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**CITY OF BEAUFORT**  
1911 BOUNDARY STREET  
BEAUFORT MUNICIPAL COMPLEX  
BEAUFORT, SOUTH CAROLINA 29902  
(843) 525-7070  
**CITY COUNCIL WORKSESSION AGENDA**  
**September 19, 2023**

**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. Mike McFee, Acting Mayor

**II. DISCUSSION ITEMS**

A. Code Session: Zoning Changes/Missing Middle Housing

**III. ADJOURN**



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

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**TO:** CITY COUNCIL **DATE:** 9/15/2023  
**FROM:** Curt Freese, Community Development Director  
**AGENDA ITEM TITLE:** Code Session: Zoning Changes/Missing Middle Housing  
**MEETING DATE:** 9/19/2023  
**DEPARTMENT:** Community and Economic Development

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***BACKGROUND INFORMATION:***

Please see attached presentation

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***PLACED ON AGENDA FOR:*** Discussion

***REMARKS:***

Please see attached presentation.

**ATTACHMENTS:**

Description	Type	Upload Date
Zoning/Missing Middle Presentation	Cover Memo	9/15/2023



September 19 ,2023

TEXT AMENDMENTS TO CITY OF BEAUFORT  
DEVELOPMENT CODE: ZONING/MISSING MIDDLE



## Lack of Missing Middle Housing

**Issue:** 2- or 3-Unit Dwelling is a conditional use in T3-N.

Rowhome and Apartment House (a.k.a. Multifamily Dwelling – 4+ units) is not permitted in T4-HN and is a conditional use in T4-N.

**Recommendation:** Add as permitted Use



## Live Work

**Issue:** Live/Work Unit is not permitted in T4-HN and is a conditional use in T4-N.

The distinction between T4-HN and T4-N seem to be arbitrary within the historic district. T4 is an urban distinction, but it currently offers very few urban uses.

**Recommendation: Add Live Work as permitted Use**



# Retail/Restaurants Urban Districts



**Issue:** Retail & Restaurants are not permitted in T4-HN and are a conditional use in T4-N.

**Reasoning:** The distinction between T4-HN and T4-N seem to be arbitrary within the historic district. T4 is an urban distinction, but it currently offers very few urban uses

**Recommendation:** Add retail & restaurants to permitted uses/eliminate retail overlay

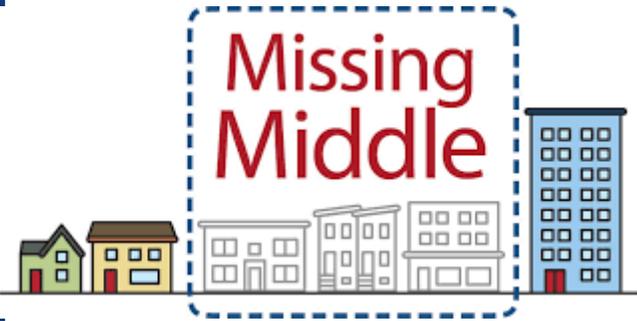


## Live Work

**Issue:** The prohibition of 2-3 dwelling units, rowhomes, and apartment houses in the T3-S district.

**Reasoning:** Such a prohibition makes these zones single family only. Consider adding this as a Special Exception

**Recommendation:** Add allowance for 2-3 dwelling units as permitted use, apartments as a special exception.



## Density in T3-S

**Issue:** The prohibition of 2-3 dwelling units, rowhomes, and apartment houses in the T3-S district.

**Reasoning:** Such a prohibition makes these zones single family only. Consider adding this as a Special Exception

**Recommendation:** Add allowance for 2-3 dwelling units as permitted use, apartments as a special exception.



## Rowhomes and Apartments in T-3 N and T4-HN

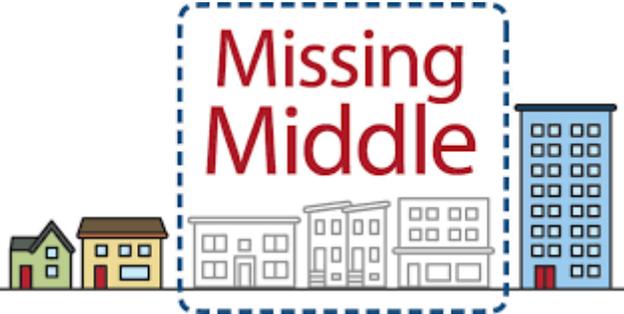
**Issue:** The prohibition of rowhomes and apartment houses in the T3-N and T4-HN districts.

**Reasoning:** Such a prohibition makes these more urban zones a barrier to attainable housing.

**Recommendation:** Add rowhomes and apartment houses as a permitted use, consider height requirements.



# Cottage Courts in Historic District



**Issue:** Restriction of cottage courts in Historic District and lot requirements;

**Reasoning:** There is no reason to exclude Cottage Courts from the Historic District. If a site plan and design for a Cottage Court meets the other requirements there is no need to limit creativity and impose arbitrary limits on the designer/developer. A successful Cottage Court can include 2 story buildings.

**Recommendation:** Add cottage courts as a permitted use in the Historic District.



## Modular Homes

**Issue: Modular Homes prohibited in all but Mobile Home zone**

**Reasoning:** Modular homes are now reviewed under similar standards as a stick-built house, and possess the same design characteristics. Also, modular homes may be cheaper to build.

**Recommendation: Add modular homes a permitted use in all transects.**



## TND FLOATING OVERLAY

**Issue:** Potential floating zone area to provide incentives/regulations for diversity of housing types and styles, based on size of development.

### **Reasoning:**

Demand for a solution for more attainable/workforce housing closer to urban cores.

Floating Zone could be asked for, and re-zoned to for any developer in an urban transect

Opportunity to create a zone to incentivize urban-type infill, and mixed-use development.



Missing  
Middle



## TND FLOATING OVERLAY CONTINUED

### Incentives Possible:

- ✓ Development Review Time
- ✓ Waiver of design requirements
- ✓ Administrative approval
- ✓ Partnering on Infrastructure
- ✓ Removal of fill requirement
- ✓ Minimum Parking or no parking

**Recommendation: Further Study to produce effective incentives**



## Fill Requirement

**Issue:** Ground floor elevation at 2' minimum for 2- and 3-unit buildings, and first floor heights for the different zoning districts

**Reasoning:** The requirement creates better design (the fill requirement produces the typical urban rowhouses), yet also produces additional cost which may be a barrier to affordable housing.

**Recommendation:** Consider either incentives with TND district, or an ala carte list of conditional uses which must be followed to reduce fill requirement



## ADU Minimums

**Issue:** Staff has fielded requests to eliminate the 240 sq. ft. min of carriage houses, and 1,500 ft maximum.

**Reasoning:** Proposal is this is a barrier to affordable housing. Staff disagrees, as 240 sq. ft is the practical minimum in the Building code for a dwelling unit, and accessory structures/garages should not dwarf houses nearby.

**Recommendation: Do not make change.**



## **Current Code Edit Progress**



### **ENVISIONING THE FUTURE**

August-September: Chapter 3: Zoning and Uses

### **PRESERVING DESIGN**

October-November Chapters 4,5: Design and Landscaping Requirements, Appendix A

# Questions?

