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CITY OF BEAUFORT
1911 BOUNDARY STREET
BEAUFORT MUNICIPAL COMPLEX
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7070
CITY COUNCIL WORKSESSION AGENDA
January 16, 2024

STATEMENT OF MEDIA NOTIFICATION

"In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media was duly notified of the time, date, place and agenda of this meeting."

WORKSESSION - City Hall, Planning Conference Room, 1st Floor - 5:00 PM

Please note, this meeting will be broadcasted via zoom and live streamed on Facebook. You can view the meeting at the City's page; City Beaufort SC

I. CALL TO ORDER

A. Philip Cromer, Mayor

II. DISCUSSION ITEMS

A. Beaufort Development Code text amendment process update

III. ADJOURN



CITY OF BEAUFORT
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

TO: CITY COUNCIL **DATE:** 1/11/2024
FROM: Curt Freese, Community and Economic Development Director
AGENDA ITEM TITLE: Beaufort Development Code text amendment process update
MEETING DATE: 1/16/2024
DEPARTMENT: Community and Economic Development

BACKGROUND INFORMATION:

List of Topics

Current Code Edit Progress
Zoning Recap:
2.4.1 Transect Standards
2.6.2 Building Height
2.6.5 Height Transition (New Code Section)
2.7.1 Historic District (Scriveners/Clarification)
3.2 Table of Uses/Zoning Uses
3.6.2 Commercial Use Requirements/Standards
3.11.2 Accessory Uses
3.12.2 Temporary Uses (Clarification)
4.5.3 Carriage Houses
4.5.5 2-3 Unit Homes
4.5.6 Rowhouses
4.5.8 Live Work buildings
Historic Preservation Discussion - HRB name change proposal

PLACED ON AGENDA FOR: Discussion

REMARKS:

ATTACHMENTS:

Description	Type	Upload Date
Presentation	Backup Material	1/11/2024
development code memo and amendments	Backup Material	1/11/2024



January 16, 2024

TEXT AMENDMENT UPDATE BEAUFORT DEVELOPMENT
CODE



Current Code Edit Progress



- **Boards and Commissions:** Approved in September 2023
- **Historic Preservation:** Tabled at MPC in October 2023 (will be discussed at future PC meeting)
- **Zoning: Chapters 2-4:** Presented Sep-Oct Code Edit Session, Recommendation to PC tonight.
- **Note:** Two thirds of the Code Edits collected from 2020-2023 have been discussed.



Current Code Edit Schedule

Future Sessions will include proposed amendments in ordinance form.

February/March: DESIGN/LANDSCAPING/PARKING

Chapters 2,3,4,5: Design and Landscaping Requirements, Appendix A

March/April: SUBDIVISION AND INFRASTRUCTURE

March and April: Chapters 7-8 and Appendix C



Current Code Edit Schedule

Future Sessions will include proposed amendments in ordinance form.

➤ **April: Proposed End of Code Edit Cycle.**

Revisions will be sent to City Attorney and then forwarded to PC for consideration.

➤ **Future Edits:**

Should be considered on a yearly basis.





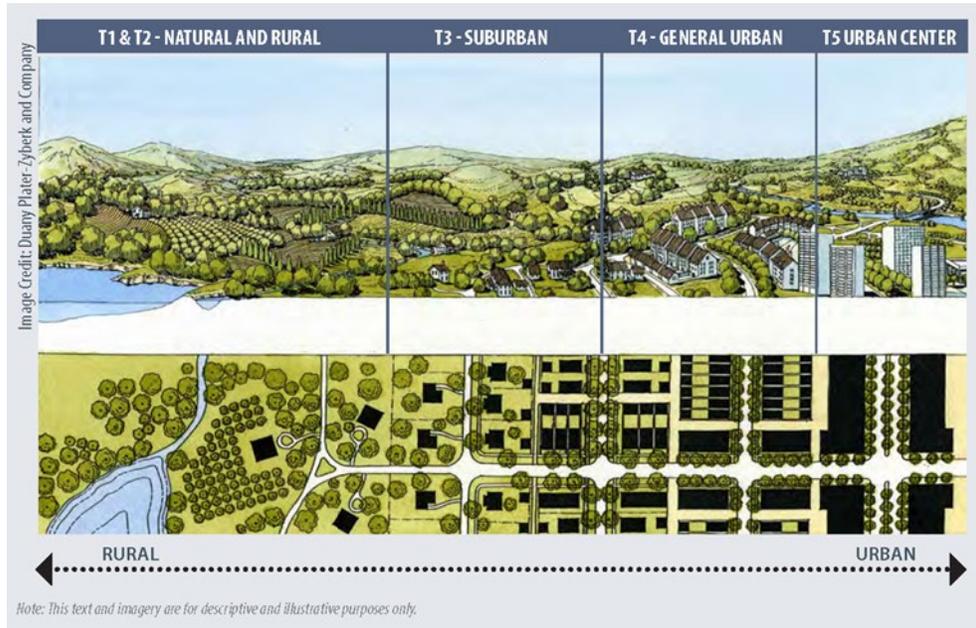
Zoning Recap

2.4.1 Transect Standards

Analysis/Recommendation: Adding a note that all subdivision of lots in historic districts will be subject to the HRB process for clarity.

2.6.2 Building Height

Analysis/Recommendation: 1) Revising building height to be consistent with the adopted Flood Ordinance; 2) Adding the two story requirement measured 250' from any major intersection, as it is currently referenced within the specific building type categories, and lacks clarity.





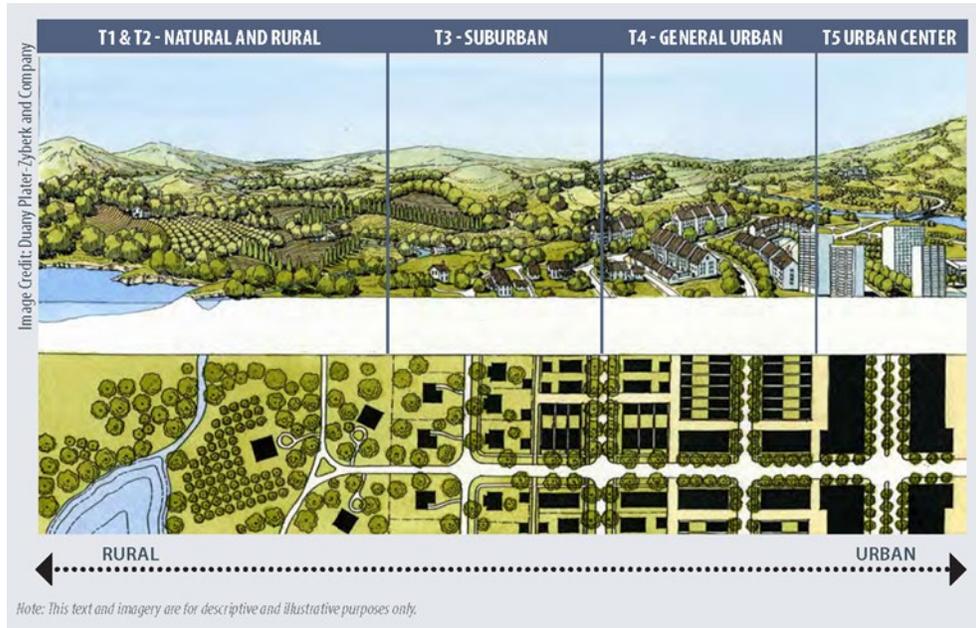
Zoning Recap

2.6.5 Height Transition (New Code Section)

Analysis/Recommendation: Adding a 75' height transition area, with diagrams, to provide a reasonable transition for residents who live in homes next to higher order transect zones, like T-4 and T-5.

2.7.1 Historic District (Scriveners/Clarification)

Analysis/Recommendation: There has been some confusion as to what high ground references in the code. The proposed language is to provide clarification.



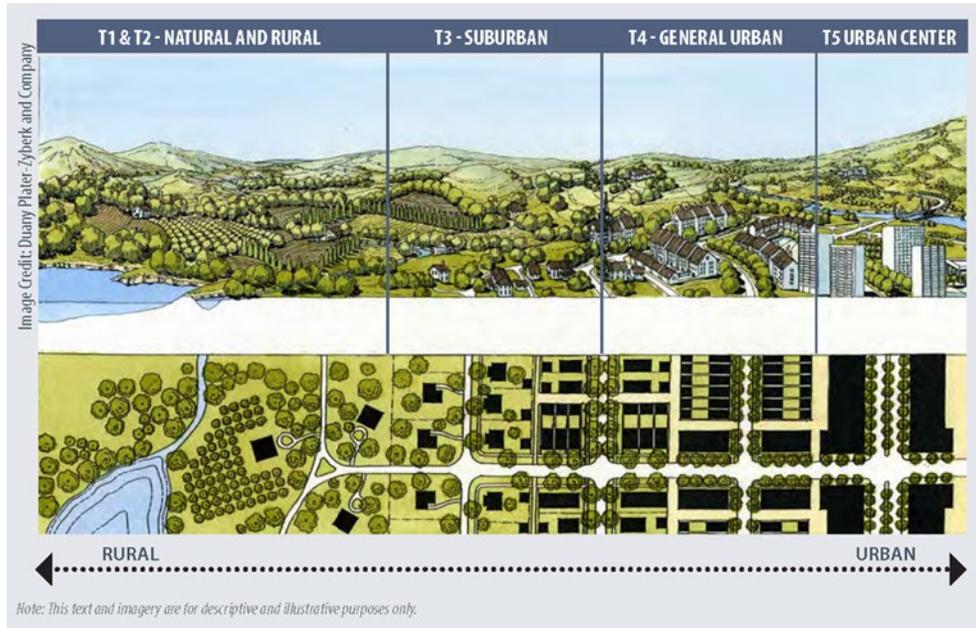


Zoning Recap

3.2 Table of Uses/Zoning Uses

Analysis/Recommendation: This includes a number of major changes to accommodate missing middle housing and higher densities, which include the following:

- Addition of T4-NA specific standards in the zoning use table. Such standards did not exist.
- Adding 2-3 unit dwelling units in the T-3 districts.
- Adding Rowhomes as a conditional use in the T-3 districts
- Adding Apartment homes as a special exception in the T-3 districts.
- Adding Live Work Unit in T4 HN (with new conditions as per the proposed Section 3.6.2.





3.6.2 Commercial Use Requirements/Standards

Analysis/Recommendation: Five proposed major changes to this section:

- Revising the T-4 NA district for clarity, and also to allow indoor entertainment.
- Clarifying that manufactured and mobile homes cannot be used for short term rentals.
- Adding a requirement that kennels in T-5 UC must not be visible from the public view.
- Adding specific standards for special exceptions in T4-HN, limiting the use, size of use, and signage.
- Adding clarity for split zoned T-5 UC and RMX properties, and standards for development.



3.11.2 Accessory Uses

Analysis/Recommendation: Elimination of the minimum size requirement for an attached ADU to allow for more flexibility.

3.12.2 Temporary Uses (clarification)

Analysis: Remove the term “steel” and replacing it with “metal” for temporary allowance of pod type moving storage.



4.5.3 CARRIAGE HOUSE

Analysis/Recommendation: Two changes: 1) Allowing up to two ADUS in all districts, eliminating the 1 ADU requirement in the T-3 districts. 2) Eliminating the minimum size requirement.

4.5.5 2-3 UNIT HOMES

Analysis/Recommendation: Eliminate the two per block only restriction to allow for greater usage of this housing type.

4.5.6 ROWHOUSE

Analysis: Remove the T4-NA restriction and allow as per the Code table as a proposed Special Exception.

4.5.8 LIVE WORK BUILDINGS

Analysis: Removing the T-4 restriction for T-4 which makes such a live-work building impractical to build.



Historic Preservation

Discussion Item: HRB Name Proposal

- Staff has received a recommendation to rename the Historic Review Board back to the Board of Architectural Review, which would be more consistent with the name used in Statue Statute.

Questions?





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Community Development Department

SCOTT MARSHALL
City Manager

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CURT FREESE
Community Development
Director

Date: January 16, 2024

From: Curt Freese, Community Development Director

To: Metropolitan Planning Commission

ISSUE: Beaufort Development Code Changes

BACKGROUND:

The Beaufort Development Code was adopted in 2017 with a forward-thinking form-based structure to regulate development. Stakeholders, from developers, board and council members to staff members and others, all identified numerous changes that must be addressed. A Code Workshop process was initiated with City Council to bring forward amendments. This process started on March 21, 2023, and has continued with public meetings on the third Tuesday of every month. The code amendments herein were limited to specific zoning and height requirements proposed for formal consideration before the new City Planning Commission, and then City Council. All requirements proposed have been discussed and vetted during these public meetings, with discussions at the September and October Code Edit meetings, apart from items that were scrivener's type errors/corrections.

PROPOSED AMENDMENTS

Please note, a copy of the track changes of the code sections in question are included in your packet with changes in red. The changes which involve several Sections of the code are found below:

2.4.1 TRANSECT STANDARDS

2.6.2 BUILDING HEIGHT

2.6.5 HEIGHT TRANSITION

2.7.1 HISTORIC DISTRICT

3.2 TABLE OF USES

3.6.2 COMMERCIAL USE REQUIREMENTS/STANDARDS

3.11.2 ACCESSORY USES



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3.12.2 TEMPORARY USES

4.5.3 CARRIAGE HOUSE

4.5.5 2-3 UNIT HOMES

4.5.6 ROWHOUSE

4.5.8 LIVE WORK BUILDINGS

DESCRIPTION AND SYNOPSIS OF CHANGES

2.4.1 Transect Standards

Analysis/Recommendation: Adding a note that all subdivision of lots in historic districts will be subject to the HRB process for clarity.

2.6.2 Building Height

Analysis/Recommendation: 1) Revising building height to be consistent with the adopted Flood Ordinance; 2) Adding the two story requirement measured 250' from any major intersection, as it is currently referenced within the specific building type categories, and lacks clarity.

2.6.5 Height Transition (New Code Section)

Analysis/Recommendation: Adding a 75' height transition area, with diagrams, to provide a reasonable transition for residents who live in homes next to higher order transect zones, like T-4 and T-5.

2.7.1 Historic District (Scriveners/Clarification)

Analysis/Recommendation: There has been some confusion as to what high ground references in the code. The proposed language is to provide clarification.

3.2 Table of Uses



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Analysis/Recommendation: This includes a number of major changes to accommodate missing middle housing and higher densities, which include the following:

- Addition of T-4NA specific standards in the zoning use table. Such standards did not exist.
- Adding 2-3 unit dwelling units in the T-3 districts.
- Adding Rowhomes as a conditional use in the T-3 districts
- Adding Apartment homes as a special exception in the T-3 districts.
- Adding Live Work Unit in T4 HN (with new conditions as per the proposed Section 3.6.2.

3.6.2 Commercial Use Requirements/Standards

Analysis/Recommendation: Five proposed major changes to this section:

- Revising the T-4 NA district for clarity, and also to allow indoor entertainment, as Staff has been approached by owners of industrial buildings in this district, who would like to convert to gyms, gymnastics and other uses which would serve the community and intention of the district.
- Clarifying that manufactured and mobile homes cannot be used for short term rentals.
- Adding a requirement that kennels in T-5 UC must not be visible from the public view.
- Adding specific standards for special exceptions in T4-HN, limiting the use, size of use, and signage.
- Adding clarity for split zoned T-5 UC and RMX properties, and standards for development.

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Analysis/Recommendation: Elimination of the minimum size requirement for an attached ADU to allow for more flexibility.

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Analysis: Remove the term “steel” and replacing it with “metal” for temporary allowance of pod type moving storage.

4.5.3 CARRIAGE HOUSE



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Analysis/Recommendation: Two changes: 1) Allowing up to two ADUS in all districts, eliminating the 11 ADU requirement in the T-3 districts. 2) Eliminating the minimum size requirement.

4.5.5 2-3 UNIT HOMES

Analysis/Recommendation: Eliminate the two per block only restriction to allow for greater usage of this housing type.

4.5.6 ROWHOUSE

Analysis: Remove the T4-NA restriction and allow as per the Code table as a proposed Special Exception.

4.5.8 LIVE WORK BUILDINGS

Analysis: Removing the T-4 restriction for T-4 which makes such a live-work building impractical to build.

RECOMMENDATION: APPROVE AMENDMENTS TO BE SENT TO CITY ATTORNEY FOR REVIEW, AND THEN FORMAL RECOMMENDATION TO CITY PLANNING COMMISSION FOR CONSIDERATION.

2.4.1 TRANSECT-BASED DISTRICT STANDARDS

DISTRICT	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC
A. LOT CONFIGURATION						
1. Lot Width at Front Setback	75 ft min; for waterfront lots see Section 2.5.4	40 ft min, 60 ft min in the Hundred Pines neighborhood	40 ft min, 60 ft min in The Point	n/a	n/a	n/a
2. Lot Size	9,000 sf min; for waterfront lots see Section 2.5.4	4,000 sf min; 3,000 sf min for alley-served lots	4,000 sf min; 6,000 sf min in The Point	n/a	n/a	n/a
3. Maximum Lot Coverage ¹	30% of lot area	45% of lot area	55% of lot area	70% of lot area	100%	100%
4. Frontage Build-Out ²	n/a	n/a	75% max	60% min; 85% max	75% min	60% min
<p>¹ This percentage indicates maximum lot coverage by roofs; total impervious coverage may be an additional 10%. Parcels may also be subject to Section 8.3 (Stormwater).</p> <p>² See Section 2.5.1 B. for additional frontage build-out standards.</p> <p>3. Lots located in the historic district, will be subject to the Historic Review Board approval process of 9.9.2 D.</p>						
B. PRIMARY BUILDING PLACEMENT						
1. Front Setback; <i>for infill lots also see Section 2.5.2</i>	20 ft min	15 ft min	Average Prevailing Setback on Block	0 ft min	0 ft min	0 ft min
	No max	30 ft max ³		15 ft max	Max. Prevailing Setback on Block	15 ft max
2. Side Setback—Corner/Alley	15 ft min	6 ft min	5 ft min	0 ft min	0 ft min	0 ft min
	No max	No max	No max	10 ft max	15 ft max	15 ft max
3. Side Setback—Interior	10 ft min	6 ft min	6 ft min, 10 ft min in The Point	5 ft min, or 0 ft if attached	0 ft min	0 ft min
4. Rear Setback ⁴	15 ft min	15 ft min	15 ft min	10 ft min	0 ft min	5 ft min
5. Rear Setback from Alley ⁴	n/a	0 ft	0 ft	0 ft	0 ft	0 ft
6. Attached Garage/Carport	5 ft min	5 ft min	Attached garages shall only be accessed via an alley; garage doors shall not face the street			

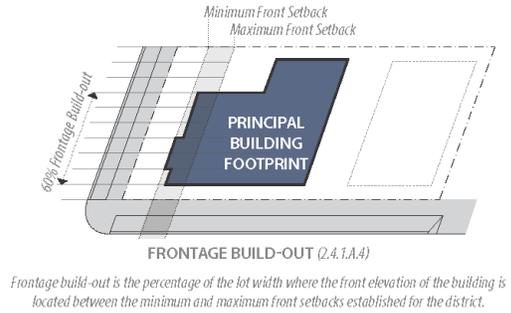
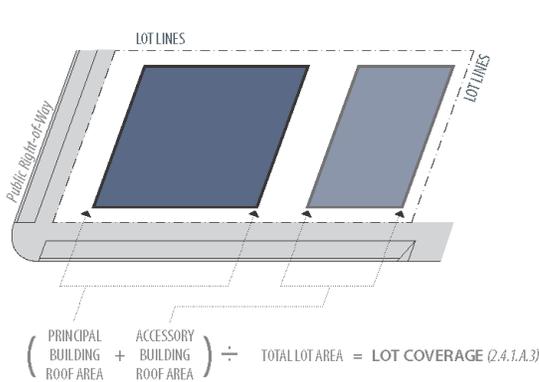
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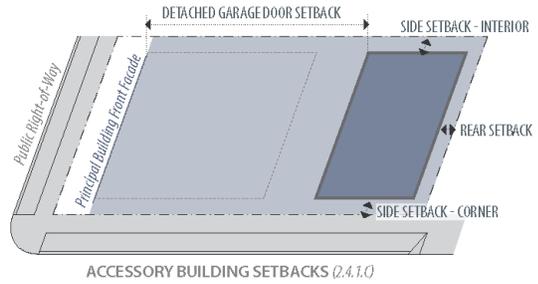
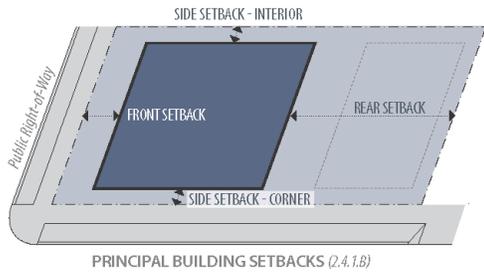
Setback (from front facade) ^{5, 6}						
C. ACCESSORY BUILDING PLACEMENT—See Section 3.11 for additional requirements						
1. Front Setback	Accessory structures shall be located behind the front facade of the primary structure, except as provided for in Section 2.5.4 (Waterfront Lots) and Section 4.5.3 (Carriage House); see item 6 below for setback for detached garage doors					
2. Side Setback—Corner/Alley ⁵	5 ft min	5 ft min	5 ft min	3 ft min	0 ft min	0 ft min
3. Side Setback—Interior	5 ft min	5 ft min	5 ft min	5 ft min	0 ft min	0 ft min
4. Rear Setback ⁴	5 ft min	5 ft min	5 ft min	5 ft min	0 ft min	0 ft min
5. Rear Setback from Alley ⁴	3 ft min	3 ft min	3 ft min	3 ft min	3 ft min	3 ft min
6. Detached Garage Door/Carport Setback (from front facade) ⁵	5 ft min	20 ft min	20 ft min	20 ft min	Shall be located behind primary building and accessed via alley or side street ⁷	
<p>³ When lot width is 75 ft or greater, there is no maximum front setback.</p> <p>⁴ Garage doors shall be 15 ft min from alley centerline.</p> <p>⁵ In addition to the setback requirements listed above, garage doors/carports which face a public right-of-way, except for rear alleys, shall be set back a minimum of 20 ft from that right-of-way.</p> <p>⁶ The Battery Shores and Islands of Beaufort neighborhoods are exempt from this standard when garage doors do not face a public right-of-way. In the Jericho Woods neighborhood, carports are exempt from this standard.</p> <p>⁷ Also see Section 2.5.7(Street Access Standards).</p>						
D. BUILDING FORM						
1. Primary Building Height—See Section 2.6	No min	No min	No min	2 stories min ⁸	2 stories min	2 stories min ⁸
	2.5 stories max	2.5 stories max	3 stories max	4 stories max; 3.5 stories max in & fronting Historic District & interior lots along Allison Rd.	3 stories max at property line, see 2.6.1.G	5 stories max; 3.5 stories max in & fronting Historic District
2. Accessory Building Height	2 stories or 30 ft max	2 stories or 30 ft max	2 stories or 30 ft max	2 stories or 30 ft max	2 stories max	2 stories max

3. Building Width at Frontage	n/a	n/a	n/a	100 ft max	100 ft max ⁹	160 ft max ⁹
⁸ Two stories are only required at significant intersections, in accordance with Section 2.6.3 and the Street Hierarchy Diagram in Appendix C.3. ⁹ Buildings exceeding this maximum shall comply with the Large Footprint Building standards in Section 4.5.10.						
E. PARKING PAD LOCATION —There are no interior side setbacks for parking unless buffers are required per Section 5.5. See Section 2.5.8 for additional provisions						
1. Front Setback	There are no parking setbacks, however, driveways shall be located to the side of the lot/primary structure except on waterfront lots meeting the conditions stated in 2.5.4.	40 ft min	40 ft min	40 ft min	40 ft min	
2. Side Setback—Corner		5 ft min	15 ft min	5 ft min	5 ft min	
3. Rear Setback		5 ft min	5 ft min	0 ft min	0 ft min	

LOT CONFIGURATION (2.4.1.A)

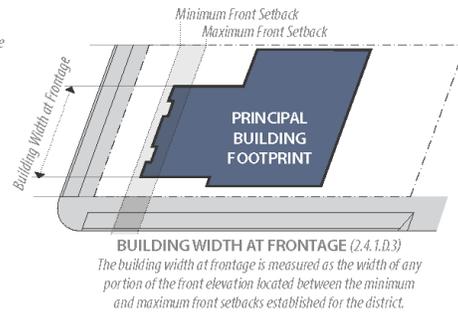
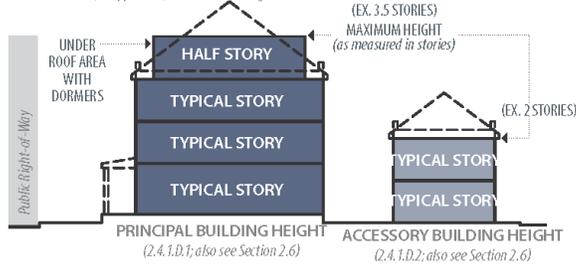


BUILDING PLACEMENT (2.4.1.B—C)

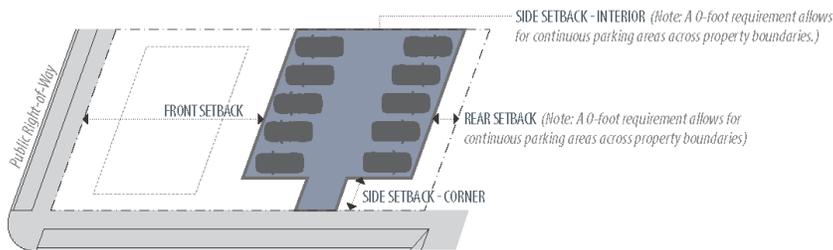


BUILDING FORM (2.4.1.D)

Maximum height in stories is measured by counting the number of floors, or a portion thereof. If maximum heights are listed by a dimensional standard, height is measured from average grade, or first floor above base flood elevation, if applicable, to mean roof height.



PARKING LOCATION (2.4.1.E)



2.6.2 BUILDING HEIGHT ABOVE GRADE

A. General to All Zones:

1. Freeboard: ~~In addition to the standards listed below, where a parcel is located in a flood hazard zone, the minimum elevation above grade is 1 foot above base flood elevation. In special flood hazard areas (zones A, AE, AH, AO, A1-30, V and VE) and other areas with the potential of flooding (such as x and shaded x zones) where base flood elevation data has been provided by FEMA Flood Insurance Maps, the following provisions are required: New Construction, substantial improvement, or an addition, including an addition to a historic structure, the footprint of which is over thirty-three (33) percent of the footprint of existing structure, shall have the lowest floor elevated to the most restrictive of the design elevation of 13 feet or the base flood elevation plus one foot of freeboard. No basements are permitted. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with national flood insurance program technical bulletin #1~~
2. Exception: Commercial buildings that have been floodproofed, per ASCE Section 24 or most recent version, do not have to be elevated above grade.

B. Specific to T3 Zones:

1. If the finished floor of new single-family residential construction will be lower than the average grade along any property line, the finished floor must be elevated a minimum of 18" above finished grade adjacent to the building exterior.
2. The finished ground floor elevation for 2- and 3-unit buildings shall be elevated a minimum of 2 feet above the average adjacent sidewalk, or adjacent street grade where no sidewalk is present.
3. If a single-family residence in a T3 zone is developed as part of an Alternative Development Pattern (Section 2.8), it shall be elevated a minimum of 18" above the average adjacent sidewalk grade or adjacent street grade where no sidewalk is present.

C. Specific to T4 Zones:

1. The finished ground floor height for residential structures shall be elevated a minimum of 2 feet above the average adjacent sidewalk grade or adjacent street grade where no sidewalk is present. Apartment Houses are permitted to be a minimum of 18" above grade, per Section 4.5.7.
2. The ground floor height of single-family residential structures shall be a minimum of 9 feet from finished floor to ceiling.
3. The ground floor height of multi-family residential structures shall be a minimum of 10 feet from finished floor to ceiling.
4. The ground floor height of commercial buildings shall be a minimum of 11 feet from finished floor to ceiling.
5. Each full story above the ground floor shall be a minimum of 8 feet from floor to ceiling.

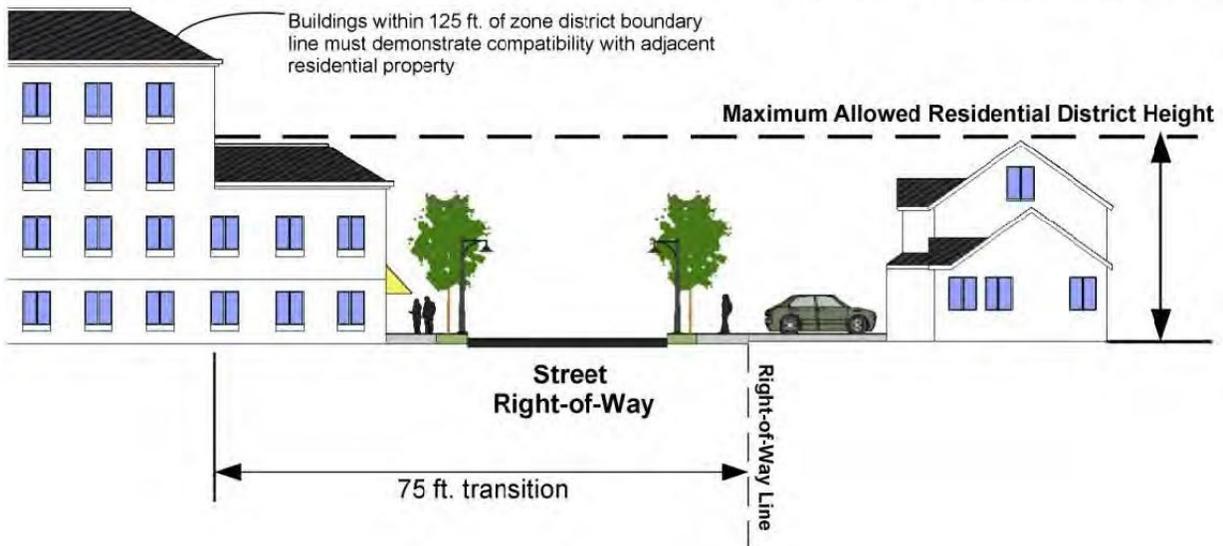
D. Specific to T5 Zones:

1. The finished ground floor height for residential structures shall be elevated a minimum of 3 feet above the average adjacent sidewalk grade. Apartment Houses are permitted to be a minimum of 18" above grade, per Section 4.5.7.

-
2. The ground floor height of residential structures shall be a minimum of 10 feet from finished floor to ceiling.
 3. The ground floor height of single-story commercial buildings shall be a minimum of 14 feet from finished floor to ceiling.
 4. The ground floor height of multi-story commercial buildings shall be a minimum of 12 feet from finished floor to ceiling.
 5. In T5-DC, the Historic Review Board may permit deviations from the minimum height requirements listed above if doing so would allow a structure to be more compatible with the surrounding context.
 6. Each full story above the ground floor shall be a minimum of 8 feet from floor to ceiling.

E. Specific to Zones T4-N and T5-UC: Two-story minimum buildings are required within 250 feet of any Significant Intersection (see Street Hierarchy Diagram in Appendix C.3) as measured from the centerline of the intersection. Any parcel that is partially within the 250-foot radius will be required to comply with the minimum two-story height requirements.

2.6.5 Height Transition: Any portion of a building located within the T-4, T-4N, T5-UC, or RMX District, shall have a maximum height no greater than the maximum height allowed in the adjacent zoning district. Where a street separates the zoning districts, the measurement shall be from the street right-of-way line opposite the T-4, T-4N, T5-UC, or RMX District.



2.7.1 BEAUFORT HISTORIC DISTRICT (HD) OVERLAY

- A. **Purpose:** The purpose of the Beaufort Historic District is to promote the educational, cultural, and general welfare of the public through the preservation, protection, and enhancement of the old, historic or architecturally significant structures and areas of the City and to maintain such structures and areas as visible reminders of the history and cultural heritage of the City, the state, and the nation. The Historic District is a pedestrian-oriented area.
- B. **Applicability:** Properties within the Beaufort Historic District are subject to specific standards found in this section, and to the review procedures of the Historic District Review Board as described in Section 10.7.
- C. **Beaufort Historic District Designated:** For the purpose of this section, the Beaufort Historic District is hereby established. The boundaries of this district shall be designated on the official Zoning Map of the City of Beaufort. The boundaries of the Beaufort Historic District and the Beaufort National Historic Landmark District are the same with the following clarifications/exceptions:
1. Where boundaries are designated at specific roads, the centerlines of the rights-of-way of those roads shall be deemed said boundaries.
 2. The east and south boundaries of the district are established at the Beaufort River. These boundaries are established at the parcel lines, seawalls, or at mean high water mark, whichever extends further from the high ground.
 3. Structures attached to the high ground are deemed to lie within the district and shall be reviewed in entirety in accordance with the provisions of this section. High Ground (Historic District) - any parcel that is at or above the mean high-water mark within or directly adjacent or attached to the boundaries of the Historic District. An example of a structure attached to the High Ground but not within the boundaries of the district would be the Beaufort marina adjacent to Historic Downtown Beaufort.
- D. **Subdistricts Established:** The Beaufort Historic District shall be composed of 2 subdistricts identified as the Beaufort Preservation Neighborhood (BPN) and the Beaufort Conservation Neighborhood (BCN). There may be established one or more of each subdistrict within the Beaufort Historic District, provided that all such districts shall consist of at least five acres of contiguous land. The boundaries of these subdistricts shall be designated on the official Zoning Map of the City of Beaufort. Where the term Beaufort Historic District (or a similar reference, such as "historic district") is used in this section or in any supplementary materials, it shall apply to both subdistricts. However, where there is a specific reference to a subdistrict, that specific reference shall apply and supersede any reference to the Beaufort Historic District.
- E. **Trash and Recycling Screening:** All private trash and recycling receptacles shall be hidden or screened from view. Unscreened facilities shall come into compliance with the provisions of this section within 18 months of adoption of this Code.
- F. **Exemptions:**
1. The Bladen Street Redevelopment District overlay zone is exempted from Historic District Overlay standards (See Section 2.7.3 F.).
 2. Routine maintenance and repair of any of the existing features of a structure that does not involve a change in design, type of materials, or outward appearance shall be exempt from the review and approval requirements of this section.

- 3: LAND USE PROVISIONS
3.2: TABLE OF PERMITTED USES

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Land uses in transect-based and conventional districts shall be permitted in accordance with the table below. Special provisions related to uses in the AICUZ Overlay District are in Section 2.7.4. The zoning designation of water is the same as the land it is adjacent to.

P=Permitted Use
C=Conditional Use
SE=Special Exception
E=in Existing Building/Facility Only

RF = Retail Frontage Only
A=T4-Neighborhood Artisan subdistrict Only
— = Prohibited use

DISTRICT	T1	T3-S	T3-N	T4-HN	T4-N	T4-NA	T5-DC	T5-UC	RMX	LI	IC	MHP	LANDS WHEN APPLICABLE
RESIDENTIAL													3.3
Household Living													
Single-Family Dwelling	—	P	P	P	P	P	E	E	E	E	E	—	—
2- or 3-Unit Dwelling	—	P	GP	P	P	P	P	P	—	—	P	—	4.5.5
Rowhome	—	C	C	—	C	SE	P	P	P	—	P	—	4.5.6
Apartment House (a.k.a. Multifamily Dwelling - 4+ units)	—	SE	SE	—	C	SE	P	P	P	—	P	—	4.5.7
Home Occupation - Minor	—	C	C	C	C	C	P	P	P	—	—	—	3.3.2.D
Home Occupation - Major	—	SE	SE	SE	C	C	P	P	—	—	—	—	3.3.2.D
Live-Aboard Boat	C	C	C	C	C	C	C	C	C	C	C	C	3.3.2.D
Live/Work Unit	—	—	—	SE	C	P	P	P	P	C	P	—	4.5.8
Manufactured Home	—	—	—	—	—	—	—	—	—	—	—	C	3.3.2.G
Group Living													
Group Dwelling (≤ 8 residents)	—	—	—	—	P	—	P	P	P	—	—	—	—
Group Dwelling (> 8 residents)	—	—	—	—	SE	—	SE	P	P	—	P	—	—
PUBLIC AND CIVIC													3.4
Civic/Government Facilities													
Educational Facilities	C	—	SE	SE	P	P	P	P	P	P	P	—	3.4.2.A
Educational Facilities													
College/University/Trade/Vocational	—	—	—	—	C	—	P	P	P	C	P	—	3.4.2.B.1
School, Public or Private	—	C	C	C	P	—	P	P	P	—	P	—	3.4.2.B.2
Parks and Open Space													
Cemetery	C	E	E	E	E	E	E	E	C	E	E	E	3.4.2.C

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- 3: LAND USE PROVISIONS
3.2: TABLE OF PERMITTED USES

Park/Open Space	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	7.4	
INSTITUTIONAL													3.5	
Community Service	—	SE	SE	SE	P	<u>P</u>	P	P	P	SE	P	—	—	
Day Care Facility														
Family Day Care Home (≤ 6 clients)	See Home Occupation — Minor													
Group Day Care Home (7-12 clients) & Commercial Day Care Center (>12 clients)	—	—	SE	C	C	<u>C</u>	P	P	P	P	P	—	3.5.2.A	
Treatment Facility	—	—	—	—	SE	<u>SE</u>	SE	SE	P	—	SE	—	—	
Health Care Facilities	—	—	—	—	—	<u>—</u>	—	P	P	—	P	—	—	
Religious Institution	—	C	C	P	P	<u>P</u>	P	P	P	<u>SE</u>	P	—	3.5.2.B	
COMMERCIAL													3.6	
Entertainment														
Indoor Entertainment	—	C	C	—	C	<u>P</u>	P	P	P	P	P	—	3.6.2.A	
Outdoor Entertainment	—	—	—	—	C	<u>P</u>	P	P	P	—	P	—	3.6.2.A	
Sexually-Oriented Business	—	—	—	—	—	<u>—</u>	—	—	—	C	—	—	13.2.1	
Office	—	—	—	—	P	<u>P</u>	P	P	P	P	P	—	—	
Overnight Guest Accommodation														
Bed and Breakfast	—	—	SE	SE	P	<u>P</u>	P	P	—	—	—	—	3.6.2.C.1	
Short-Term Rental	—	C	C	C	C	<u>C</u>	C	C	—	—	C	—	3.6.2.C.2	
Inn/Motel/Hotel	—	—	—	—	C	<u>C</u>	P	P	P	—	—	—	3.6.2.C.3	
Recreational Vehicle Park	—	—	—	—	—	<u>—</u>	—	—	SE	—	—	—	—	
Retail & Restaurants					C	<u>C</u>	C	C	P	—	C	—	3.6.2.D	
VEHICLE- AND BOAT-RELATED USES													3.7	
Vehicle and Boat Sales and Rental	—	—	—	—	<u>A</u>	<u>C</u>	—	C	P	—	—	—	3.7.2.A	
Drive-Thru Facility	—	—	—	—	—	<u>—</u>	—	C	C	SE	—	—	3.7.2.B	
Fuel Sales/Car Wash	—	—	—	—	—	<u>—</u>	—	C	C	P	—	—	3.7.2.C	
Vehicle Service and Repair	—	—	—	—	C	<u>—</u>	—	C	C	P	—	—	3.7.2.D	
Parking, Commercial, Surface	—	—	—	—	C	<u>—</u>	C	P	P	P	P	—	3.7.2.F	
Parking, Structure	—	—	—	—	RF	<u>—</u>	P	P	P	P	P	—	—	
Passenger Terminals	—	—	—	—	—	<u>—</u>	—	SE	P	P	—	—	3.7.2.G	
Water/Marine-Oriented Facilities	P	—	—	—	P	<u>—</u>	P	P	—	—	P	—	—	
INDUSTRIAL													3.8	
Aviation Services	—	—	—	—	—	<u>—</u>	—	—	—	P	—	—	—	
Light Industrial Services	—	—	—	—	<u>A</u>	<u>C</u>	—	C	C	P	—	—	3.8.2.A	
Manufacturing and Production Services	—	—	—	—	<u>A</u>	<u>C</u>	—	—	C	P	—	—	3.8.2.B	
Truck Terminal	—	—	—	—	—	<u>—</u>	—	—	—	P	—	—	—	
COMMUNICATION & INFRASTRUCTURE USES													3.9	
Major Infrastructure/Utilities	—	—	—	—	<u>A</u>	<u>C</u>	—	—	SE	P	—	—	3.9.2.A	

- 3: LAND USE PROVISIONS
3.2: TABLE OF PERMITTED USES

Minor Infrastructure/Utilities	E	C	C	C	C	C	C	C	C	P	C	—	3.9.2.B
Waste Related Services	—	—	—	—	—	—	—	—	—	SE	—	—	3.9.2.C
Wireless Communications Facility	—	—	—	—	—	—	—	—	C	C	—	—	3.9.2.D
FORESTRY, AGRICULTURE, HORTICULTURE	C	C	C	C	C	C	C	C	C	C	C	—	3.10

3.2.1 OVERVIEW OF USE CATEGORIES

- A. **Definition of Use Category:** See Section 13.1 (Definitions of Specialized Terms).
- B. **Basis for Classification:** Use categories classify land uses and activities into categories based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered and site conditions. The use categories provide a systematic basis for assigning present and future land uses into appropriate Districts.
- C. **Principal Uses:** Principal uses are assigned to the category that most closely describes the nature of the principal use. The "Characteristics" subsection of each use category describes the common characteristics of each principal use.
 - 1. **Developments with Multiple Principal Uses:** When all principal uses of a development fall within one use category, the entire development is assigned to that use category. When the principal uses of a development fall within different use categories, each principal use is classified in the applicable category and each use is subject to all applicable regulations for that category.
- D. **Accessory Uses:** Accessory uses are allowed by-right in conjunction with a principal use, unless otherwise stated in this Code. Also, unless otherwise stated, accessory uses are subject to the same regulations as the principal use. Common accessory uses are listed as examples in the use category descriptions. See Section 3.12 for additional standards for accessory uses and structures.
- E. **Use of Examples:** The "Examples" subsection of each use category lists common examples of uses included in the respective use category. The names of these sample uses are generic. They are based on common meanings and not on what a specific use may call itself. For example, a use that calls itself a "wholesale warehouse," but sells mostly to consumers, is included in the "Retail Sales and Service" category rather than the "Wholesale Sales" category. This is because the actual activity on the site matches the description of the "Retail Sales and Service" category.
- F. **Similar Use Interpretation Criteria:** The following considerations shall be used in making similar use interpretations:
 - 1. The actual or projected characteristics of the activity in relationship to the stated characteristics of each use category.
 - 2. The relative amount of site area or floor space and equipment devoted to the activity.
 - 3. Relative amounts of sales from each activity.
 - 4. The customer type for each activity.
 - 5. The relative number of employees in each activity.
 - 6. Hours of operation.

-
7. Building and site arrangement.
 8. Vehicles used with the activity.
 9. The relative number of vehicle trips generated by the use.
 10. How the use advertises itself.

3.6.2 ADDITIONAL STANDARDS FOR COMMERCIAL USES

The following additional standards apply to the approval and development of projects where the use is listed in the "Table of Permitted Uses" in Section 3.2 as Conditional (C), Special Exception (SE), or T4-Neighborhood Artisan (A). In addition, any Building Design standards, as set forth in Article 4, apply as applicable.

A. **Entertainment Uses (Indoor and Outdoor):**

1. **Specific to T3:** Indoor and outdoor entertainment are permitted if the property is owned by a neighborhood association or property owners' association, and if the use is owned and managed by that association.
2. **Specific to T4-N:** Indoor Entertainment shall be limited to 2,500 SF in a standalone building.
~~unless Indoor Entertainment is a permitted use - it is part of when located in a mixed-use building or mixed use~~ development.
3. **Specific to T4-NA: Indoor Entertainment, Community Service and Office uses are permitted uses.**
4. **Specific to T4-N and T5-UC:** Outdoor Entertainment is permitted on parcels 7 acres or larger.

B. **Sexually-Oriented Businesses:** See Section 13.2.1.

C. **Overnight Guest Accommodation:**

1. **Bed and Breakfasts (B&B):**

- a. **Number of Rental Rooms:** 10 maximum, not including the caretaker's quarters.
- b. **Signs:** Total sign area for all signs advertising the B&B shall not exceed 5 square feet. All signs shall be constructed of wood or other durable non-plastic materials.
- c. **Parking:** One space per room, plus 1 space for the resident manager shall be provided on-site. Formalized on-street parking spaces meeting the requirements of Section 5.7.4 B. may count towards this requirement.
- d. **Spacing:** There shall be no other B&B in a T3 or T4-HN zoning district located within 500 feet of a proposed B&B in either of these districts. Distances shall be measured from the property line.
- e. **Meals:** No meals will be served to anyone other than registered guests, except as provided for in Section 3.6.2 C.1.f. below. No variances from this condition shall be permitted.
- f. **Events:** Business meetings, receptions, teas, and other events are permitted, provided that the events are hosted for registered guests. This shall apply to all B&Bs established under the Beaufort Code.
- g. **Operation:** B&Bs shall be operated by a resident manager living on the premises.

2. **Short Term Rental:**

- a. **Specific to T3-S, T3-N, and T4-HN:** Short term rentals, where the owner does not live on the premises, are limited to 6% of the lots in the neighborhood as shown on the City of Beaufort Neighborhoods Map zoned T3-S, T3-N, and/or T4-HN with the following exceptions:
 - i. Structures on the City's List of Vacant and Abandoned Structures being rehabilitated for use as a short term rental; and
 - ii. Short term rentals are prohibited in The Point neighborhood, as shown on the City of Beaufort Neighborhoods Map.

-
- b. **Minimum Stay:** 2 nights.
 - c. **Permitted Rental Types:**
 - i. Rental of the primary dwelling.
 - ii. Rental of an accessory dwelling.
 - iii. Rental of a portion of a primary dwelling.
 - iv. Rental of a boat in an approved marina.
 - d. **Parking:** Parking shall be provided on-site and located to the side or rear of the dwelling. On-site parking shall be clearly delineated with an improved surface such as pavement, gravel, or another method approved by the administrator. If formalized parking is provided on the street(s) adjacent to the primary or accessory unit, this may be utilized in lieu of on-site parking.
 - e. **Rental Agreement:** The applicant shall provide a copy of the rental agreement that will be used. The rental agreement shall specify the following:
 - i. The minimum stay.
 - ii. The maximum number of guests—which shall be based on the number of beds in the unit. For Primary house rentals, the number of adult guests is limited to 2 per bedroom. For Carriage House rentals, the total number of adult guests is limited to 4.
 - iii. The maximum number of vehicles permitted at the unit—which shall be based on the number of bedrooms and the design of the driveway. For Primary house rentals, the number of vehicles is limited to 1 per bedroom. For Carriage House rentals, the total number of adult guests is limited to 2.
 - iv. Where guests are to park. Where no formalized on-street parking is available, the agreement shall specify that guests are to park on-site and not in the street.
 - v. That the City's noise ordinance applies between 9:00 p.m. and 8:00 a.m.
 - vi. Prohibit large gatherings such as weddings and reunions unless specifically approved by the City.
 - vii. Pets, if permitted, are not to be left outside unattended.
 - f. **Property Management Plan:** A property management plan shall be developed and approved by the administrator. The property management plan shall identify a property manager. Where the property owner does not live on the premises, the property manager must be available to appear on the premises to respond a complaint within three hours of being notified by the administrator. Where the property owner lives on the premises, a back-up property manager must be identified unless the owner certifies the unit will not be rented when the owner is out of town. The administrator shall be notified when management of the unit changes. Failure to comply with the approved property management plan shall result in the revocation of the zoning permit (Section 9.4).
 - g. **Signs:** No on-site signs shall be permitted.
 - h. **Rental Rules:** Rental rules, including use of the sanitation and recycling roll-carts, and emergency contact information including the police non-emergency number, shall be posted in a conspicuous location in the unit.

- i. **Monitored Fire Alarm:** A monitored fire alarm is required for all units except boats. Boats are required to provide documentation that a Coast Guard Auxiliary Safety Vessel Check has been performed is required. The Vessel Safety Check can be arranged through this link: <http://www.cgaux.org/vsc>. Existing facilities not meeting this requirement shall be brought into conformance within 6 months of the date of adoption of this Code.
- j. **Outside Approvals Required:** For properties located in a neighborhood with a property owners' association, written confirmation from the association president that short-term rentals are permitted in the neighborhood is required. In multifamily structures, written approval from the property management association is required. For boats in an approved marina, written permission from the marina manager is required.
- k. **Safety Inspection and Licensing:** A Safety Inspection shall be conducted before the Business License for the facility is issued. The facility shall comply with all business license, revenue collection, and health laws of the City of Beaufort, Beaufort County and the State of South Carolina.
- l. **Unlicensed Units:** For units that are found to be operating without approval of the City, the short term rental application fee shall be \$1,000. If the property owner chooses not to submit a short term rental application within 60 days of being notified by the City of being in violation of the ordinance, a short term rental application shall not be approved for a period of 2 years.

~~M. Manufactured Homes/Mobile Homes: No manufactured home, or mobile home, shall be eligible to conduct short term rentals.~~

3. **Inn/Hotel/Motel:**

- a. **Specific to T4-N:**
 - i. Inns up to 10 rooms are permitted.
 - ii. Inns with 11—24 rooms are permitted in retail frontage overlay areas.
- b. **Specific to T4-NA:** This use is prohibited.

D. **Retail and Restaurants:**

- 1. **Specific to T4-N only:** Except for Animal Hospitals/Kennels, Restaurants and Retail are permitted only in Retail Frontage Overlay Districts, and in the T4-NA district per the conditions below. Animal Hospitals/Kennels shall follow the Conditions for T5-UC.
- 2. **Specific to T4-NA:** ~~The only types of gC~~General retail/service uses are permitted ~~are in the~~ Artisan-Oriented and Trail-Related uses district. The following conditions apply:
 - a. Freestanding signs are limited to one per lot, with a maximum size of 5 square feet.
 - b. No outside amplified music is permitted.
 - c. No alcohol sales are permitted.
 - d. New construction and exterior changes to existing structures to accommodate such uses shall be subject to Article 4 (Building Design and Infill Standards) of this Code.
 - e. Specific to trail-related uses:
 - ~~i. The floor area of each tenant space is limited to 2,500 square feet.~~
 - ii. On-site parking shall be provided at the rate of 1 space per 300 square feet.

- iii. The hours of operation shall be limited to between 7:00 a.m. and 6:00 p.m. EST, 7:00 p.m. EDT.
 - iv. Any use that includes outdoor seating shall have a trash container available for disposal of goods consumed on the premises.
3. **Specific to T5-UC:** Animal Hospitals/Kennels are permitted with the following Conditions:-
 - a. **Outdoor Activity:** Outdoor activity is permitted during daylight hours; animals must be boarded indoors at night.
 - b. **Permitted Accessory Uses:** Boarding, retail sales, and grooming services are permitted.
 - c. All kennels, and/or outdoor areas for animals, must be located to the rear of the building, and must be screened from the view of all public rights away.
 4. **Specific to T5-DC:** Animal Hospitals/Kennels are not permitted.
 5. **Specific to IC:** General retail/service uses are not permitted along Highway 170 west of W.K. Alston Drive.
 6. Specific to T4-HN: General Retail and service uses, shall be approved as a special exception with the following conditions:
 - a. Cafes/restaurants: shall be under 2,500 sq. ft. with no drive-thru or order window.
 - b. Art Galleries, offices, and general retail shall be under 2,500 sq. ft.
 - c. No on-site sign shall be larger than 5 sq. ft.

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E. RMX/T5-UC SPLIT ZONES:

1. In properties split zoned RMX/T5-UC, one district and corresponding lot and design standards shall be utilized at beginning of the development process. This process shall be followed with commercial and mixed uses developments, with outlots. If urban blocks and lots/street sections, as found in Appendix C, exist adjacent to the RMX/T-5UC district being developed, T-5 UC development standards shall be followed.

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3.11.2 USES CUSTOMARILY ACCESSORY TO RESIDENTIAL DWELLINGS

TYPE ²	#/LOT ¹	SIZE ¹	ADDITIONAL STANDARDS ⁴
C. Accessory Dwelling Unit (syn. Carriage House) - detached	See Section 4.5.3 for complete standards ³		
D. Accessory Dwelling Unit - attached	1	Min.: 240-sf Max.: 50% of the footprint of the primary unit, or 1,500 SF max., whichever is smaller	1. All standards from 4.5.3 apply, with the following addition: Any additional entrances will be located in the side or the rear of the primary structure. Additional external stairways or fire ladders are strongly discouraged but may be permitted at the discretion of the Fire Marshal when no practical alternative exists.
E. Garage/Carport/Workshop	2 ³	Maximum: 50% of the footprint of the primary unit, or 1,500 SF max., whichever is smaller	1. Specific to T3-N, T4, T5, RMX and IC Districts: prefabricated/per-manufactured metal structures are not permitted when visible from a public right-of-way. 2. May be provided with electricity, sink and a commode but shall not be used as an ADU. 3. If a carport is used for storage, any side visible from an adjacent property or street right-of-way must be enclosed to screen the building contents.
F. Shed	2	Max.: 320 SF	1. Specific to T3-N, T4, T5, RMX and IC Districts: prefabricated/pre-manufactured metal structures are not permitted when visible from a public right-of-way. 2. Shed may be provided with electricity, sink and a commode but shall not be used as an ADU. 3. Any shed that is 3' or closer to a house shall meet the fire protection prescribed for Garages in the IRC. 3. Specific to T3-N, T4-N and T4-HN: Side and rear setbacks may be reduced to 2' if the following conditions are met: a. Residential Sheds are <200 SF and Commercial sheds are <120SF. b. Shed doesn't contain plumbing or HVAC and is not used as a habitable space. c. Lot size is 6,000 SF or less.
G. Pool	1	n/a	1. Barriers shall be required per Section 305 of the 2015 International Swimming Pool and Spa Code, or equivalent as updated. All pool permits shall include such barrier. Before the pool can be filled with water, barriers shall be installed, inspected and approved.
H. Pool House	1	Max.: 50% of the footprint of the primary unit, or 640 SF	1. Standards from 4.5.3.B.8 apply.

		max., whichever is smaller	
I. Covered/Open-Air Structure (ex. Gazebos and Trellises)	2	Max.: 320 SF	1. May not be used for parking. If used for storage, any side visible from an adjacent property or street right-of-way must be enclosed to screen the building contents.
J. Greenhouse	1	Max.: 320 SF	1. See 8.5.4 for additional standards on food production.
K. Outdoor Living and Recreation	Playhouses, picnic tables, dog houses, chicken coops, flagpoles and furniture designed specifically for outdoor use are permitted, and do not require a Project Permit, if they are not permanently affixed to the ground (e.g., on a slab or pier foundations). If a structure under roof (e.g., playhouse, doghouse, chicken coop) is permanently affixed to a the ground, it is considered a shed and shall comply with the standards in paragraph C of this section.		

¹ The number and size of the units shall not cause the property to exceed the maximum lot coverage by roofs in 2.4.1.A.3 or total impervious coverage found in 2.4.2.B.3. The total number of Accessory Structures per lot is limited to 4.

² Location for all Accessory Types shall meet the Accessory Building Placement standards in 2.4.1.C, unless specifically noted in this section.

³ A maximum of 2 garage/carport/workshops are permitted, regardless of whether they are attached or detached, or contain an Accessory Dwelling Unit; however only one of each type is permitted per lot. *Example: A lot may have one attached garage and one detached garage but cannot have two detached garages.*

⁴ Items B-I may not be built before the Primary Structure on a lot.

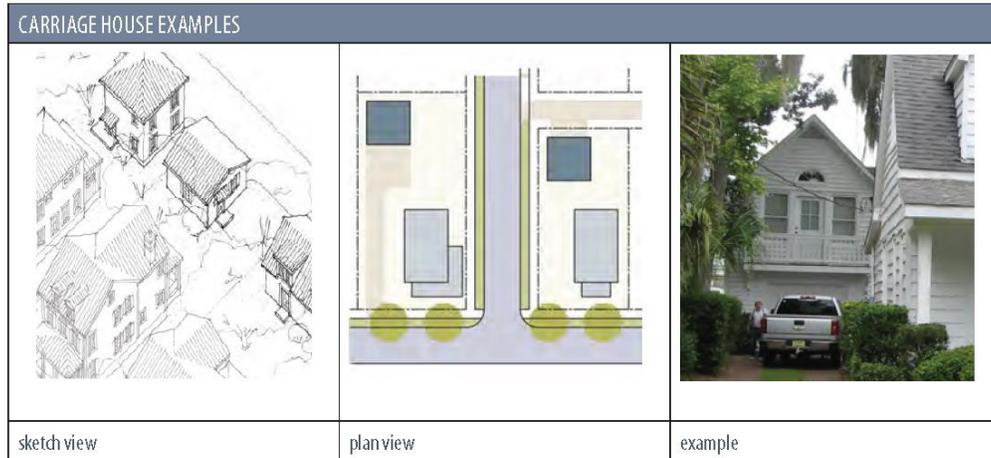
3.12.2 PERMITTED TEMPORARY USE

- A. Carnival, circus or fair, for a period not to exceed 21 days, in the LI District.
- B. Open lot sale of seasonal produce and plant products including Christmas trees, in the T4-N, T5-UC, and RMX Districts for a period not to exceed 45 days.
- C. Temporary real estate sales offices (e.g., mobile trailer), in conjunction with an approved subdivision or development project, in any district, for a period not to exceed 1 year, provided no cooking or sleeping accommodations are maintained in the structure. These may be renewed, upon written request, for periods of 6 months at a time if the subdivision has an active Project Permit.
- D. For new construction, a contractor's office and equipment sheds, including steel cargo storage containers, in any district districts, for a period of 6 months, provided a Project Permit has been issued for construction on the site, and such facilities are placed on the property to which it is appurtenant..
- E. Temporary classroom facilities shall not be located at any school, religious institution, or other similar use, unless a plan for improvements designed to eliminate the temporary classrooms at a time certain in the future — within 24 months — has been approved by the administrator. Such plan shall include a review of the placement of the temporary classrooms, and may require screening and buffering in order to comply with this Code. Extensions of up to 1-year may be permitted by the administrator, upon written request, if the units have not proven to be a nuisance and the plan for elimination is still active.
- F. **Food Trucks/Concession Stands:** See Part 7 Chapter 16 of the City of Beaufort Code of Ordinances, or updated section as applicable, for regulations.
- G. **Farmers Markets:** Farmers markets shall comply with the following standards:
 - 1. Farmers Markets are permitted in T4-N, T5-UC, RMX, IC, and LI Districts.
 - 2. An on-site manager is required.
 - 3. A management plan is required, including the following:
 - a. The regular days and hours of operation on a weekly or monthly basis.
 - b. Parking locations for vendors and customers.
 - c. Setup areas for vendors.
 - d. Signage - On-site temporary signage is permitted on the day of the market. This includes, but is not limited to, sandwich board signs, easels, and banners meeting the requirements in Article 6.
 - e. Location of temporary restrooms, trash/recycling containers, electricity sources.
 - f. Strategy for removal or storage of trash/recycling, tents, kiosks, vans, trailers or other market equipment when the market is not open.
 - g. Rules and regulations for the market.
 - 4. **Types of Products:**
 - a. At least 60% of the vendors shall sell "Farm Products," the majority of which shall be sold direct to consumer. Farm Products are defined as fruits, vegetables, mushrooms, herbs, nuts, eggs, honey or other bee products, flowers, plants, meat, milk, cheese and other dairy products, fish, and value-added products containing the above-mentioned items.

Brokers - participants who have bought any farm products from a grower and do not grow anything themselves - are not permitted.

- b. Up to 40% of vendors may sell prepared foods. The majority of their sales shall be direct to consumer.
- H. Portable ~~steel-metal~~ storage containers are permitted in any district for purposes of loading or unloading, for a period not to exceed 14 days.
- I. Cargo or freight storage containers, or modified versions thereof, are permitted to be used as temporary storage facilities in the LI and RMX Districts for up to 3 consecutive months in any 12-month period, on the condition that the containers are not visible from the street.

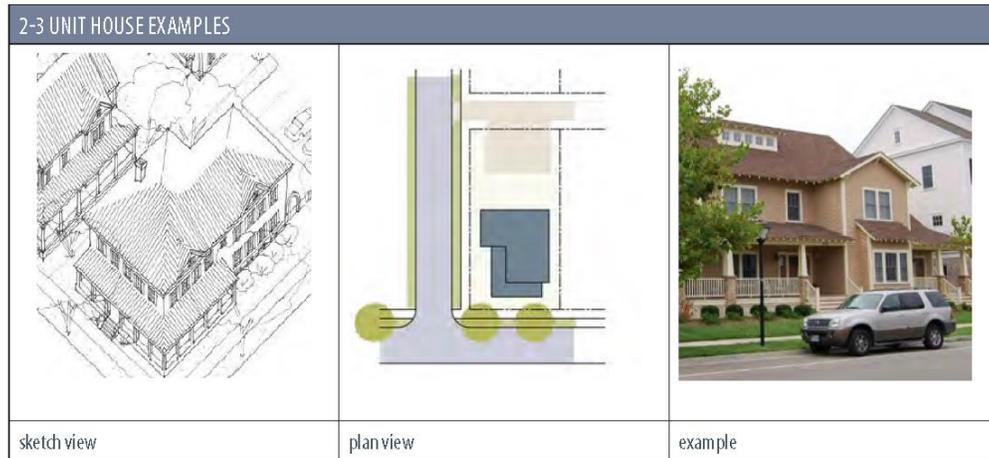
4.5.3 CARRIAGE HOUSE



- A. **Description:** This is an Accessory Structure that provides small, flexible living spaces adjacent to a main house (a.k.a. Accessory Dwelling Unit [ADU], Granny Flat). It is often used for rental housing, and may be free standing, or located above a garage or parking area.
- B. **Special Requirements:**
1. **Infrastructure:** The lot shall be served with public water and sewer.
 2. **Number allowed:** 2 per lot, ~~except in T3-S where 1 per lot is permitted.~~
 3. **Placement on the Lot:** The carriage house shall be located to the rear of the primary structure, or to the side as a secondary option, with the following exceptions:
 - a. Units may be placed at the front of a lot where the front of the primary structure is not the street, and the structure has clearly been designed to take advantage of unique site amenities, such as location on the water.
 - b. Units may be placed in the front of the lot where the prevailing character of the neighborhood has other similarly-placed units.
 4. **Frontage Type:** No frontage type is prescribed unless the building is close to the street; in which case, appropriate frontage types are: porch, stoop.
 5. **Maximum Number of Bedrooms:** 2.
 6. ~~**Minimum Size:** 240 square feet in total area.~~
 - 6/7. **Maximum Size:** The footprint shall not exceed 50% of the footprint of the primary building, or 1,500 square feet, whichever is smaller. Conversions of existing accessory structures that exceed this maximum may be permitted if the administrator determines that there is no adverse impact on surrounding property.
 - 8/7. **Compatibility with Primary Structure:** Architectural details, including color, siding, roof pitch, window detailing, roofing materials, height, and foundation, shall be compatible with the primary dwelling unit.
 9. **Parking:** 1 parking space per Carriage House is required, and shall be clearly defined. See Section 7.3 for additional parking standards.

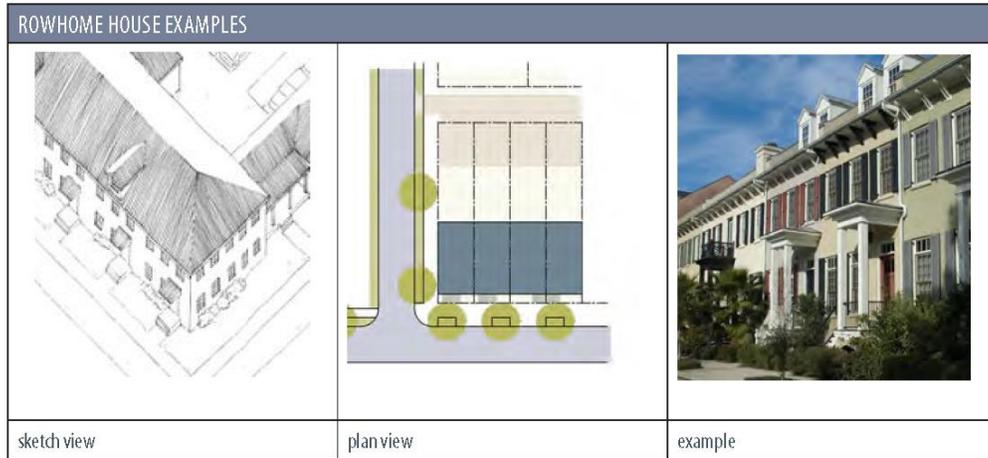
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10. **Timing:** The carriage house(s) shall be permitted to be built prior to the primary structure on the lot if the following requirements are met:
- a. A sketch plan showing the potential build-out, including parking, of the site is required;
 - b. The size(s) must be appropriate to permit a primary structure without exceeding the maximum lot coverage; and
 - c. Materials of the future primary structure must coordinate with the carriage house.

4.5.5 2-3 UNIT HOUSE



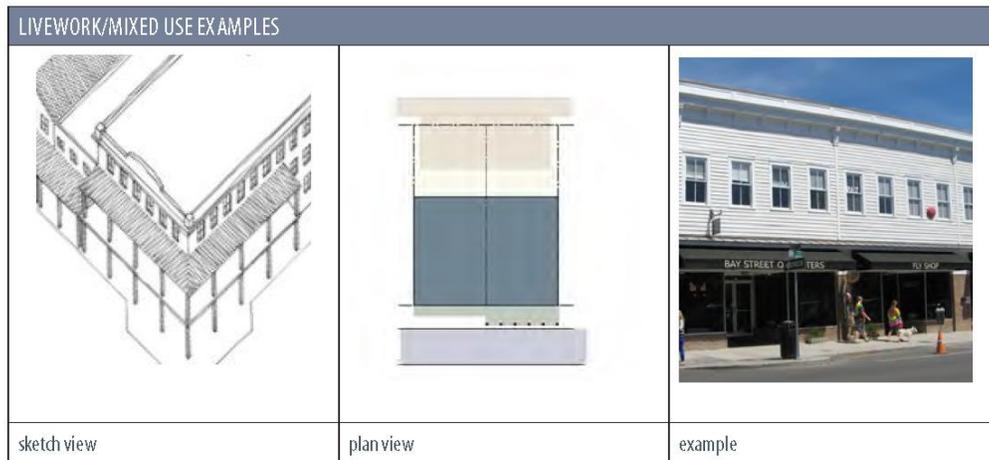
- A. **Description:** This house-form seamlessly fits into a predominantly single-family neighborhood, but contains multiple dwelling units. The units may be side-by-side, or stacked. They typically have separate entrances off of the street, but may share a common entrance. They are located under one roof and do not have parapets dividing the units.
- B. **Special Requirements:**
1. **Frontage Types:** Common Yard, Porch, Stoop.
 2. **Parking:** Parking must be well defined, located behind the building, and accessed off a side street or rear alley. On-site parking for all vehicles, including boats, must not be in front of the building. No variances to this provision are permitted.
 3. **Location, Specific to T3-N:** A 2-3 unit building is permitted in the following areas:
 - a. On a corner lot; or
 - b. Where rear alley access is provided; ~~however, no more than 2 per block are permitted.~~

4.5.6 ROWHOME



- A. **Description:** This is an attached residential building type that is part of a series of other rowhomes with more than three units in a row. Three or fewer is considered a 2—3 unit building. Rowhomes may have parapet walls dividing the units, or be combined under one roof form. They are elevated above the street a minimum of 3 feet for privacy, and are typically accessed by stoops. They may also utilize the forecourt and porch frontage types.
- B. **Special Requirements:**
1. **Frontage Types:** Porch, stoop, forecourt.
 2. **Parking:** Parking must be well defined, located behind the building, and accessed off a side street or rear alley. On-site parking for all vehicles, including boats, must not be in front of the building.
 3. **Specific to T4:**
 - a. Rowhomes are not permitted in the Historic District, except in the Bladen Street Redevelopment District.
 - b. ~~Rowhomes are not permitted in T4-NA.~~

4.5.8 LIVEWORK/MIXED-USE



- A. **Description:** This is a building that contains commercial space, typically at grade, with office or residential living, typically located on the upper level(s). They are typically attached, but may be freestanding structures. The ground floor has a substantial amount of glazing, and often utilizes the shopfront frontage type.
- B. **Special Requirements:**
1. **Frontage Types:** Forecourt, balcony, Shopfront/Awning, Gallery/Colonnade, Arcade.
 2. **Parking:** Parking must be located behind the building, and accessed off a rear alley.
 3. **Specific to T4-N and T4-NA:** When no retail frontage overlay exists, the ground floor is limited to office, artisan and trail-related uses only.
 4. **Specific to LI:** Drive-thru facilities are prohibited.