing published in *The Beaufort Gazette* on October 27, 2009;

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:

1. Revise Section 6.2, "Alternative Residential District Options," by deleting the current subsection D, "Townhouses," and replacing it with a new subsection D to read as follows:

D. Townhouses

The regulations as contained in this section, shall be applied to Townhouses where permitted in any district except the Boundary Street Redevelopment District.

1. Access

All townhouse lots created after November 2009 shall be located on a public or private street.

2. Sidewalks

Sidewalks are required as part of townhouse development on all townhouse lots created after December 2009. If sidewalks do not currently exist along the street frontage, sidewalks, a minimum of 5' in width, shall be provided. Sidewalks shall be located in the

street right-of-way; however, if an encroachment permit cannot be secured for construction of a sidewalk on an existing street, the sidewalk shall be constructed as close to the front property as possible and placed in an access easement.

3. Development Standards

- a. The minimum lot width for a townhouse lot is 16’.
- b. In residential districts, there is a front build-to line of between 10’ and 20’ measured to the front building line.
- c. In commercial districts, there is front build-to line of between 0 and 15’ measured to the front building line.
- d. There is no required side yard or rear yard setback.
- e. Maximum building coverage is 85% per lot; there is no limit on impervious surface.

4. Parking

- a. Two on-site parking spaces are required per unit.
- b. In place of on-site parking, required parking may be provided in a community parking area or garage, the title to which or easement for the use of which runs with an/or is appurtenant to the title of the townhouse.
- c. On-site parking is prohibited in front of the townhouse structure; any on-site parking must be in the rear.

5. Design Standards

- a. Townhouse dwellings are subject to design review by either the Design Review Board or the Historic District Review Board, as appropriate.
- b. The finished first floor height should be raised a minimum of 3’ from the average adjacent sidewalk grade.
- c. Minimum building height is two stories.
- d. Maximum building height is three stories in residential districts and 4 stories in commercial districts, subject to design review by the appropriate review authority.
- e. An 8’ front porch or 4’ stoop is required in residential districts.

(1) Porches shall have a minimum depth of 8’ and shall have a minimum length of 25% of the townhouse unit. Porches may occur forward of the build-to line, but shall not extend into the right-of-way. Front porches may be screened; however, if screened, all architectural expression (columns, railings, pickets, etc.) must occur on the outside of the screen.

(2) Stoops shall have a minimum depth of 4’ and shall have a minimum length of 10% and maximum length of 25% of the townhouse unit, not including the stairs. Stoops may occur forward of the build-to line, 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. Stoops may be covered or uncovered.

6. Existing Developments

Townhouse developments existing on January 1, 2010, in which more than 50% of the area available for platting is already platted, or where more than 50% of the allowable lots that could be situated on the property are already platted, may continue

to utilize the established site and general townhouse design of the development. "Area available for platting" does not include required open space and areas for stormwater drainage.

- 2. Revise Section 7.1, "Streets," by deleting the current subsection A, "Street Access," and replacing it with a new subsection A to read as follows:

A. Street Access

Except as outlined below, no buildings shall hereafter be erected, constructed, moved or relocated on a lot unless such lot is located on a publicly dedicated, publicly accepted or publicly maintained street, or on an approved private street, with a right-of-way 34 feet or greater. All structures shall be so located on lots or building plots as to provide safe and convenient access for servicing, fire protection, and the required on-site parking.

1. Existing Multi-tenant Centers

Access to lots in multi-tenant centers existing on March 2004 can be provided by access easements a minimum of 25' in width.

2. Townhouses Developments

Access to townhouse lots platted before January 2010 can be provided by driveways and/or access easements approved by the Technical Review Committee.

- 3. Revise Section 11.2, "Definitions," by deleting the current definition of "Dwelling, Townhouse," replacing it with a new definition to read as follows:

Dwelling, Townhouse. One of a series of three or more attached one-family dwelling units on separate lots.

This ordinance shall become effective immediately upon adoption.

BILLY KEYSERLING, MAYOR

(SEAL) Attest:

SHIRLEY D. HUGHES, ACTING CITY CLERK

1st Reading _____

2nd Reading & Adoption _____

Reviewed by: _____
WILLIAM B. HARVEY, III, CITY ATTORNEY