

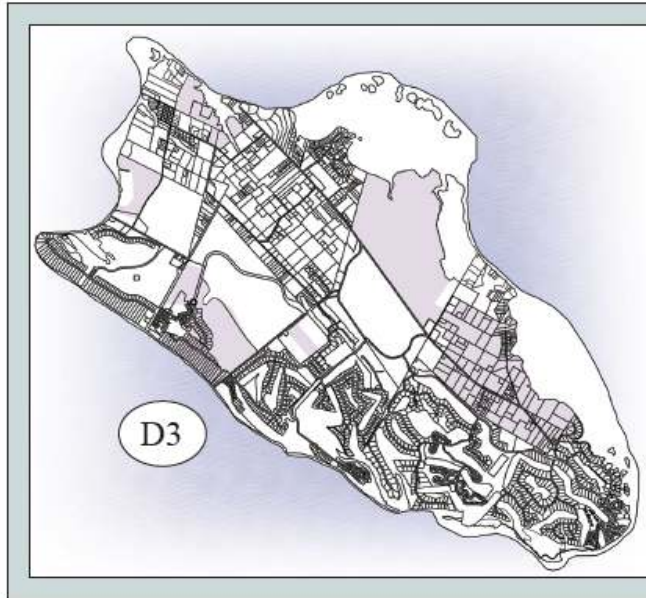
SECTION 4.0
URBAN TRANSECT ZONE STANDARDS

- D3 Sub-Urban Transect**
- D4 General Urban Transect**
- D5 Urban Center Transect**
- PD Public District**

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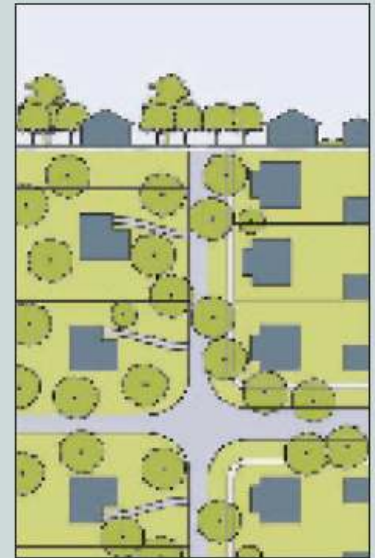
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Table 4.1 D3 Metrics Summary

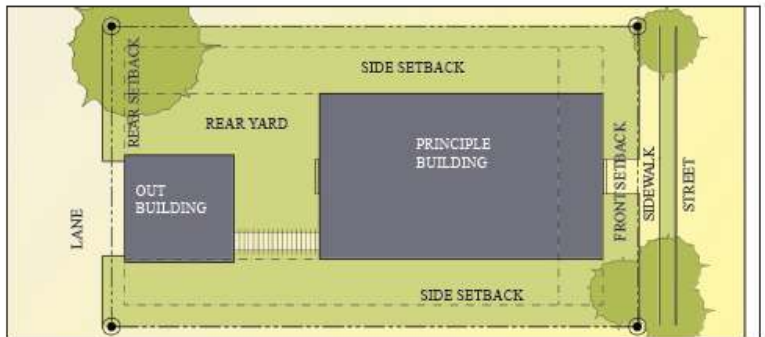


D-3 SUB-URBAN CHARACTERISTICS

- Lawns and landscaped yards surrounding detached single family houses, pedestrians are occasionally seen.
- Large and variable front and side yard setbacks
- Porches, fences, and naturalistic tree plantings throughout.
- One to two story structures
- Parks and greenways common
- TDR Zone - units transferred to this zone, out only by variance.

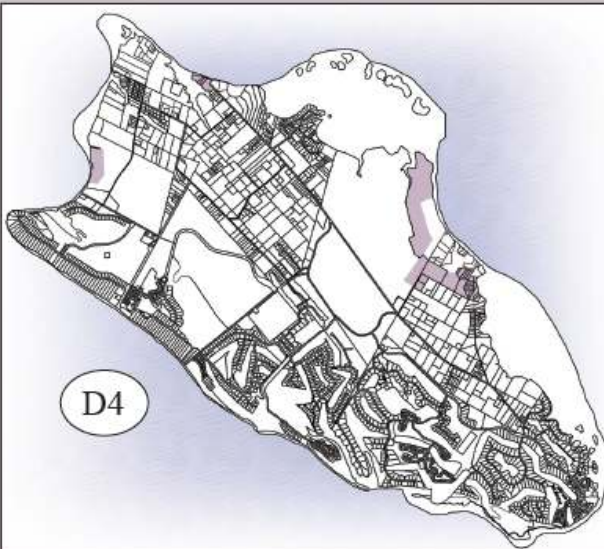


D-3 SUB-URBAN BUILDING FUNCTION	
Residential	Restricted Use
Lodging	Restricted Use
Office	Restricted Use
Retail	Restricted Use
BUILDING CONFIGURATION	
Principle Building	2 stories max.
Outbuilding	1 1/2 stories max.
*If Principle and Outbuilding are detached, a 15 ft min. yard is required.	
SETBACKS – PRINCIPLE BUILDING	
Front - Primary Mass	18 feet min.
Front - Secondary Mass	8 feet min.
Side Setback	12 feet min.
Rear Setback	3 feet
Frontage Build out	40 % min. at setback
SETBACKS – OUTBUILDING	
Front Setback	Face of outbldg. to be a min of 20 feet behind front face of principle bldg.
Side Setback	5 feet min.
Rear Setback	3 feet or 12' - no between
BASE RESIDENTIAL DENSITY	
By Right	3 units per acre - gross
By TDR	6 units per acre - gross
Other Functions	Restricted
BLOCK SIZE	
Block Perimeter	3000 feet. max.
LOT OCCUPATION	
Lot Width	40 feet min. – 100 feet max.
Lot Coverage	60% max.



The D-3 Sub Urban areas are characterized by garden neighborhoods, street trees, porches, and yards lush with greenery. Vehicular access to lots is generally from a lane.

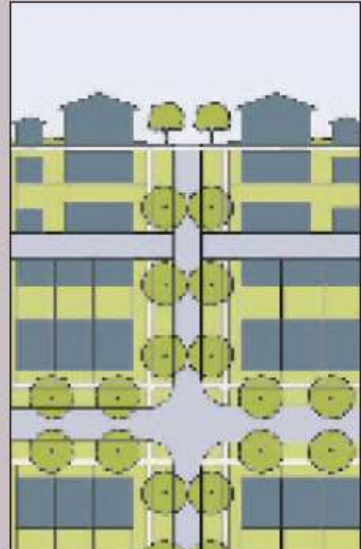
Table 4.2 D4 Metrics Summary



D4

D-4 GENERAL URBAN CHARACTERISTICS

- Mix of Houses and Small Apartment houses with scattered commercial activity.
- Balance between buildings and landscape.
- presence of pedestrians
- Shallow to medium front and side yard setbacks.
- Porches, fences, dooryards
- 2 and 2 1/2 story buildings with a few mixed use buildings.
- Squares and Greens.
- TDR Zone - units transferred to this zone, never out.



D-4 GENERAL URBAN BUILDING FUNCTION	
Residential	Limited use
Lodging	Limited use
Office	Limited use
Retail	Limited use
BUILDING CONFIGURATION	
Principle Building	2 ½ stories max.
Outbuilding	2 stories max.
*If Principle and Outbuilding are detached, a 12 ft min. yard is required.	
SETBACKS – PRINCIPLE BUILDING	
Front - Primary	12 feet min. – 18 feet max.
Front - Secondary	4 feet min.
Side Setback	5 feet min.
Rear Setback	3 feet min.
Frontage Build out	60 % min. at setback
SETBACKS – OUTBUILDING	
Front Setback	Face of outbldg. to be a min of 30 feet behind front face of principle bldg.
Side Setback	3 feet min.
Rear Setback	3 feet or 12' - no between
BASE RESIDENTIAL DENSITY	
By Right	4 units per acre - gross
By TDR	12 units per acre - gross
BLOCK SIZE	
Block Perimeter	2400 feet. max.
LOT OCCUPATION	
Lot Width	30 feet min. – 76 feet max.
Lot Coverage	70% max.

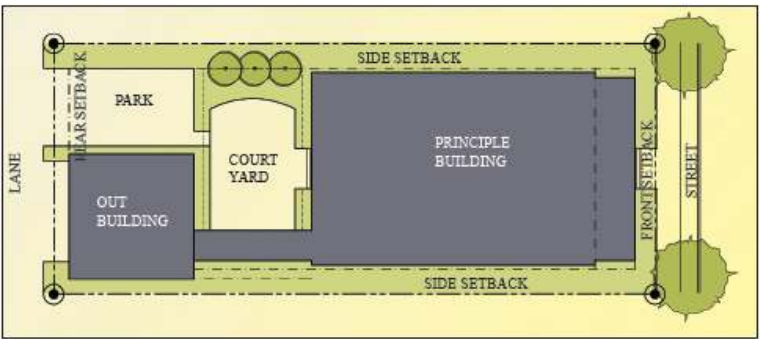
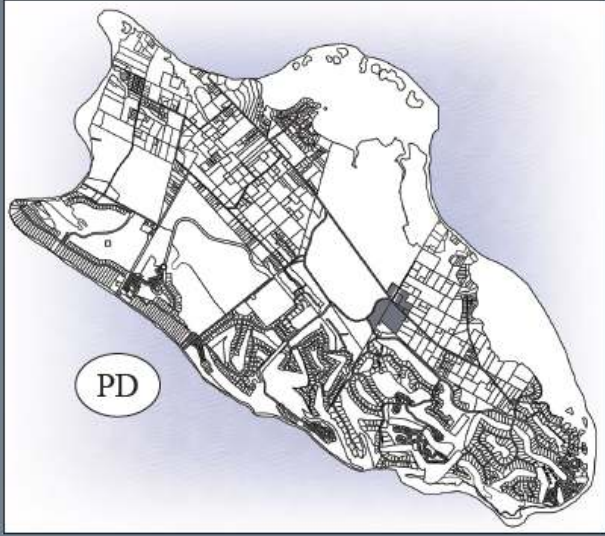


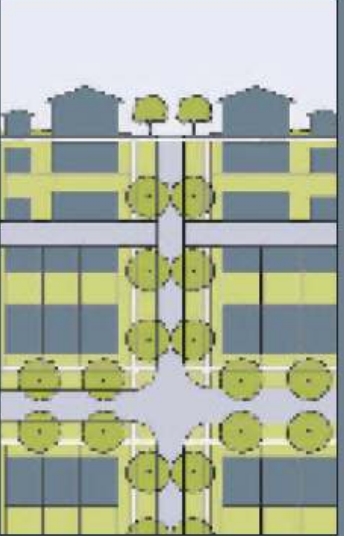
Table 4.3 PD Metrics Summary



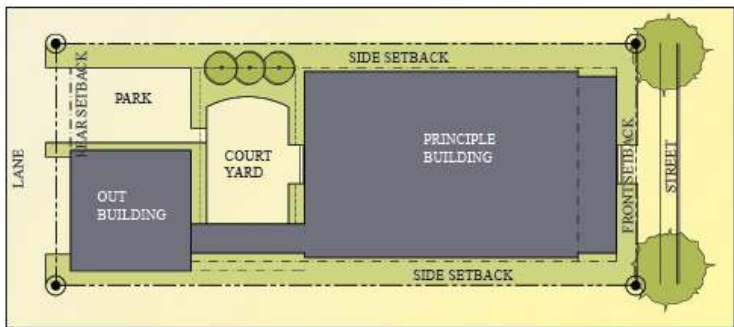
PD

PD - PUBLIC DISTRICT CHARACTERISTICS

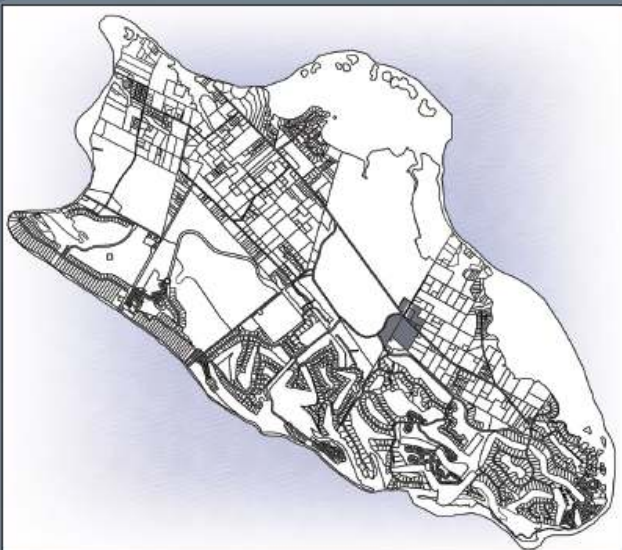
- Mix of apartment houses, public institutions, and service oriented commercial activity
- Balance between buildings and landscape
- presence of pedestrians, geared toward local needs
- Shallow to medium front and side yard setbacks.
- Porches and fences
- 1 1/2 to 2 1/2 story buildings
- Public Squares and Greens common
- TDR Zone - units transferred to this zone.



PD - PUBLIC DISTRICT BUILDING FUNCTION	
Residential	Limited use
Lodging	Limited use
Office	Limited use
Retail	Limited use
BUILDING CONFIGURATION	
Principle Building	2 ½ stories max.
Outbuilding	2 stories max.
SETBACKS – PRINCIPLE BUILDING	
Front - Primary	12 feet min. – 18 feet max.
Front - Secondary	4 feet min.
Side Setback	5 feet min.
Rear Setback	3 feet min.
Frontage Build out	60 % min. at setback
Exception- affordable urban close has a 10 foot minimum setback at all sides	
SETBACKS – OUTBUILDING	
Front Setback	Face of outbldg. to be a min of 20 feet behind front face of principle bldg.
Side Setback	3 feet min.
Rear Setback	3 feet
BASE RESIDENTIAL DENSITY	
By Right	4 units per acre - gross
By TDR	12 units per acre - gross
Other Functions	20% to 30% min.
BLOCK SIZE	
Block Perimeter	2400 feet. max.
LOT OCCUPATION	
Lot Width	30 feet min. – 100 feet max.
Lot Coverage	70% max.





Graphic 4.1 Public District Visioning

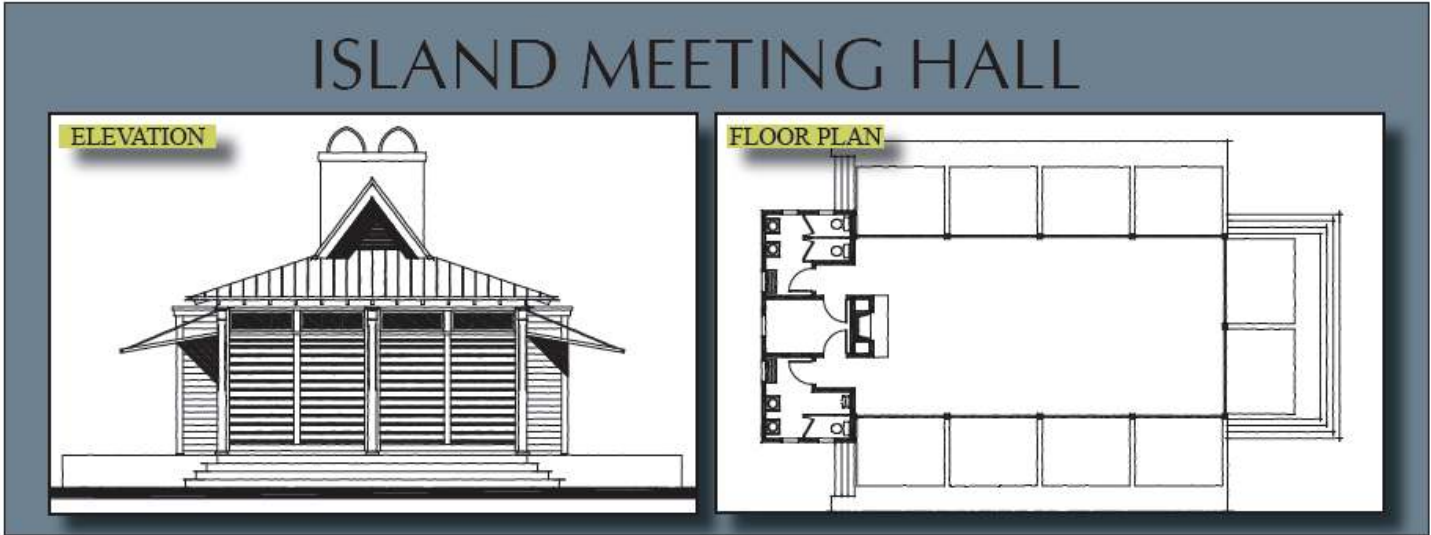


PUBLIC DISTRICT VISIONING

The Public District is an area of the island that will serve as a place of many functions. The PD will be home to a wide range of archetypes and amenities. A place where one could arrive and be able to walk to a few stores, a Library, a Post Office, and a few houses. There should also be a Meeting Hall to be used by the entire island community. This Hall should be able to handle events such as town meetings, but be flexible to handle a wedding or a neighborhood low-country boil. Overall this Public district is the core of everyday life for residents and a organizing node for visitors traveling around the island. This page simply shows some of these items as a possible vision.



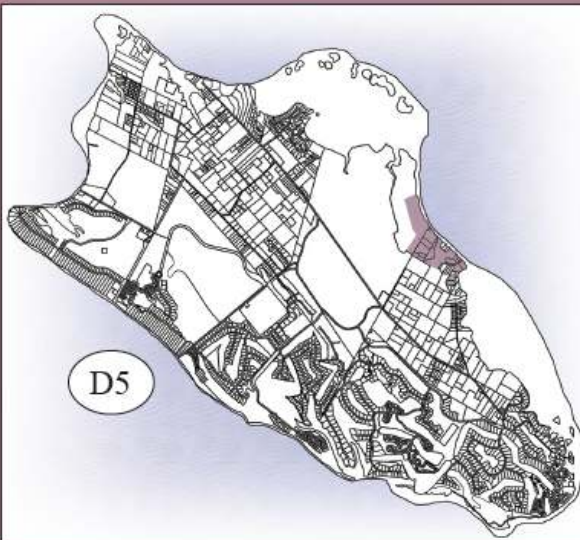
Graphic 4.2 *Island Meeting Hall*



Graphic 4.3 Beach Pavilion

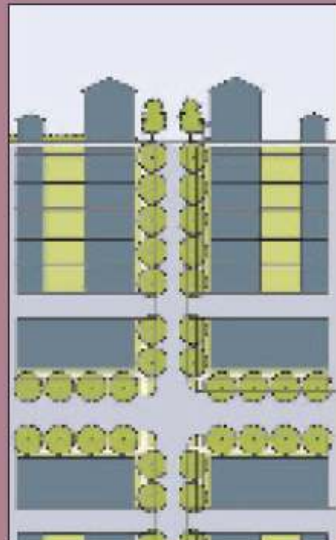


Table 4.4 D5 Metrics Summary

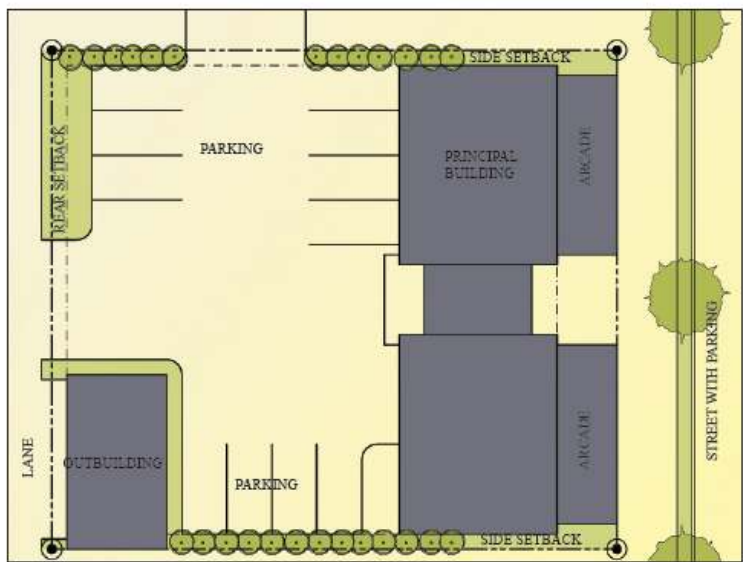


D-5 URBAN CENTER CHARACTERISTICS

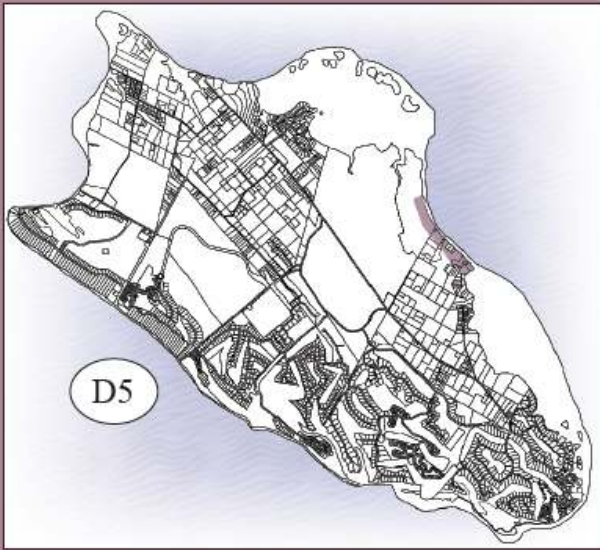
- Shops mixed with Apartments, Offices, and Civic Buildings
- Detached Structures with narrow separation.
- Trees within public R.O.W.
- Substantial pedestrian activity.
- No front & narrow side yard setbacks.
- Stoops, Shopfronts, Galleries common. Arcades prominent.
- Min. two story buildings with many three story buildings.
- Parks, Plazas, and Squares. Median plantings.
- TDR Zone - units transferred to this zone, never out.



D-5 URBAN CENTER BUILDING FUNCTION	
Residential	Open use
Lodging	Open use
Office	Open use
Retail	Open use
BUILDING CONFIGURATION	
Principle Building	3 stories max - 2 stories min.
Outbuilding	2 stories max.
SETBACKS – PRINCIPLE BUILDING	
Front - Primary*	12 ft build to
Front - Secondary*	0 ft min.
Side Setback	3 feet min.
Rear Setback	3 feet min.
Frontage Build out	80 % min. at setback
*Arcade encouraged	
SETBACKS – OUTBUILDING	
Front Setback	40 feet max. from rear property line
Side Setback	0 feet min.
Rear Setback	3 feet or 12' - no between
BASE RESIDENTIAL DENSITY	
By Right	8 units per acre - gross
By TDR	24 units per acre - gross
BLOCK SIZE	
Block Perimeter	2000 feet. max.
LOT OCCUPATION	
Lot Width	18 feet min. – 180 feet max.
Lot Coverage	80% max.




Graphic 4.4 D5 Visioning



D5

D5 VISIONING

The D5 area of Daufuskie only occurs at the main Portal. Although this D5 area is larger than just the waterfront buildings it is a relatively small core of commercial, residential, and civic structures dotted with appropriately scaled green spaces. As D5 intensity development occurs, the negative spaces- those where the buildings are not, become extremely important. These areas must be well scaled, well layered spaces that give pedestrians and users a safe, comfortable, rich space to share. These spaces should be used for outdoor shopping, dining, circulation, town events, a lazy day or just a lunch hour under a shady tree. The sketch below shows a block developed with the creation of a pedestrian park with a civic structure, perhaps a farmers market, at its core. This park is created by a ring of structures with all vehicular access happening behind the structures.



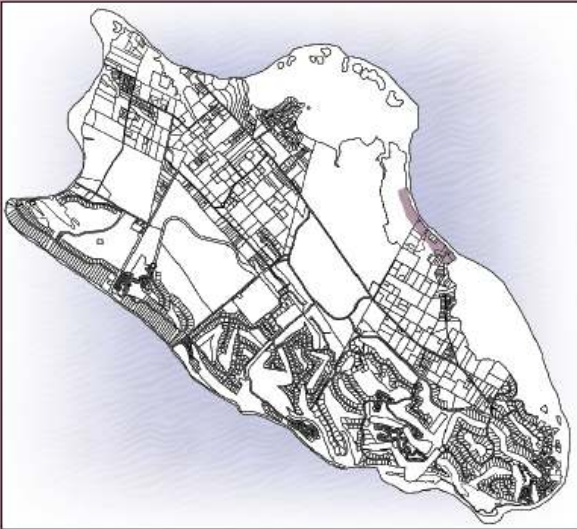
Parking behind buildings to eliminate vehicles from the pedestrian spaces

Two Story Structures with Arcades to provide shade and weather protection for shoppers/ and pedestrians.

Civic Structure, Farmers Market

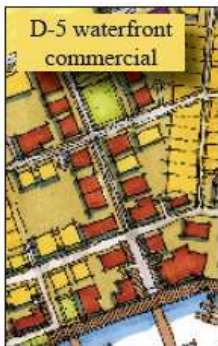
PHOTOGRAPH BY HARRIS

Graphic 4.5 Portal Visioning



PORTAL VISIONING

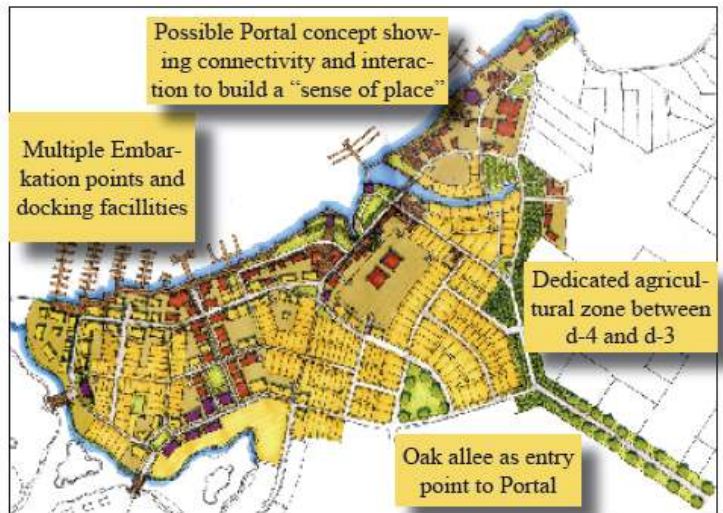
The Island is in need of a center. This center is a place of economic development as well as a place that is open and inviting to every Islander and every visitor. An announcement of settlement and of destination, this area will be a walkable, welcome, a goodbye, and a destination. This Portal – In other places called a town center, or downtown – pays homage to the water and acts as a starting point for island living and island expeditions. The Portal is envisioned as the highest intensity growth area on the island. This area is owned by many stakeholders and was always considered the place for a Portal. Although there is no set plan approved at this time, there were many discussions, illustrations, and ideas shared about the formation of this congruent d-4 and d-5 portal. This page simply shows some of these items as a possible vision.



D-5 waterfront commercial



Neighborhoods with park front homes

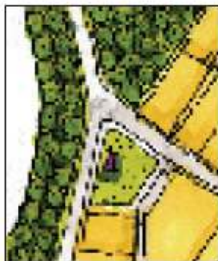


Possible Portal concept showing connectivity and interaction to build a "sense of place"

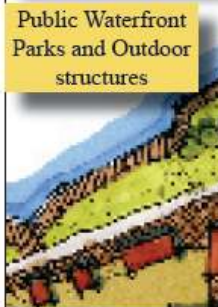
Multiple Embarcation points and docking facilities

Dedicated agricultural zone between d-4 and d-3

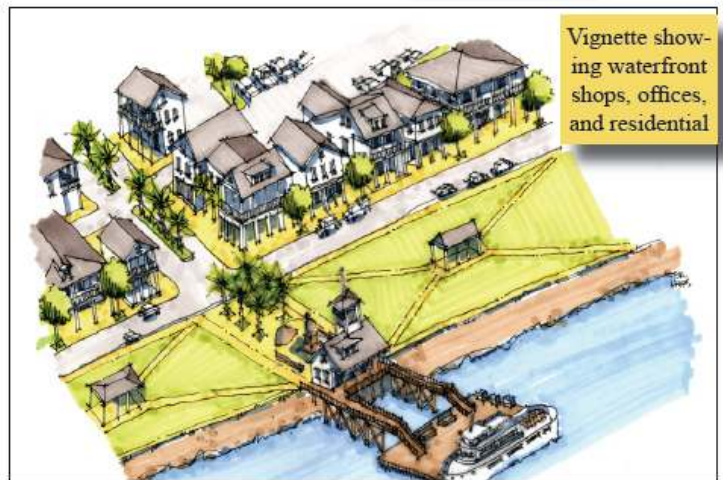
Oak allee as entry point to Portal



Historic parks with Island artifacts



Public Waterfront Parks and Outdoor structures



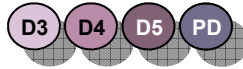
Vignette showing waterfront shops, offices, and residential

Graphic 4.6 Welcoming Pavilion

PORTAL WELCOMING PAVILLION



Daufuskie Code




4.1 EXISTING PHYSICAL CONDITIONS

4.1.1 Generative Changes

a. Existing “Conventional” Subdivisions

A number of small scale neighborhoods on Daufuskie Island were designed, platted, and recorded using “Conventional Suburban Development (CSD)” patterns. This is not in keeping with the traditional development patterns conveyed in Section 1.2 *Purpose and Intent*, and may be in contradiction with the underlying zoning and development standards for D3, D4, D5, and PD. While each subdivision was established with certain expectations, and lawfully permitted by Beaufort County; it may be the case that these expectations have changed, prompting various parties to seek relief.

b. This Section establishes parameters by which the context (character and intensity) of an existing, “conventionally designed” Subdivision may be “Generatively” altered without requiring a zoning amendment or text amendment to the Ordinance.

1. Using the process for an Administrative Form Waiver, an Applicant may request that a platted neighborhood (subdivision) be re-interpreted, re-formatted, and re-programmed using the standards for a Traditional Community contained in this appendix. 
2. In order to qualify for approval of an Administrative Form Waiver:
 - i. The Planning Director shall agree that the previously approved plan calls for a “Conventional Suburban Subdivision” that conflicts with Section 1.2 *Purpose and Intent*, and contradicts the vision interpreted by the underlying Zoning and Development Standards; **AND**,
 - ii. The previously approved plan shall be located within the current boundaries for the D3, D4, D5, or PD Transect Zone, and consist of four (4) or more acres that were platted and recorded prior to January 1, 2011; **AND**,
 - iii. 50% of the lots in the previously approved plan shall be one fourth (¼) acre or larger in size; **AND**,
 - iv. The previously approved plan shall call for just one means of vehicular ingress and egress to the majority of lots (one way in and one way out); **AND**,
 - v. The previously approved plan shall include one or more Streets (ROW’s / Easements) that terminate in a cul-de-sac.
3. If the Administrative Form Waiver is approved, the Applicant and the Planning Director shall work together to re-interpret, re-design, and re-program the previously approved plan. The ability to incorporate a new Island vision, while addressing changing expectations, requires that all parties remain open to compromise.
 - i. The new Plan shall utilize one of the Traditional Community Types found in *Section 3.0* or *Section 4.0* of this Appendix. Regardless of underlying zoning, all Regulations associated with the chosen Traditional Community Type shall apply. However, if the Planning Director believes that one or more Regulations associated with the chosen Traditional Community Type:
 - o Lessens the likelihood of a contextual neighborhood (character and intensity); **OR**,
 - o Lessens the likelihood of a contextual public realm (character and intensity); **OR**,
 - o Negatively impacts the health, safety, or welfare of a nearby property and / or property owner; **OR**,
 - o Negatively impacts the health, safety, or welfare of the property in question, or its residents......then the Planning Director shall have the authority to substitute the Regulation with a specific “line item” Standard from a different Transect Zone (including D2) or a different Community Type. Such Standards shall only be applied and enforced within the boundaries of the newly updated neighborhood.
 - ii. Reserved.
4. Generative changes should be in keeping with the vision and desires of the community. It is strongly recommended that the Applicant and Planning Director meet with the SPT as part of this process.

4.1.2 Buildings and Structures (Conforming and Non-Conforming / Active and Inactive)

a. General to All – No Modification Request

1. An existing, active Building (Principal Building, Secondary Living Unit, Backbuilding / Outbuilding with or without an Accessory Dwelling Unit - ADU) or Structure is a Building or Structure that is currently open and operating as the function for which it was approved.
2. An existing, active Building or Structure that conforms to the provisions of this Code may continue to function as is.
3. An existing, active Building or Structure that does not conform to the provisions of this Code may continue to function as is.
4. A conforming or non-conforming Building or Structure that has been closed or abandoned for less than one full year, and for which no modification is requested, shall be permitted to re-open as:
 - i. ...the most recent former use.
 - ii. ...a Permitted Use.
 - iii. ...A permitted Special Use.
5. A conforming or non-conforming Building or Structure that has been closed or abandoned for one full year or longer, and for which no modification is requested, shall be permitted to re-open as:

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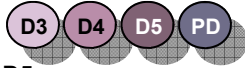
- i. ...a Permitted Use.
 - ii. ...A permitted Special Use.
 - b. **Specific to D3 – Request to Modify**
 - 1. If a Modification is requested for a conforming or non-conforming Building or Structure that is either active, or has been closed or abandoned for less than one full year, and the Modification:
 - i. ...is one hundred and twenty (120) square feet or greater in size, **or**
 - ii. ...involves a Civic Site, Transit Shelter, Signs, removal of a Specimen Tree, **or**
 - iii. ...requires the Applicant to obtain a Building Permit and / or Development Permit from Beaufort County, **then...**
 - ...the Building or Structure shall be reviewed as if it is New Development, requiring the owner to submit an application for approval. Upon approval of the Modification the Building or Structure shall be permitted to function as:
 - i. ...the existing or most recent former use.
 - ii. ...a Permitted Use.
 - iii. ...a permitted Special Use.
 - 2. If a Modification is requested for a Conforming or Non-Conforming Building or Structure that has been abandoned for one (1) full year or longer, and the Modification:
 - i. is one hundred and twenty (120) square feet or greater in size, **or**
 - ii. involves a Civic Site, Transit Shelter, Signs, removal of a Specimen Tree, **or**
 - iii. requires the Applicant to obtain a Building Permit and / or Development Permit from Beaufort County, **then...**
 - ...the Building or Structure shall be reviewed as if it is New Development, requiring the owner to submit an application for approval. Upon approval of the Modification the Building or Structure shall be permitted to re-open as:
 - i. ...a Permitted Use.
 - ii. ...a permitted Special Use.
 - c. **Specific to D4, PD, D5 – Request to Modify**
 - 1. If a Modification is requested for a conforming or non-conforming Building or Structure that is either active, or has been closed or abandoned for less than one full year, and the Modification:
 - i. ...is sixty (60) square feet or greater in size, **or**
 - ii. ...involves a Civic Site, Transit Shelter, Signs, removal of a Specimen Tree, **or**
 - iii. ...requires the Applicant to obtain a Building Permit and / or Development Permit from Beaufort County, **then...**
 - ...the Building or Structure shall be reviewed as if it is New Development, requiring the owner to submit an application for approval. Upon approval of the Modification the Building or Structure shall be permitted to continue operating as:
 - i. ...the existing use.
 - ii. ...a permitted use.
 - iii. ...a permitted Special Use.
 - 2. If a Modification is requested for a Conforming or Non-Conforming Building or Structure, that has been abandoned for one (1) full year or longer, and the Modification:
 - i. ...is sixty (60) square feet or greater in size, **or**
 - ii. ...involves a Civic Site, Transit Shelter, Signs, removal of a Specimen Tree, **or**
 - iii. ...requires the Applicant to obtain a Building Permit and / or Development Permit from Beaufort County, **then...**
 - ...the Building or Structure shall be reviewed as if it is New Development, requiring the owner to submit an application for approval. Upon approval of the Modification the Building or Structure shall be permitted to re-open as:
 - i. ...a Permitted Use.
 - ii. ...a permitted Special Use.
 - 3. Reserved.
- 4.1.3** Existing Historic Buildings and Structures (as determined by the HPRB) that are preserved to the standards of the HPRB and Planning Director, may Re-open as:
 - a. ...the most recent former use (regardless of how long the structure has been closed or abandoned – See Section 4.8 Use, Table 4.10 *General Uses*, and Table 4.11 *Specific Uses*).
 - b. ...a permitted use.
 - c. ...a permitted Special Use.
- 4.1.4** When a residential building is “adaptively re-used” such that the primary use is no longer residential, the Applicant shall utilize one (1) of the Adaptive Residential Archetypes found in Section Six (6) *Building Archetypes* of this Appendix.
- 4.1.5** The restoration or rehabilitation of an existing building should not require the provision of parking in addition to that which is present. However, the Planning Director shall maintain the right to request

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additional parking (based on Table 4.8 *Required Parking*) or reduce existing parking which exceeds that which is required by this Code.

- 4.1.6** The restoration or rehabilitation of an existing building should not require on-site stormwater retention / detention in addition to that which already exists. However, the Planning Director shall maintain the right to request specific standards when necessary (based on Section 4.10 *Landscape and Stormwater*, and Table 4.9 *Light Imprint Tools*).

4.2 NEW DEVELOPMENT



4.2.1 General to D3, D4, PD, D5

1. All new development shall be transect based and adhere to the standards of this Code.
2. A Typical Lot consists of one Principal Building at the Frontage, and one or more Backbuildings / Outbuildings to the rear of the Principal Building.
3. A Principal Building shall utilize a Transect appropriate archetype as depicted in Section Six (6) *Daufuskie Archetypes* of this Appendix.
4. A Secondary Living Unit shall only be permitted on a lot as part of a Conservation Community (See Section 3.12 Subdivision to determine which Conservation Communities permit Secondary Living Units).
5. A Backbuilding / Outbuilding shall be considered to be a structure containing parking (garage, port-cochere), storage space, or an Accessory Dwelling Unit (ADU).
6. An Accessory Dwelling Unit (ADU) shall be considered to be a habitable use (Residential, Lodging, Office, Commercial) occurring within a Backbuilding and / or Outbuilding.
7. Only one (1) Backbuilding / Outbuilding with Accessory Dwelling Unit (ADU) shall be permitted per Principal Building, per lot.
8. A Backbuilding / Outbuilding (with or without an ADU) may be constructed prior to the Principal Building on the same parcel.

4.2.2 Specific to D3

- a. The D3 Sub-Urban Transect Zone is characterized by lawns and landscaped yards surrounding detached single family houses of one (1) and two (2) stories. Large and variable setbacks, porches, naturalistic tree plantings, and civic spaces such as parks and greenways have the effect of random, as opposed to frequent pedestrian activity.
- b. Reserved.

4.2.3 Specific to D4

- a. The D4 Transect Zone is characterized by a balance of buildings and landscape including a mix of houses and small apartment houses with scattered pedestrians pursuing commercial activities. Two (2) to two and a half (2 ½) story buildings with shallow to medium setbacks, porches, dooryards, and civic spaces such as Squares and Greens further the pedestrian environment.
- b. Reserved.

4.2.4 Specific to the Public District – PD

- a. The character and intensity of the Public District is very similar to that of the D4 General Urban Transect Zone, but with a greater percentage of buildings focused on Civic Uses and interaction. This emphasis on a particular Use (in this case Civic functions) qualifies the area as a distinct district.
- b. The Public District designation is assigned to large areas that promote civic life, public interaction, and cultural activity through the creation of Civic Sites (Civic Spaces, Gathering Places, Civic Buildings, Public Art) and otherwise private buildings that are open to the public. This includes parks, greens, squares, playgrounds, boardwalks, nature facilities, docks, trails, schools, museums, a post office, a meeting hall, a library, a medical clinic, a coffee shop, a corner store, art, statuary, ornamentation, etc. The Public District will further the Island's quality of life, sense of community, and provide meaningful destinations for both locals and visitors.
- c. Those reviewing new development at the district scale (including Traditional Community development) shall require that:
 1. ...a minimum of 25%, and a maximum of 100% of the site is comprised of Civic Sites or Civic Uses.
 2. ...streets, cartways, and pathways are connected whenever possible.
 3. ...Civic Sites or Civic Uses front new rights of way, easements, streets, and cartways.
 4. ...new buildings front and / or address the public realm.
 5. ...public art is established.
- d. Those reviewing new non-residential development at the scale of the individual parcel shall ensure that:
 1. ...a minimum of 20%, and a maximum of 100% of a building's square footage be

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comprised of Civic Sites or Civic Uses that provide public access and engage the Island's citizens and visitors.

2. ...new Civic Uses cater to residents of the entire Island, as well as nearby neighborhoods.
- e. Subdivision within the PD shall require the submittal of a Master Plan at which time the overall allotment of Civic Sites and Civic Uses shall be shown by percentage.
- f. Reserved.

4.2.5 Specific to the Public District – Beachfront (PD–B)

- a. The Beachfront Public District is intended to promote social interaction, celebrations, and limited commerce amongst Islanders and tourists. Civic Sites common to the Beachfront Public District may include: a boardwalk, beach pavilion, amphitheater, restrooms, changing facility, etc. Facilities may be stand-alone or part of a mixed use lodging, retail, or residential building. Though this District is limited by geography, size, and ownership, the District was created to allow for the establishment of a shared neighborhood center extending from the Oakridge community to the public beach area.
- b. Those reviewing new development at the district scale (including Traditional Communities) shall require that:
 1. ...a minimum of 25%, and a maximum of 100% of the site is comprised of Civic Sites or Civic Uses.
 2. ...vehicular or cartway connections are established between the private streets on the Oakridge tract (and surrounding tracts) and the Beach Access Road.
 3. ...connections are pedestrian oriented and include coordinated streetscaping and frontages.
 4. ...those reviewing new non-residential development at the scale of the individual parcel shall ensure that:
 - i. ...uses within the PD–B (including those sited on the Oakridge tract) cater to residents of the Oakridge Community, as well as Islanders and visitors enjoying the beach.
 - ii. ...a minimum of 20%, and a maximum of 100% of a building's square footage be comprised of Civic Sites or Civic Uses that provide public access and engage the Island's citizens and visitors.
- c. Subdivision within the PD–B shall require the submittal of a Master Plan at which time the overall allotment of Civic Sites and Civic Uses shall be shown by percentage.

4.3 NATURAL RESOURCES



- 4.3.1 Resource protection is important to maintaining the character, culture, and economic potential of Daufuskie Island. Section 4.3 addresses the Island's natural resources in relation to the Transect. Transect Zones manifest a range of natural and urban conditions. In case of conflict, natural resource protection shall have priority in the Conservation Zoning Districts (D1, D2) and the built environment shall have priority in the Urban Zoning Districts (D3, D4, PD, D5).
- 4.3.2 In the Conservation Zoning Districts (D1, D2) the primary objective is to protect significant portions of undisturbed land and accompanying natural resources. In the D3, D4, PD, and D5 Zoning Districts a balance must be struck between the protection of a specific resource (e.g. Beach Dune, River Buffer, Endangered Species, waterfront) and the desire to celebrate the resource by relaxing protection standards, and allowing for public access to these amenities.
- 4.3.3 Table 4.5 *Resource Protection Levels* requires that all or a percentage of specific resources be reserved as open space and left undisturbed by any development. The protection level for each resource is the decimal value or percentage of the resource that is to remain permanent "open space". For example, a protection level of 0.70 means that 70 percent of the land in that resource must be fully protected. The level of protection may vary by zoning district.
- 4.3.4 Both Traditional Community development and Single Lot development shall demonstrate that it adheres to the protection levels conveyed in Table 4.5 *Resource Protection Levels*. Therefore, Single lot development in a previously approved Traditional Community shall demonstrate that it meets the protection levels of Table 4.5 *Resource Protection Levels*.
- 4.3.5 Natural features not specifically addressed in Table 4.5 *Resource Protection Levels* (i.e. water, marsh, ponds, creeks, vegetation, rookery's, etc.) may be determined by the Planning Director to be Natural Resources. As such, the requirements of this Appendix for Natural Resources shall apply.
- 4.3.6 Article VII, Division 3 NATURAL RESOURCE PROTECTION STANDARDS shall apply, however the following standards shall be substituted for Sec. 106-1845. River buffer. (4) Setbacks. The following setbacks from the OCRM critical line shall apply to all new development:
 - a. Residential and Non-residential buildings shall be set back 50 feet.
 - b. Tile fields or septic tanks are prohibited in the river buffer, and shall not be placed within 100

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feet of the OCRM critical line.

c. Agricultural uses and golf courses shall be set back 50 feet.

4.3.7 Table 4.6 *Uses in Resource Areas* lists uses permitted within Resource space in the Urban Zoning Districts (D3, D4, PD, D5) in addition to those already permitted by Table 106-1876. Any use not listed shall be considered prohibited. Special standards for specific uses found in Sec. 106 – 1907-16 shall apply.

Table 4.5 *Resource Protection Levels*

Natural Resource	D3 District	D4 District	D5 District	PD District	Other Standards (See Section)
Nontidal wetlands	0.25	0.0	0.0	0.0	106-1843
Beach-dune	1.00	1.00	1.00	1.00	106-1844
River buffer	1.00	1.00	1.00	1.00	106-1845
Maritime forest	0.25	0.0	0.0	0.0	106-1845
Mixed upland forest, mature	0.25	0.0	0.0	0.0	106-1845
Pine forest, mature	0.25	0.0	0.0	0.0	106-1845
Mixed upland forest, young	0.10	0.0	0.0	0.0	106-1845
Endangered species areas	1.00	1.00	1.00	1.00	106-1847
Specimen Trees	See subsection 106-1846(b) and article VI				--
Historic sites	See article X See article X				--

Table 4.6 *Uses in Resource Areas*

Nontidal Wetland		River Buffer		Beach Dune		All Forest Types (Sec. 106-1813)		Endangered Species	
D3	D4, D5 PD	D3	D4, D5 PD	D3	D4, D5 PD	D3	D4, D5 PD	D3	D4, D5 PD
Light Imprint Storm-water filtration storage	Light Imprint Storm-water filtration storage	Light Imprint Storm-water filtration storage surfacing channeling	Light Imprint Storm-water filtration storage surfacing channeling	Light Imprint Storm-water filtration storage surfacing channeling	Light Imprint Storm-water filtration storage surfacing channeling	Light Imprint Storm-water filtration storage surfacing channeling	Light Imprint Storm-water filtration storage surfacing channeling	Light Imprint Storm-water filtration storage surfacing channeling	Light Imprint Storm-water filtration storage surfacing channeling
Nature area	Nature area	Nature area	Nature area	Beach	Beach	Temp. festival	Temp. festival	Nature area	Nature area
Trails	Trails	Water/ sewer lines	Water/ sewer lines	Nature area	Nature area	Trails	Trails	Trails	Trails
		Beach	Beach	Trails	Trails	Nature area	Nature area	Water/ sewer lines (Special Use)	Water/ sewer lines (Special Use)
		Temp festival	Temp festival			Picnic shed / area	Picnic shed / area		
		Trails	Trails			Public/ private road	Public/ private road		
		Private road*	Private road*			Water/ sewer lines	Water/ sewer lines		
		Bikeway / Cartway*	Bikeway / Cartway*			Bikeway / Cartway	Bikeway / Cartway		

*See 4.5.12 and 4.13.12.d

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4.4 DENSITY



4.4.1

The total density on an individual lot shall not exceed that specified in the Base Residential Density (Metrics Summary Table) for each Transect Zone.

- a. Density shall be expressed in terms of dwelling units per acre or du./ac.
- b. Density exchange – Density shall be exchanged at the following rate:
 1. Residential:
 - i. One (1) Single-Family House within a Principal Building = one (1) dwelling unit.
 - ii. One (1) Two-Family House within a Principal Building = two (2) dwelling units.
 - iii. One (1) Home Office within a Principal Building = one (1) dwelling unit.
 - iv. One (1) Live-Work within a Principal Building = one (1) dwelling unit.
 - v. One (1) Multi-Family Apartment House (Condo, Timeshare) within a Principal Building = one (1) dwelling unit. Lock-off accommodations in multi-Family buildings and timeshare units are living units and thus are calculated as separate dwelling units for density purposes.
 - vi. Two (2) Dormitory rooms within a Principal Building = one (1) dwelling unit.
 - vii. Accessory Dwelling Units within a Backbuilding or Outbuilding shall not count toward the gross Density of a lot. One (1) Accessory Dwelling Unit (Residential ADU) within a Backbuilding / Outbuilding = zero (0) dwelling units.
 2. Lodging:
 - i. Two (2) B&B, Inn, Hotel bedrooms within a Principal Building or Secondary Living Unit = one (1) dwelling unit.
 - ii. One Guest House Rental = one (1) dwelling unit.
 - iii. Accessory Dwelling Units within a Backbuilding / Outbuilding shall not count toward the gross Density of a lot. One (1) two (2) bedroom Accessory Dwelling Unit (Lodging ADU) within a Backbuilding / Outbuilding = zero (0) dwelling units.
 3. Office:
 - i. 1000 square feet of Office within a Principal Building = one (1) dwelling unit.
 - ii. Accessory Dwelling Units within a Backbuilding / Outbuilding shall not count toward the gross Density of a lot. One (1) Accessory Dwelling Unit (Office ADU) within a Backbuilding / Outbuilding = zero (0) dwelling units.
 4. Commercial:
 - i. 1000 square feet of Commercial within a Principal Building = one (1) dwelling unit.
 - ii. Accessory Dwelling Units within a Backbuilding / Outbuilding shall not count toward the gross Density of a lot. One (1) Accessory Dwelling Unit (Commercial ADU) within a Backbuilding / Outbuilding = zero (0) dwelling units.
- c. Historic Structures (recognized by the HPRB) that are preserved to the standards of the Secretary of Interior or the HPRB, shall not count towards the gross density of a parcel.
 1. The historic structure(s) may function as a Principal Building, Secondary Living Unit, or Backbuilding / Outbuilding.
 2. The Planning Director shall determine the standards to be used and discuss Historic Preservation goals and incentives at the Pre-application meeting.
- d. When a Transfer of Development Rights (TDR) program is applied to Daufuskie Island the Base Residential Density may be increased to the amount specified “By TDR” for each Transect Zone (Metrics Summary Table).

4.5 CIVIC SITES



4.5.1

A Civic Site is a space dedicated for public use. Proposals in the Public District shall meet additional minimum standards for Civic Sites.

4.5.2

An Applicant, including a public sector agency, may submit a proposal that contains one or more of the following Civic Site Typologies:


- a. Civic Space (CS)
- b. Civic Lot (CL)
- c. Civic Building (CB)
- d. Gathering Place (GP)
- e. Civic Art (CA)

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- 4.5.3** A **Civic Space (CS)** is a site for use by the public and designed in accordance with Table 4.7 *Civic Space*. A Civic Space often begins as little more than a reserved **Civic Lot (CL)**. However, once developed, the Civic Space should become a green, community garden, park, square, playground, or plaza. As it evolves, the Civic Space should accrue structures and increased activity. This might include a **Civic Building (CB)**, **Civic Art (CA)**, or a focused activity area such as a **Gathering Place (GP)**. If permitted as a Use, each Civic Site shall be subject to individual review using the process for an Administrative Form Waiver.
- 4.5.4** The Urban Zoning Districts (D3, D4, PD, D5) include the following types of transect appropriate Civic Spaces:
- GREEN (D3, D4):** Open space consisting of lawn and informally arranged Trees and shrubs, typically furnished with paths, benches, open shelters, and Civic Art. Greens are spatially defined by abutting streets. Civic Buildings sometimes front or are sited within a Green, as are Playgrounds. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.
 - COMMUNITY GARDEN (D3, D4, PD):** Grouping of garden plots available to nearby residents for small-scale cultivation. In the context of the D3 Zone, the Community Garden may provide an ideal Civic Space at the neighborhood center or edge. In the context of the D4 Zone and PD the Community Garden may locate at or near the community center (Neighborhood, Hamlet, Village). The Community Garden may function as a permanent Civic Site, possibly adjoining a Market Shed; or the site may serve as a “transitional placeholder” for a future, Civic Site (e.g. Green, Square, Plaza, Playground) or Civic Building. The minimum size shall be 1/2 acre and the maximum shall be 2 acres.
 - PARK (D3, D4, PD, D5):** Natural landscape consisting of open and wooded areas, typically furnished with paths, benches, open shelters and occasional Civic Art. Neighborhood parks are often irregularly shaped but may be linear when parallel to water, or when designed to establish a green corridor or finger. Civic Structures and Playgrounds are common within a Park, especially along the waterfront. “Pocket Parks” resemble the diagram for Playgrounds in Table 4.7 *Civic Space*. Parks shall have no minimum nor maximum size requirement.
 - SQUARE (D3, D4, PD, D5):** The Square is a rather formal open space in which unstructured recreation and civic activity take place. Pathways, lawns, and Trees are often disposed in a symmetrical manner. Furnishings are frequently focused on the center and include benches and Civic Art. Squares are located at the intersection of significant thoroughfares. Spatially, they are defined by these streets and their building frontages. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.
 - PLAYGROUND (D3, D4, PD, D5):** Fenced open space, typically interspersed within residential areas that is designed and equipped for the recreation of children. Playgrounds may be freestanding or located within parks, greens, or school sites. Civic Art is strongly encouraged. There shall be no minimum or maximum size.
 - PLAZA (D4, PD, D5):** Urban open space in which civic and commercial activity takes place. The Plaza consists primarily of hardscaping, including pathways and seating areas. The Plaza may be furnished with benches and Civic Art, and is often surrounded by formally disposed Trees in planters. Plazas are spatially defined by abutting building frontages (Civic or Commercial) and streets. Civic Buildings sometimes front or are sited within a Plaza. The minimum size shall be 1/2 acre and the maximum shall be 2 acres.
- 4.5.4** A **Civic Building (CB)** is a structure generally operated by a not-for-profit organization dedicated to culture, education, religion, government, transit, or other public use. Civic Buildings should be sited at prominent locations (e.g. a Civic Lot abutting a Civic Space, or the axial termination of a street), and in accordance with Graphic 4.14 *PD Typical Civic Lot Type Civic Lot Type*, Pg. 131. Civic Buildings should contain examples of Civic Art.
- 4.5.5** A **Civic Lot (CL)** is a type of lot, at least 10,000 square feet in size, reserved specifically for a future Civic Building and demarcated as such on a master plan. A Civic Lot may abut or run adjacent to a Civic Space. Prior to construction of the Civic Building, the empty lot may function as part of the Civic Space.
- 4.5.6** A **Gathering Place (GP)** is a publicly or privately owned “space” that functions as an amenity or “third place” (not home, not work) for members of the community to assemble and interact. Typically, the space is smaller in scale and less formal than a traditional Civic Space. Examples include: an open air structure such as a public pavilion, community pier, communal oyster pit, grand oak with attached rope swing; as well as privately owned “space”, including: a sidewalk café, a bookstore, etc.
- All Gathering Places (GP) shall be clearly delineated on the Applicant’s proposal.



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- b. A Gathering Place (GP) may serve a dual purpose as amenity or “third place”, as well as providing stormwater infrastructure for channeling, storage and filtration purposes. A dual purpose amenity might include a natural or manmade water feature that is clearly designed around the public’s enjoyment. Their use should be encouraged. Examples include, but are not limited to: a wetland, creek, canal, pond, paved basin, waterscape, etc.
- 4.5.7 Civic Art (CA)** refers to works of art in any media that are planned and executed with the specific intention of being sited or staged in the public realm or prominent space. Civic Art is usually outside and accessible to all, including publicly accessible buildings. Civic Art may be used to express shared experiences values, or culture; commemorate noteworthy people, places, and events; or stimulate the senses. Interactive Civic Art is designed to encourage public participation, such as a fountain that is also a musical instrument. Monuments, memorials, architectural sculpture, fountains, statuary, and murals comprise the most common types of Civic Art; however, most components of the built environment may also be considered. This includes, but is not limited to: street furniture, lighting, water features, water towers, bus sheds, fire hydrants, infrastructure, etc.
- Civic Art shall be delineated on the Applicant’s proposal. The Planning Director shall have the final say as to whether or not a Civic Art (CA) proposal shall be permitted.
 - Civic Art shall be contextual with its surroundings and Transect Zone (in scale, configuration, materials, etc.) and compliant with the standards set forth in this Appendix.
 - An Applicant may propose a type of regenerative Civic Art, such as a stage in which regular dance, procession, or street theater will take place.
 - Civic Art may serve a dual purpose as both public amenity and stormwater infrastructure. Such an amenity presents as a work of public art, while also functioning as a stormwater channeling, storage, or filtration device. Examples include, but are not limited to: a fountain, waterscape, sculpted watercourse, French drain, Archimedean screw, etc.
- 4.5.8** Unless approved using the process for Administrative Form Waiver:
- A Civic Space in the form of a Square shall front on a minimum of 3 streets, public Rights of Way or Easements. A Civic Space in the form of a Green shall front on a minimum of 2 streets, public Rights of Way or Easements. A Civic Space in the form of a Plaza or Park shall front a minimum of 1 street, public Right of Way or Easement. A body of water or similar natural feature may be substituted for a Street, ROW, or Easement. The Street, ROW, or Easement shall connect to adjacent development. 
 - Reserved.
- 4.5.9** When proposing to build a Civic Space a Landscape plan shall be submitted for existing and proposed landscape elements in compliance with Section 4.10.2 and Section 4.13.
- Specific to Parks
 - Grass fields shall be planted or managed with appropriate low care and drought tolerant grasses that are mown to a high cut height or left uncut to provide a grass meadow.
 - Specific to Recreation Parks – Grass recreational fields and high use areas shall be carefully graded, leveled, and sodded or seeded with an appropriate playfield turfgrass mix.
 - Specific to Greens
 - Turfgrass area shall be planted or managed with appropriate low care and drought tolerant grasses that are mown to a high cut height.
 - Reserved.
 - Specific to Squares




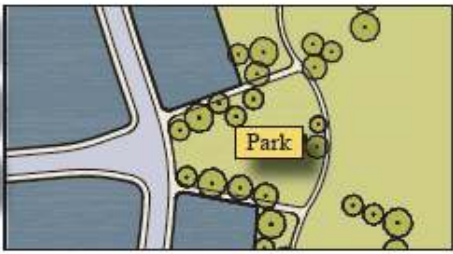
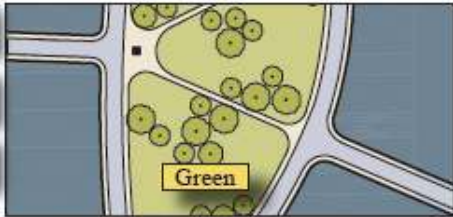
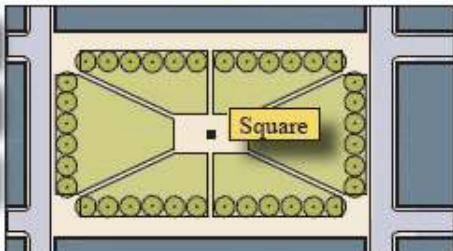
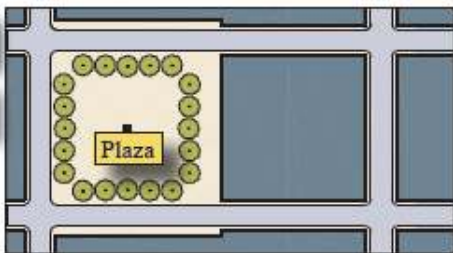
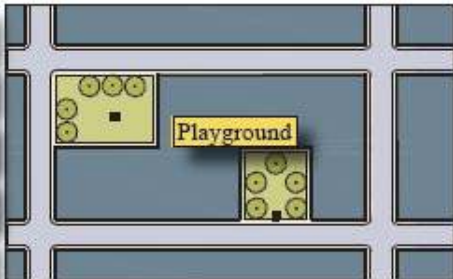

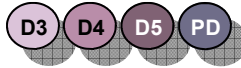
Turfgrass area shall be carefully graded, leveled, and planted with sod.
- 4.5.10** Parking for Civic Sites shall utilize pervious materials in substitute of pavement per Table 4.13 *Light Imprint Tools* (and accompanying Design Manual) or, if approved by Administrative Form Waiver the site may remain unpaved if graded, compacted, and possibly landscaped. 
- 4.5.11** Parking for a Gathering Place is permitted, but not mandatory unless required by the Planning Director. If the Gathering Place also functions as a Retail use (e.g. bookstore), the Gathering Place shall meet the parking requirements for the use. Parking shall utilize pervious materials in substitute of pavement per Table 4.13 *Light Imprint Tools* (and accompanying Design Manual) or, if approved by Administrative Form Waiver the site may remain unpaved if graded, compacted, and possibly landscaped. 
- 4.5.12** Civic Sites shall not be subject to the critical line setback.
- 4.5.13** A minimum of one example of Civic Art shall be required per Civic Space.
- 4.5.14** Civic Art placed on an otherwise empty Civic Lot shall be credited against the requirement for Civic Art in a Civic Space.
- 4.5.15** Civic Buildings shall not be limited to the Building Archetypes found in this code. The particulars of the design shall be determined by Administrative Form Waiver. 

Table 4.7

Civic Space

<p>PARK: A natural preserve available for unstructured recreation. A park may be independent of surrounding building Frontages. Its landscape shall consist of paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 8 acres. Larger parks may be approved by Warrant as Special Districts in all zones.</p>	<p>D1 D2 D3</p>	
<p>GREEN: An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.</p>	<p>D2 D3 D4</p>	
<p>SQUARE: An open space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.</p>	<p>D3 D4 D5</p>	
<p>PLAZA: an open Space available for Civic purposes and Commercial activities. a plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. the minimum size shall be 1/2 acre and the maximum shall be 2 acres.</p>	<p>D4 D5</p>	
<p>PLAYGROUND: an open Space designed and equipped for the recreation of children. a playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.</p>	<p>D1 D2 D3 D4 D5</p>	
<p>URBAN FARMS AND COMMUNITY GARDENS: an open Space designed and maintained as a place to grow useful plants. These areas may be counted toward the Civic Space allocation if they are open to the neighborhood at predictable hours or are visible from an adjacent Civic Space in a way that contributes to the enjoyment of that Civic Space.</p>	<p>D2 D3 D4 D5</p>	

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4.6 LOT DESIGN AND BUILDING PLACEMENT

4.6.1 Lot Design

a. Specific to D3

1. Lot Width shall be a minimum of (40) feet and a maximum of (100) feet.
2. Lot Coverage by Principal Buildings and Outbuildings shall not exceed a maximum of (60%).

b. Specific to D4 / PD

1. Lot Width shall be a minimum of (30) feet and a maximum of (76) feet.
2. Lot Coverage by Principal Buildings and Outbuildings shall not exceed a maximum of (70%).

c. Specific to D5

1. Lot Width shall be a minimum of (18) feet and a maximum of (180) feet.
2. Lot Coverage by Principal Buildings and Outbuildings shall not exceed a maximum of (80%).

4.6.2 Building Placement

a. A typical Lot consists of one Principal Building at the Frontage, and one Outbuilding to the rear of the Principal Building. All Buildings (Principal Building, Secondary Living Unit, Outbuilding) consist of a Primary Mass with front plane. The Primary Mass does not include livable indoor / outdoor spaces such as arcades, balconies, galleries, terraces, and porches. These are considered to be part of the Secondary Mass of a Building. Architectural features such as awnings, steps, stoops, signage, etc. may contribute to either the Primary Mass or Secondary Mass of a Building. In some instances architectural features are permitted to intrude upon the established setback for the Primary Mass and / or Secondary Mass of a Building.

b. Exceptions to required setbacks shall be granted for avoiding Trees with calipers greater than (8) inches, OR Magnolias, Dogwoods, and Redbuds with calipers greater than (4) inches.

c. Where Buildings (Principal, Backbuilding / Outbuilding) exist on adjacent lots, the Planning Director may request that a Building match one or the other of the adjacent Setbacks and / or Heights rather than the provisions of this Code.

d. The Planning Director shall have the authority to adjust Setbacks to the benefit of the local community.

e. Setbacks for Civic Buildings shall be determined using the process for an Administrative Form Waiver (See Graphic 4.12 PD AFFORDABLE URBAN CLOSE, Pg. 130).



f. Specific to D3 (See Graphic 4.9 D3 TYPICAL 70x120 LOT TYPE, Pg. 128)

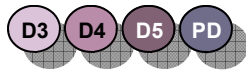
1. The Front Setback for the Primary Mass of the Principal Building shall be a minimum of (18) feet, and the Front Setback for the Secondary Mass of the Principal Building shall be a minimum of (8) feet.
2. The Side Setback for the Principal Building shall be a minimum of (12) feet, and the Rear Setback for the Principal Building shall be a minimum of (3) feet.
3. The Front Setback for an Outbuilding (with or without an ADU) shall be a minimum of (20) feet behind the front face (Primary Mass or Secondary Mass) of the Principal Building.
4. The Side Setback for an Outbuilding (with or without an ADU) shall be a minimum of (5) feet, and the Rear Setback for an Outbuilding (with or without an ADU) shall be (3) feet or (12) feet (no in between).
5. The Facade shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum of (40%) of the lot width at the Setback.

f. Specific to D4 / PD (See Graphics 4.10, 4.11: D4 TYPICAL LOT TYPES, Pg. 129)

1. The Front Setback for the Primary Mass of the Principal Building shall be a minimum of (12) feet and a maximum of (18) feet; and the Front Setback for the Secondary Mass of the Principal Building shall be a minimum of (4) feet.
2. The Side Setback for the Principal Building shall be a minimum of (5) feet and the Rear Setback for the Principal Building shall be a minimum of (3) feet.
3. The Front Setback for an Outbuilding (with or without an ADU) shall be a minimum of (30) feet behind the front face (Primary Mass or Secondary Mass) of the Principal Building.
4. The Side Setback for an Outbuilding (with or without an ADU) shall be a minimum of (3) feet, and the Rear Setback for an Outbuilding (with or without an ADU) shall be (3) feet or (12) feet (no in between).
5. The Facade shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum of (60%) of the lot width at the Setback.
6. The Front Setback, Side Setback, and Rear Setback for the **Urban Cottage Close** shall be a minimum of (10) feet (as depicted in Graphic 4.12 PD AFFORDABLE URBAN CLOSE, Pg. 130).



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- g. **Specific to D5** (See Graphic 4.14 *D5 TYPICAL 100x120 LOT TYPE*, Pg. 132)
 - 1. The setback for the Primary Mass of the Principal Building shall be a minimum of (0) feet and a maximum of (12) feet. The Front Build-To Line for the Secondary Mass of the Principal Building shall be a maximum of (0) feet, or a maximum of (6) feet (over the lot line and into the ROW) for a commercial archetype with an arcade or gallery. In order to achieve specific street designs and / or frontages the Planning Director shall have the right to extend the Front Build-To line for arcades and galleries to (12) feet over the lot line and into the ROW.
 - 2. The Side Setback for the Principal Building shall be a minimum of (3) feet and the Rear Setback for the Principal Building shall be a minimum of (3) feet.
 - 3. The Front Setback for an Outbuilding (with or without an ADU) shall be a maximum of (40) feet from the rear property line.
 - 2. The Side Setback for an Outbuilding (with or without an ADU) shall be a minimum of (0) feet, and the Rear Setback for an Outbuilding (with or without an ADU) shall be (3) feet or twelve (12) feet (no in between).
 - 3. The Facade shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum of (80%) of the lot width at the Setback.




4.7 BUILDING CONFIGURATION

4.7.1 The Principal Building shall use as its basic form one of the archetypes permitted in Section 6.0 *Daufuskie Archetypes* and summarized by Table 4.8 *Urban Archetypes*.

- a. Style is not regulated by this ordinance. However, every effort shall be made to utilize a typology, form, material, massing, and detailing that is contextual with the timeless architecture of Daufuskie Island. The Diagrams and Photographs of Section 6.0 provide the user with an “architectural starting point”, or the basic pattern, features, Volume and Massing of the building, including some real world examples to visually reinforce each Archetype. These are not intended to represent the final concept (Scale, Articulation, Style), but rather to ensure that each new structure contributes to, and reinforces the neighborhoods of the National Historic District.
- b. An individual photograph depicts just one (1) means by which an Archetype or Guideline may be interpreted appropriately, and shall not be construed as absolute or binding.
- c. A Principal Building that changes its primary use (away from Residential) shall utilize the process for an Administrative Form Waiver to determine which alterations from the Adaptive Residential archetypes are necessary. 
- d. Civic Buildings, whose primary function it is to serve the public at large, shall not be limited to the Building Archetypes found in this Appendix. The particulars of the design shall be determined using the process for an Administrative Form Waiver. 

4.7.2 The Private Frontage of a Principal Building shall adhere to the standards conveyed in Table 4.9 *Private Frontage*; and ensure coordination with the appropriate Public Frontage. The user should also review Section 2.6 General to All (Section 2.5-2.6 *Daufuskie Island Street Plan*, Table 2.5 *Island Street Plan*, Graphics 2.3 – 2.10 *Street Sections*, Section 2.7 *Public Frontage*, Table 2.6 *Public Frontages*, Table 2.7 *Public Frontage Assemblies*, and Table 2.8 *Street Assembly Summary*). Additional guidance may also be found in Section 4.10 *Landscape and Stormwater*.

- a. The Principal Building on a parcel in which two or more sides abut a Right of Way (ROW) or Easement (Street and / or Pedestrian Passage, except Lane / Alley) shall front or address each Right of Way (ROW) or Easement.
- b. If a parcel abuts a Natural Resource or Civic Site then the nearest adjacent ROW or Easement (Street, Pedestrian Passage, Paseo, excluding Lane / Alley) shall be located between the parcel and the Natural Resource or Civic Site. The Principal Building shall front and / or address both the ROW or Easement and adjacent Natural Resource or Civic Site. The Principal Building shall not turn its back to the ROW or easement and adjacent Natural Resource or Civic Site without acquiring an Administrative Form Waiver. 






4.7.3 The Façade of a Principal Building shall be glazed with clear glass no less than 30% of the first Story.

4.7.4 Building height for both a Principal Building and a Backbuilding / Outbuilding shall be allocated as such:

- | | |
|---|---|
| <ul style="list-style-type: none"> a. Principal Building: <ul style="list-style-type: none"> 1. D3 – 2 stories max. 2. D4 / PD – 2 ½ stories max. 3. D5 – 3 stories Max, 2 stories min. | <ul style="list-style-type: none"> b. Backbuilding / Outbuilding: <ul style="list-style-type: none"> 1. D3 – 1 ½ stories max. 2. D4 / PD – 2 stories max. 3. D5 – 2 stories Max, 2 stories min. |
|---|---|

4.7.5 Building height shall be measured in number of Stories, from the lowest ground elevation to the eave or roof deck.

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- a. A Story shall constitute the Habitable level within a Building or structure of a maximum (14) feet in Height between the upper surface of a floor and the lower surface of the ceiling or exposed roof next above. If permitted using the process for an Administrative Form Waiver, a ground level (Retail, Civic, Civil Support, or Agricultural Industrial) story may exceed this limit. 
- b. Mezzanines shall not exceed (33%) of the Habitable Space Floor Area.
- c. Each story used exclusively for parking vehicles is also counted as a story.
- d. The height of Fences and walls shall be measured in feet from the lowest ground elevation.
- 4.7.6** All specified Building Heights may be increased by the difference between the actual lot elevation and the base elevations required by applicable FEMA standards, provided that any first story space shall be designed for use as:
- a. ...parking or storage space set into the structure a minimum of (10) feet behind the front face of the Principal building, and concealed from view of all streets,
- b. ...an open market, a loggia or porch or combination thereof, or other open-air area for recreation, relaxation or gathering, or
- c. ...enclosed Commercial or Retail space, to the extent permitted by applicable FEMA requirements, or other use permitted by the Planning Department.
- 4.7.7** Roof structures and parapet walls may exceed the maximum height limit provided there is no habitable space inside the roof structure.
- 4.7.8 Appurtenances.**
- a. Architectural appurtenances such as cupolas, clerestories, clock towers, towers, steeples, etc. may extend a maximum of (15) feet above the height limit, and shall not exceed (250) square feet in size when combined. If a proposal fails to meet these standards the Applicant shall apply for an administrative Form Waiver. 
- b. Mechanical or structural appurtenances such as elevator and stairwell enclosures, air-conditioning equipment, water tanks, and antennas may extend a maximum of (15) feet above the height limit provided these appurtenances:
1. ...do not exceed (250) square feet in size in D3 (when combined).
 2. ...do not exceed twenty percent (20%) of the roof area in D4 and D5 (when combined).
 3. ...provide appropriate screening. 
- If a proposal fails to meet these standards the Applicant shall apply for an Administrative Form Waiver.
- 4.7.9** The scale and massing of an Outbuilding shall relate to that of the Principal Building.
- 4.7.10** Sidewalk activity, such as outdoor dining or the displaying goods is permitted so long as (4) feet of clearance remains for the passerby. Outdoor dining shall not count toward maximum seating allowances.
- 4.7.11** When utilized, Streetscreens shall be between (3.5) and (8) feet in height. When contextual, a Streetscreen may be substituted with a hedge or fence. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- 4.7.12 Specific to D4 / PD**
- a. Awnings, porch steps, stoops, and signage may encroach upon the setback for the Principal Building and extend to the lot line, if appropriate.
- b. Porch steps, stoops, and terraces on an Outbuilding shall not encroach upon the 3' Rear Setback. They may encroach upon the 12' Rear Setback in D4. Awnings, balconies, bay windows, and signage on an Outbuilding may encroach upon the Front Setback or 3' Rear Setback (extending to the lot line if appropriate); or they may encroach upon the 12' Rear Setback in D4.
- c. All awnings, balconies, and galleries shall clear the sidewalk vertically by a minimum of (8) feet.
- d. Screened in porches shall be permitted on the first floor façade of the Principal Building's major mass by Administrative Form Waiver. Otherwise, screened porches shall be permitted. 
- e. Loading docks and service areas shall be permitted on the Building Frontage if approved using the process for an Administrative Form Waiver. 
- 4.7.13 Specific to D5**
- a. Porch steps, stoops, and bay windows on a Principal Building may encroach upon the lot line and ROW so long as (4) feet of usable sidewalk clearance remains to the Planter or Curb.
- b. Awnings, Arcades, galleries, and balconies on the Principal Building may encroach upon the lot line and ROW to within (3) feet of any planting (if planted) or (3) feet of the Curb (no planter). They shall clear the Sidewalk vertically by a minimum of 8 feet.
- c. Porch steps, stoops, and terraces on an Outbuilding shall not encroach upon the 3' Rear Setback. They may encroach upon the 12' Rear Setback. Awnings, balconies, bay windows, and signage on an Outbuilding may encroach upon the Front Setback or 3' Rear Setback (extending to the lot line if appropriate); or they may encroach upon the 12' Rear Setback.
- d. Screen porches shall not be permitted on the front of the Principal Building's major mass.

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- e. In the absence of a building Facade along any part of a Frontage Line a Streetscreen shall be built co-planar with the Facade.
- f. Loading docks and service areas shall be permitted on the Frontage Line if approved using the process for an Administrative Form Waiver.



Graphic 4.7

Façade Elements



Table 4.8

Urban Archetypes

	D3 Residential / Adaptive Residential	D3 Commercial	D4 / PD Residential / Adaptive Residential	D4 / PD Commercial	D5 Residential / Adaptive Residential	D5 Commercial	See Section six (6)
Everyday Island	○	○	○ ○	○ ○	○	○	Pg.140
Cochere Cottage	●	○	○ ○	○ ○	○	○	Pg.141
Dormered Cottage	●	○	○ ○	○ ○	○	○	Pg.142
Gable End Cottage	●	○	○ ○	○ ○	○	○	Pg.143
Simple Hipped Cottage	●	○	○ ○	○ ○	○	○	Pg.144
Gable Attached Shed Cottage	●	○	○ ○	○ ○	○	○	Pg. 145
Gable Detached Shed Cottage	●	○	● ●	○ ○	○	○	Pg. 145
Eclectic Cottage	●	○	● ●	○ ○	○	○	Pg.146
Porched Square	●	○	● ●	○ ○	○	○	Pg.147
Oyster House	●	○	○ ○	○ ○	○	○	Pg.148
Double Gallery Square	●	○	○ ○	○ ○	●	○	Pg.149
Porch Wrap Cottage	●	○	● ●	○ ○	●	○	Pg.150
'L' House	●	○	● ●	○ ○	●	○	Pg.151
Farmstead	●	●	● ●	● ●	○	○	Pg.152
One Story Fabric	○	●	○ ○	● ●	○	○	Pg.153
Two Story Fabric	○	○	○ ○	● ●	○	○	Pg.154
Double Gallery	○	○	○ ○	● ●	○	●	Pg.155
Mass Over Arcade	○	○	○ ○	○ ○	○	●	Pg.156
Porch over Arcade	○	○	○ ○	○ ○	○	●	Pg.157

Architectural Standards are located in Section 7

Table 4.9

Private Frontage (Primary or Secondary)

		SECTION		PLAN	
		LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE
<p>PRIVATE FRONTAGES - The Private Frontage is the area between the building Facades and the Lot lines.</p>	D2				
	D3				
<p>COMMON YARD: A planted Frontage wherein the Facade is set back substantially from the Frontage line. the front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed thoroughfares.</p>	D3				
	D4				
<p>PORCH and FENCE: A planted Frontage wherein the Facade is set back from the Frontage line with an attached porch permitted to encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.</p>	D3				
	D4				
<p>FORECOURT: A Frontage wherein a portion of the Facade is close to the Frontage Line and a portion is set back. The Forecourt created is suitable for vehicular drop-offs. this type should be allocated in conjunction with other Frontage types.</p>	D4				
	D5				
<p>STOOP: A Frontage wherein the Facade is aligned close to the Frontage line with the first Story elevated from the Sidewalk to secure privacy. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.</p>	D4				
	D5				
<p>SHOPFRONT: A Frontage wherein the Facade is aligned close to the Frontage Line with the entrance at Sidewalk grade. This type is conventional for Retail use. It has a substantial glazing on the Sidewalk level and an awning that should overlap the Sidewalk.</p>	D3				
	D4				
	D5				
<p>ARCADE: A colonnade that overlaps the Sidewalk, while the Facade at Sidewalk level remains at or behind the Frontage Line. This type is conventional for retail use. The arcade shall be no less than 10 feet wide.</p>	D5				

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4.8 4.8.1

USE Non-Conforming Use

- a. A previously conforming Use that – as a result of this code – no longer conforms to the Use Standards for the underlying zoning district shall be permitted to continue as is.
- b. A previously conforming Use that has been abandoned for less than one (1) full year, and as a result of this code, no longer conforms to the Use Standards for the underlying zoning district, shall be permitted to operate as:
 1. ...the most recent former use.
 2. ...a permitted use.
 3. ...a permitted Special Use.
- c. A previously conforming Use that has been abandoned for one (1) full year or longer, and as a result of this code, no longer conforms to the Use Standards for the underlying zoning district, shall be permitted to operate as:
 1. ...a permitted use.
 2. ...a permitted Special Use.

4.8.2

New Uses shall be allocated per Section 4.8 Use, Table 4.10 *General Uses*, Table 4.11 *Specific Uses*, and Section 5 *Use Table Definitions*.

- a. Any Use that traditionally falls under one (1) of the Functions listed in Table 4.10 *General Uses* shall be permitted as indicated in Table 4.10 and Section 5 *Use Definitions*.
- b. Any Use located within a Principal Building, Secondary Living Unit, Backbuilding / Outbuilding, or on a parcel shall adhere to the standards found in Table 4.10 *General Uses* and Table 4.11 *Specific Uses* and Section 5 *Use Table Definitions*.
 1. A Backbuilding / Outbuilding shall be considered to be a structure containing non-habitable / non-heated space and uses such as a garage, port-cochere, parking area, storage space, garden shed, etc.
 2. A Backbuilding / Outbuilding shall be considered to be an Accessory Dwelling Unit (ADU) if a portion, or all of the building contains a Use requiring habitable, heated, or overnight space (i.e. Residential, Lodging, Office, Commercial, and other indoor functions).
 3. Secondary Living Units shall only be permitted as part of a Conservation Community. See Section 3 *Conservation Zones* and Section 3.12 *Subdivision* for standards pertaining to Conservation Communities.
 4. A parcel may have as many Backbuildings / Outbuildings (not considered to be Accessory Dwelling Units) as necessary.
 5. Each Principal Building shall be limited to one (1) Backbuilding / Outbuilding containing an Accessory Dwelling Unit; unless the Principal Building is designed and functioning as a Two-Family House, in which case the Two-Family House may have one (1) Backbuilding / Outbuilding (containing an Accessory Dwelling Unit) per residence.

4.8.3

In Table 4.11 *Specific Uses*:

- a. ...those Uses that are listed and demarcated with a * shall be permitted "By Right".
- b. ...those Uses that are listed, but are not demarcated with a * shall be prohibited, and shall not be eligible for consideration as a Special Use.
- c. ...those Uses that are not listed (Other Uses) shall be eligible for a Special Use Permit as indicated.

4.8.4

Existing Historic Buildings and Structures (as determined by the HPRB) that are preserved to the standards of the HPRB and Planning Director may Re-open as the most recent former use, regardless of how long the structure has been closed or abandoned.

4.8.5

A Principal Building that changes its primary use (away from Residential) shall utilize the process for an Administrative Form Waiver to determine which alterations from the Adaptive Residential archetypes are necessary.



4.8.6

This Appendix does not contain "lodging specific" archetypes. As such, lodging shall utilize one (1) or more Transect appropriate Residential, Commercial, or Adaptive Residential Archetypes found in Section 6 *Daufuskie Archtypes*.

- a. Three (3) lodging types are permitted within the Urban Zones: B&B, Inn, and Hotel. These are defined by the maximum number of "Lodging" rooms permitted on a lot within each T Zone (For example, in D4 lodging is limited to 24 rooms per Principal Building per lot, or 24 rooms per Cottage Close per lot. One may build a 24 room B&B, 24 room Inn, 24 room Hotel, or a 24 room mix of two (2) or three (3) Lodging Types. The latter is ideal for the Urban Cottage Close Community Type).
- b. In D3, Lodging shall be restricted to Principal Buildings and / or ADU's on one lot. No more than 12 total bedrooms shall be permitted in the Principal Building(s). Principal Buildings shall

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- appear “residential” in character (Residential or Adaptive Residential Archetypes only). **Rooms in an ADU shall not be counted.**
- c. In D4 / PD, Lodging shall be restricted to Principal Buildings and / or ADU’s on one lot. No more than 24 total bedrooms shall be permitted in the Principal Building(s). **Rooms in an ADU shall not be counted.**
 - d. In D5, Lodging shall be restricted to Principal Buildings and / or ADU’s on one lot. No more than 48 total bedrooms shall be permitted in the Principal Building(s). **Rooms in an ADU shall not be counted.**
- 4.8.7** Uses that are viewed by the Planning Director as hazardous, noxious (producing noxious or nuisance-oriented emissions), or “adult” in character shall not be permitted within the Zoning Districts of this Appendix. These include, but are not limited to medium to heavy industrial uses, medium to heavy manufacturing uses, and adult-oriented uses.
- 4.8.8** Civil Support and Industrial/Agricultural uses shall not produce vibration levels that are received at residential property lines, shall not produce noxious or nuisance-oriented emissions, shall not include the manufacturing of hazardous chemicals, and should present from the street as a residence, farmstead, commercial storefront, or business.
- 4.8.9** Sidewalk activity, such as outdoor dining or the displaying of goods shall be permitted; however, a minimum of 4 feet of clearance shall remain for the passerby. Outdoor dining shall not count toward maximum seating allowances.
- 4.8.10** Private Docks, Boardwalks, Courts, and Pools shall be permitted if all other regulations are fulfilled.

Table 4.10 **General Uses**

Function D Zone	Residential Use	Lodging Use	Office Use	Commercial Use
D3	<p>Controlled Residential:</p> <ol style="list-style-type: none"> 1. <u>Single-Family House</u>: permitted. 2. <u>Home Office</u>: permitted. 3. <u>Accessory Dwelling Unit</u> (Residential Backbuilding / Outbuilding): permitted. 4. <u>Two-Family House</u>: permitted. 5. <u>Live-Work</u>: permitted. <p>The number of Residential Dwelling Units on each lot is limited to 1 within a Principal Building (2 for Two-Family House), and 1 within each Outbuilding. ADU’s shall not count toward Density.</p>	<p>Controlled Lodging:</p> <ol style="list-style-type: none"> 1. <u>B&B</u>: permitted. 2. <u>Accessory Dwelling Unit</u> (Lodging Backbuilding / Outbuilding): permitted. 3. <u>Guest House Rental</u>: permitted. <p>Residential or Adaptive Residential Archetypes only. The maximum length of stay shall not exceed 20 nights.</p> <p>The number of bedrooms available on each Lot for lodging is limited to 12. ADU’s shall not count toward Density.</p> <p>In D3 <u>Guest House Rental</u> shall be a “by right” Use in a Backbuilding / Outbuilding, but a “Special Use” in a Principal Building and Urban Cottage Close.</p>	<p>Controlled Office:</p> <ol style="list-style-type: none"> 1. <u>Office</u>: permitted. 2. <u>Accessory Dwelling Unit</u> (Office Backbuilding / Outbuilding): permitted. 	<p>Controlled Commercial:</p> <ol style="list-style-type: none"> 1. <u>Vehicle-Related</u>: permitted. 2. <u>Entertainment</u>: permitted. 3. <u>Food Service</u>: permitted. 4. <u>Alcohol Service</u>: permitted. 5. <u>General Commercial</u>: permitted. 6. <u>Marine-Related</u>: permitted. Boat Storage is a Special Use. 7. <u>Open Air Retail</u>: permitted. 8. <u>Place of Assembly</u>: permitted. 9. <u>Recreational</u>: permitted. 10. <u>Accessory Dwelling Unit (Commercial Backbuilding / Outbuilding)</u>: permitted. <p>Indoor seating in dining establishments shall be limited to a maximum of 40 seats in D3.</p> <p>ADU’s shall not count toward Density.</p>
	<p>Limited Residential:</p> <ol style="list-style-type: none"> 1. <u>Single-Family House</u>: permitted. 2. <u>Home Office</u>: permitted. 3. <u>Accessory Dwelling Unit</u> (Residential Backbuilding / Outbuilding): 	<p>Limited Lodging:</p> <ol style="list-style-type: none"> 1. <u>B&B</u>: permitted. 2. <u>Inn</u>: Permitted. 3. <u>Accessory Dwelling Unit</u> (Lodging Backbuilding / Outbuilding): 	<p>Limited Office:</p> <ol style="list-style-type: none"> 1. <u>Office</u>: permitted. 2. <u>Accessory Dwelling Unit</u> (Office Backbuilding / Outbuilding): permitted. 	<p>Limited Commercial:</p> <ol style="list-style-type: none"> 1. <u>Vehicle-Related</u>: permitted. 2. <u>Entertainment</u>: permitted. 3. <u>Food Service</u>: permitted. 4. <u>Alcohol Service</u>: permitted. 5. <u>General Commercial</u>: permitted.

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D4	<p>permitted. 4. Two-Family House: permitted. 5. Live-Work: permitted. 6. Multi-Family House: permitted. 7. Dormitory: permitted.</p> <p>The number of Residential Dwelling Units on each lot shall be limited to 1 within a Principal Building (2 for Two-Family House), 1 within a Backbuilding / Outbuilding, 12 within a Multi-Family House, and 12 (24 bedrooms) within a Dormitory. ADU's shall not count toward Density.</p>	<p>permitted. 4. Guest House Rental: permitted:</p> <p>Residential, Adaptive Residential, or Commercial Archetype. The maximum length of stay shall not exceed 30 nights.</p> <p>The number of bedrooms available on each Lot for lodging shall be limited to 24. ADU's shall not count toward Density.</p>		<p>6. Marine-Related: permitted. Boat Storage is a Special Use. 7. Open Air Retail: permitted. 8. Place of Assembly: permitted. 9. Recreational: permitted. 10. Accessory Dwelling Unit (Commercial Backbuilding / Outbuilding): permitted.</p> <p>ADU's shall not count toward Density.</p>
D5	<p>Open Residential:</p> <p>1. Single-Family House: permitted. 2. Home Office: permitted. 3. Accessory Dwelling Unit (Residential Backbuilding / Outbuilding): permitted. 4. Two-Family House: permitted. 5. Live-Work: permitted. 6. Multi-Family House: permitted.</p> <p>The number of Residential Dwelling Units on each lot shall be limited to 1 within a Principal Building (2 for Two-Family House), 1 within a Backbuilding / Outbuilding, and 12 within a Multi-Family House. ADU's shall not count toward Density.</p>	<p>Open Lodging:</p> <p>1. B&B: permitted. 2. Inn: permitted. 3. Hotel: Permitted. 4. Accessory Dwelling Unit (Lodging Backbuilding / Outbuilding): permitted. 5. Guest House Rental: permitted:</p> <p>The maximum length of stay shall not exceed 60 nights.</p> <p>The number of bedrooms available on each Lot for lodging shall be limited to 48 (24 Dwelling Units). ADU's shall not count toward Density.</p>	<p>Open Office:</p> <p>1. Office: permitted. 2. Accessory Dwelling Unit (Office Backbuilding / Outbuilding): permitted.</p> <p>ADU's shall not count toward Density.</p> <p>No minimum on-site parking required.</p>	<p>Open Commercial:</p> <p>1. Vehicle-Related: permitted. 2. Entertainment: permitted. 3. Food Service: permitted. 4. Alcohol Service: permitted. 5. General Commercial: permitted. 6. Marine-Related: permitted. Boat Storage is a Special Use. 7. Open Air Retail: permitted. 8. Place of Assembly: permitted. 9. Recreational: permitted. 10. Accessory Dwelling Unit (Commercial Backbuilding / Outbuilding): permitted.</p> <p>No minimum on-site parking required. ADU's shall not count toward Density.</p>
Transect Zone	Residential Use	Lodging Use	Office Use	Retail / Service Use
PD	<p>Special District:</p> <p>See D4 Use Standards above.</p> <p>The first story of a Multi-Family House or Dormitory shall reserve a minimum of 15% of its floor space for a Gathering Place or Civic Use. The space may be sold, leased, donated, etc.</p> <p style="text-align: center;">OR</p> <p>Turn a minimum of 15% of the parcel's outdoor</p>	<p>Special District:</p> <p>See D4 Use Standards above.</p> <p>The first story of a B&B or Inn shall reserve a minimum of 15% of its floor space for a Gathering Place or Civic Use. The space may be sold, leased, donated, etc.</p> <p style="text-align: center;">OR</p> <p>Turn a minimum of 15% of the parcel's outdoor grounds into a Civic Site, Gathering</p>	<p>Special District:</p> <p>See D4 Use Standards above.</p> <p>The first story of an Office Building shall reserve a minimum of 15% of its floor space for a Gathering Place or Civic Use. The space may be sold, leased, donated, etc.</p> <p style="text-align: center;">OR</p> <p>Turn a minimum of 15% of the parcel's outdoor grounds into a Civic Site, Gathering Place, or Civic</p>	<p>Special District:</p> <p>See D4 Use Standards above.</p> <p>The first story of a Commercial Building shall reserve a minimum of 15% of its floor space for a Gathering Place or Civic Use. The space may be sold, leased, donated, etc.</p> <p style="text-align: center;">OR</p> <p>turn a minimum of 15% of the parcels outdoor grounds into a Civic Site, Gathering Place, or Civic Use that</p>

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	grounds into a Civic Site, Gathering Place, or Civic Use that allows for public access and engages the Island's citizens and visitors.	Place, or Civic Use that allows for public access and engages the Island's citizens and visitors.	Use that allows for public access and engages the Island's citizens and visitors.	allows for public access and engages the Island's citizens and visitors.
--	--	---	---	--

Any Use that traditionally falls under one of the Functions listed in Table 4.10 *General Uses* shall be permitted as indicated in the Table, and Section 5 *Use Definitions*.

Table 4.11 Specific Uses

Permitted Uses	D3	D4	D5	PD
CIVIC				
Ballfields	*	*		*
Civic Art (Sculpture, Fountain, Murals, Infrastructure)	*	*	*	*
Community Center				*
Community Clubhouse	*	*	*	*
Farmers Marketplace			*	*
Historic Structure / Facility	*	*	*	*
Information Kiosk	*	*	*	*
Library				*
Meeting Hall (Island-wide)			*	*
Museum / Interpretive Center		*	*	*
Nature Area / Trails	*	*	*	*
Nature Center	*		*	*
Outdoor Amphitheater		*	*	*
Picnic Shed / Area	*	*	*	*
Playground	*	*	*	*
Pier	*	*	*	*
Public Boardwalk	*	*	*	*
Public Pools / Courts	*	*	*	*
Public Restrooms	*	*	*	*
Religious Assembly		*	*	*
Temporary festival		*	*	*
Trading Post			*	*
Vending / cart	*	*	*	*
Welcome Center			*	*
Other	By Special Use Permit	By Special Use Permit	By Special Use Permit	By Special Use Permit
CIVIL SUPPORT				
Heliport	By Special Use Permit	By Special Use Permit	By Special Use Permit	By Special Use Permit
Barge Landing	By Special Use Permit	By Special Use Permit	By Special Use Permit	By Special Use Permit
Boat Berthing (Marina)	By Special Use Permit	By Special Use Permit	By Special Use Permit	
Bulkheads, Riprap, Erosion Control Structures	*	*	*	*
Bus Shelter	*	*	*	*
Bus Station		*	*	*
Cemetery	By Special Use Permit	By Special Use Permit	By Special Use Permit	By Special Use Permit
Electrical Lines / Substation	*	*	*	*
Fire Station	*	*	*	*
Gas substation	*	*	*	*
Hospital				*
Landing Strip	By Special Use Permit	By Special Use Permit		
Marina	By Special Use Permit	*	*	
Medical Clinic	*	*		*
Nursing Homes	*	*		*
Police Station			*	*
Public / Private Street	*	*	*	*
Public Health Clinic				*

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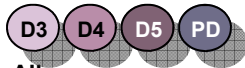
Public Parking affiliated with Use(s)	*	*	*	*
Public Parking not Use affiliated	By Special Use Permit	By Special Use Permit	By Special Use Permit	By Special Use Permit
Passenger Ferry Terminal		*	*	*
Seaport		*	*	*
Septic	*	*	*	*
Stormwater Channeling / Filtration / Storage	*	*	*	*
Social Services				*
Solid Waste Gathering, Transfer, and Recycling Facility	*	*	*	*
Solid Waste Long term Disposal and Storage (i.e. Dump)				
Telephone / Cable Transmission	*	*	*	*
Water / Sewer lines	*	*	*	*
Water / Sewer Pump Station	*	*	*	*
Water Supply Facility	*			
Water Tank	*	*	*	*
Water Taxi Station	*	*	*	*
Wind / Solar Farm	*			
Wireless Transmitter	*			
Other	By Special Use Permit	By Special Use Permit	By Special Use Permit	By Special Use Permit
EDUCATION				
Childcare	*	*	*	*
College / University		*	*	*
Elementary School		*	*	*
High School		*	*	*
Learning Center		*		*
Middle School		*	*	*
Preschool	*	*		*
Trade School	*	*	*	*
Vocational School	*	*	*	*
Other	By Special Use Permit	By Special Use Permit	By Special Use Permit	By Special Use Permit
AGRICULTURE & INDUSTRY				
Boutique Winery / Distillery	*	*	*	*
Crops	*			
Fuel Storage		*	*	
Stables	*			
Light Industrial Facility		*	*	
Marine-Related Industrial Establishment	By Special Use Permit	By Special Use Permit	By Special Use Permit	
Orchards	*			
Pasture	*			
Processing and Packaging	*	*		*
Produce Storage	*	*		*
Products and Services	*	*		*
Storage and Distribution	By Special Use Permit	By Special Use Permit		
Vehicle Related Industrial	By Special Use Permit			By Special Use Permit
Other	By Special Use Permit	By Special Use Permit	By Special Use Permit	By Special Use Permit

-A Use that is listed and demarcated with a * shall be permitted "By Right".

-A Use that is listed, but is not demarcated with a * shall be prohibited, and shall not be eligible for consideration as a Special Use.

-A Use that is not listed (Other Use) shall be eligible for a Special Use Permit.

4.9 PARKING



4.9.1 General to All.

- a. A parking plan shall be presented at the time of submittal.
- b. Every approved parking plan shall include:
 1. A site plan of all relevant buildings, structures, and parking spaces located on and off-site; including those located within one-eighth (1/8th) mile of the building.

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2. A pedestrian circulation plan that shows connections and walkways between all parking areas and Uses.
 3. Provisions for bicycle parking and / or storage.
 - c. New lots created as a result of subdivision shall gain entry from a rear lane or alleyway.
 - d. Parking areas shall be designed per Table 4.13 *Light Imprint Tools* (and accompanying Design Manual) and surfaced using transect appropriate materials (e.g. asphalt, pavers, pea gravel, etc.).
 - e. A landscape median of at least six feet in width shall be provided between parking aisles of either head-in or diagonal parking. Each landscape median shall have at least one tree for every 20 linear feet, or portion thereof. In addition, no more than six (6) consecutive vehicular or (8) consecutive cart parking stalls shall be permitted without a landscape island of at least six (6) feet in width extending from the landscape median to the end of the parking stall. Each landscape island shall have at least one (1) tree. Low-water vegetative ground cover (native shrubs and plantings) other than turf shall be encouraged in landscape medians and islands.
 - f. The minimum and maximum number of parking spaces allotted to each Use shall be determined using Table 4.12 *Required Parking* and apply to both automobiles and carts. Parking “maximum” refers to “on-site” parking only. Additional parking may be provided offsite as is necessary. Parking shall be provided (as is necessary) to meet the requirements of the Americans with Disabilities Act.
 - g. A portion or all required parking spaces for automobiles may be substituted with parking spaces for “carts”, resulting in a mix of both “automobile and cart” parking, “cart-only” parking or “automobile-only” parking.
 - h. A “cart” parking space shall be sized to:
 1. Head-in or diagonal – 6’x12’.
 2. Parallel – 6’x12’.
 - i. A “vehicular” parking space shall be sized to:
 1. Head-in or diagonal – 8’x18’.
 2. Parallel – 7’x20’.
 - j. **However, a single automobile space may be substituted with two “cart” spaces. As a result, the Maximum number of automobile spaces allotted for each Use in Table 4.12 *Required Parking* may be doubled for “cart” parking.**
 - k. Required parking for a building may be satisfied by counting on-street parking (provided along the public frontage line of the lot on which the building sits) if the design is deemed acceptable by the Planning Director.
 - l. Required parking for a building may be satisfied by counting spaces either purchased or leased from a Civic Parking Reserve within one-eighth 1/8th mile of the building provided the design is deemed acceptable by the Planning Director.
 - m. If a site contains a mix of uses (defined as two dissimilar functions occurring within the same block) parking is calculated by adding the total number of spaces required for each individual function.
 - n. The minimum and maximum number of parking spaces required may be reduced or exceeded using the process for an Administrative Form Waiver. If the maximum number of parking spaces is permitted to exceed the current standard the excess parking shall be in the form of “cart” spaces only.
- 4.9.2 Non-Residential Parking (Except Multi-family House and Dormitory)**
- a. Parking shall be placed along streets and in small, strategically located on-site lots. Parking lots shall be located behind buildings, such that buildings separate parking areas from the street.
 - b. D3 parking shall only be permitted to locate to the side of a building when rear loaded parking is not possible. Side-loaded parking proposals shall require an Administrative Form Waiver. In no case shall the parking area be wider than fifty (50) percent of the lot frontage, and in no case shall the lot extend into the front setback beyond the primary mass of the Principal Building. Parking areas shall be masked from the Frontage by a Building or Streetscreen.
 - c. Drive aisles in parking lots shall be 22 feet wide for two-way vehicular circulation (16 feet wide for two-way cart circulation) and provide adequate backup space for 90 degree head-in parking. Diagonal parking and parallel parking spaces may be accessed with one-way 10 foot wide drive aisles for vehicles (8 foot wide drive aisles for carts). Parking shall be provided as necessary to meet the requirements of the Americans with Disabilities Act.
 - d. Vehicular entrances to parking lots and parking structures shall be no wider than 24 feet at the Frontage (entrance).
 - e. Buildings that have both rear and side access shall access parking through the rear.

Waiver

Waiver

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- f. Access through parking lots across property lines should be encouraged, especially when there is no alley or lane.
- g. Pedestrian exits from all parking lots shall be directly to a Frontage Line and not directly into a building. This does not apply to Single Family residences with a Principal Building.

4.9.3 Residential Parking

- a. Driveways to rear parking areas or Outbuilding “garages” shall be permitted only where rear or side street access is unavailable. Driveways shall not exceed 8 feet in width and shall contain a pervious median (Hollywood Strip).
- b. Front loaded attached garages shall be prohibited.
- c. Circular drives shall be prohibited.
- d. In the following Transect Zones the “front” (garage door) on a residential Outbuilding “garage” shall be set back a minimum of:
 - D3 Front loaded detached – a min. of 20 additional feet beyond the front Setback of the Primary Mass of the Principal Building.
 - D3 Rear Loaded – a max. of 40 feet from the rear property line.
 - D4, PD, D5 Front loaded detached – a min. of 30 additional feet beyond the front Setback of the Primary Mass of the Principal Building.
 - D4, PD, D5 Rear loaded – a max. of 40 feet from the rear property line.

The Planning Director shall maintain the right to alter the provisions found in 4.9.3(d) if, the lot in question is not conducive to the above setbacks.
- e. Principal Buildings in a Cottage Close Community front inward onto a common space. Detached Outbuilding “garages” shall be sited around the exterior of the close, and should front outward.

Graphic 4.8 Parking Access

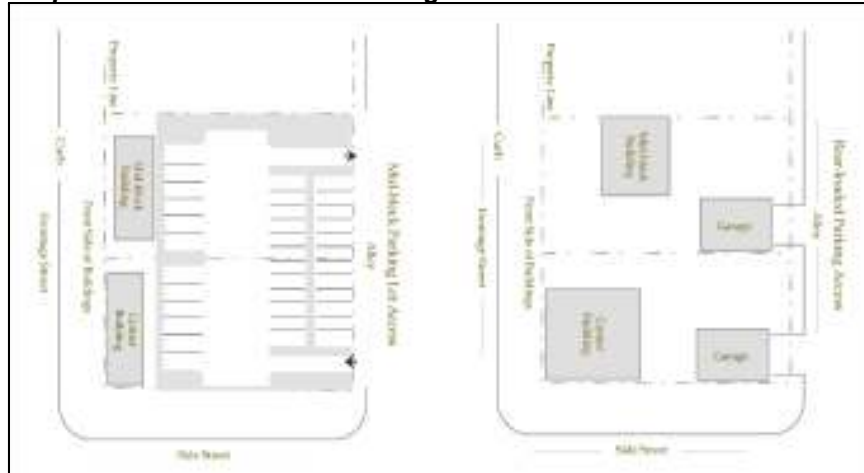
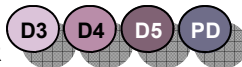


Table 4.12

Required Parking

Transect	D3			D4			D5			PD		
	Min. Auto & Cart	Max. Auto	Max. Cart	Min. Auto & Cart	Max. Auto	Max. Cart	Min. Auto & Cart	Max. Auto	Max. Cart	Min. Auto & Cart	Max. Auto	Max. Cart
Residential	1 per Du.	2 per Du.	4 per Du.	1 per Du.	2 per Du.	4 per Du.	1 per Du.	2 per Du.	4 per Du.	1 per Du.	2 per Du.	4 per Du.
Lodging	1 per Rm.	1 per Rm.	2 per Rm.	1 per Rm.	1 per Rm.	2 per Rm.	1 per Rm.	1 per Rm.	2 per Rm.	1 per Rm.	1 per Rm.	2 per Rm.
Office	1 per 1000sf	3 per 1000sf	6 per 1000sf	1 per 1000sf	3 per 1000sf	6 per 1000sf	0 per 1000sf	3 per 1000sf	6 per 1000sf	1 per 1000sf	3 per 1000sf	6 per 1000sf
Retail	1 per 1000sf	3 per 1000sf	6 per 1000sf	2 per 1000sf	3 per 1000sf	6 per 1000sf	0 per 1000sf	3 per 1000sf	6 per 1000sf	2 per 1000sf	3 per 1000sf	6 per 1000sf
Civic	To be determined using the process for an Administrative Form Waiver.											
Civil Support												
Education												
Agriculture & Industry												

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4.10 LANDSCAPE and STORMWATER

- 4.10.1** Transect-based Landscape and Stormwater Plans provide many aesthetic, ecological, functional and health/safety benefits.
- 4.10.2** Each proposal submitted under this Appendix shall include a site plan depicting and describing in detail (by species and size) all existing Trees, including any Trees proposed to be removed, and all proposed new Trees, shrubs and other landscape components. Compliance of the plan with the existing Tree Ordinance shall be subject to the approval of the Planning Director.
- 4.10.3** The Light Imprint Stormwater Standards contained in this Appendix shall only apply if the performance standards conveyed in the Beaufort County Stormwater Ordinance are achieved. In such case the two Ordinances' shall be integrated in a manner that ensures optimal design without sacrificing performance. Compliance of a plan with the existing Stormwater Ordinance shall be subject to the approval of the Planning Department.
- 4.10.4** Impermeable surface shall be confined to the ratio of Lot coverage specified for each Transect Zone.
- 4.10.5** Landscape and Stormwater Design Standards
- a. Type, size and limits of existing vegetation shall be indicated on the landscape plan.
 - b. Preservation of on-site existing Trees and vegetation is encouraged and may be used to fulfill the landscape requirements.
 - c. Priority shall be given to preserving and protecting significant Trees that provide screening, buffering, wildlife habitat and/or linkages to wildlife habitat.
 1. An applicant that proposes to remove mature, healthy, non-invasive Specimen Trees located outside of the proposed footprint of the Principal Building and Outbuilding shall do so using the process for an Administrative Form Waiver.
 2. The Planning Director shall have the right to require an applicant to replace the otherwise mature, healthy, non-invasive Specimen Trees that were removed from the site (4.10.7e,5,i) with Trees of the same or similar species whose combined Caliper dimensions equal that of the Trees removed.
 - d. All plant materials shall meet with the minimum container size, class and other requirements outlined in American Standard for Nursery Stock (ANSI Z60.1-2004) published by the American Nursery and Landscape Association (ANLA), or other local Nursery Association Standards as determined by the Planning Director.
 - e. The spacing and placement of plants shall be adequate and appropriate for the typical size, shape, and habit of the plant species at maturity.
 - f. Plants shall have normal, well-developed branches and vigorous root systems.
 - g. Proposed Trees and Understory Trees shall be centered horizontally and minimally:
 1. Two (2) feet from walkways, curbing, and other impervious pavements when planted in a tree well or continuous planter;
 2. Three (3) feet from walkways, curbing and other impervious pavements when planted in a continuous swale;
 3. Five (5) feet from street lights, underground utilities, utility meters and service lines, fences, walls and other ground level obstructions;
 4. Six (6) feet from porch eaves, and awnings and similar overhead obstructions associated with the ground level of buildings;
 5. Eight (6) feet from balconies, verandas, building eaves and cornices, and similar overhead obstructions associated with the upper stories of buildings.
 - h. Proposed Trees shall be a minimum height of ten (10) feet and / or three (3) inches in caliper.
 - i. Proposed Understory Trees shall be a minimum of eight (8) feet in height and / or two-and-one-half (2-1/2) inches in caliper.
 - j. Proposed Shrubs shall be of a five (5) gallon container minimum. Shrubs shall be 18" – 24" minimum clear from any sidewalk or pavement edge at the Lot line.
 - k. Ground vegetation or Shrub plantings with spines, thorns or needles that may present hazards to pedestrians, bicyclists or vehicles are prohibited in the first two (2) feet of the front setback from the lot line, as well as the first two feet of the side setback on a corner lot.
 - l. Bare and exposed ground on the site and / or in landscaped areas shall be covered with live plant materials and/or mulch, with the following exceptions:
 1. Naturally occurring dunes, creek beds/ arroyos, rock outcroppings or similar landscape features typically lacking in vegetation.
 2. Agricultural fields seasonally tilled for cultivation.
 3. Hiking trails and/or traces.
 4. Clay or sand surfaces associated with recreation fields and facilities.
 - m. Artificial plants or artificial turf shall be prohibited.



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- n. Buffers and screening elements shall be used to screen parking areas from public view, to screen service yards and other places that are unsightly.
- o. Irrigation Ponds and Retention Basins shall be integrated landscape features, rather than single-purpose flood control and stormwater management ponds.
- p. Irrigation Ponds and Retention Basins shall be planted with appropriate Trees, Shrubs and grasses. Plants in basin areas prone to submersion shall be hydrophilic.
- q. Rain Gardens and Bioswales may be installed to infiltrate runoff from parking lots, Streets, Plazas and other impervious surfaces.
- r. Where vegetative solutions are necessary, yet not feasible, porous concrete, porous asphalt, or other porous materials should be specified for Sidewalks, Pathways, Alleyways, parking lots, Plazas, etc. to infiltrate stormwater.
- s. Buildings may be equipped with roofs of shallow 4-inch soils and drought tolerant plants. Buildings approved for Intensive Green Roofs may hold soils deeper than 4" and larger plants and Trees.
- t. Balconies should be equipped with planter boxes designed to capture runoff from the balcony.
- u. Green walls, if provided, shall be restricted to non-invasive species.
- v. Cisterns may be used to capture and recirculate stormwater from buildings.
- w. **Specific to D3**
 - 1. The landscape installed shall consist primarily of native species requiring minimal irrigation, fertilization, and maintenance.
 - 2. The area between the Lot Line and the Principal Frontage shall remain unpaved, with the exception of pathways and driveways leading to the entry or rear parking area. Surfacing shall be designed per Table 4.13 *Light Imprint Tools* (and accompanying Design Manual). 75% or more of the Frontage Setback shall have vegetative cover.
 - 3. Lawn (turf) shall be permitted, but discouraged in favor of native plantings such as perennial landscapes when possible. These should be highly diverse and should be placed lower than walkways, not mounded up.
 - 4. For each 30 feet of Lot Frontage a minimum of two Trees shall be planted between the Lot Line and the Principal Setback line. Substitutions:
 - i. One (1) Tree may be substituted for two (2) Understory Trees;
 - ii. One (1) Understory Tree may be substituted for ten (10) Shrubs.
 - 5. Tree Preservation Credit: One (1) Tree may be substituted for an existing Tree to be preserved provided that:
 - i. It is four (4) Inches DBH or greater;
 - ii. Possesses a healthy and full canopy;
 - iii. Has an unmolested CRZ;
 - iv. Has incurred no damage that would undermine it's long-term vitality and quality.
 - 6. Trees may be of single or multiple species that are indigenous to the lowcountry.
 - 7. Trees shall be naturalistically clustered in conjunction with adjacent Street Trees.
- x. **Specific to D4, PD, D5**
 - 1. In the more compact Urban Transect Zones (D4, PD, D5) best practices for stormwater management differ from conventional suburban practices. Compact development creates fewer pollutants by reducing expansive lawns and parking lots. Because less land is available, excess stormwater may be treated and infiltrated on site, detained in subsurface basins, or removed from the site and treated elsewhere. When technically consistent with the performance standards of the Beaufort County stormwater ordinance, transect appropriate Light Imprint tools and methods shall be used to treat stormwater (See Table 4.13 *Light Imprint Tools* and accompanying Design Manual).
 - 2. The area between the Lot Line and the building frontage shall be landscaped or hardscaped to match the landscaping or hardscaping of the Public Frontage, unless specified otherwise by the Planning Director. Plantings shall be permitted.
 - i. The landscape installed shall consist primarily of durable species tolerant of soil compaction.
 - ii. Native plant perennial landscapes should replace turf grass wherever possible and be highly diverse. These should be placed lower than walkways, not mounded up.
 - iii. Planter boxes should be bottomless, flow-through boxes with native plants, placed next to buildings and designed to capture building runoff. They may be placed in courtyards or adjacent sidewalks with runoff sent to them via French drains or hidden pipes.
 - 3. For each 30 feet of Lot Frontage a minimum of one tree, one understory tree, or ten Shrubs shall be planted between the Lot Line and the Principal Building. 50% or more of

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the Setback shall have vegetative cover. In D5 Trees shall not be required to be planted if the Secondary Frontage encroaches to within 4 or more feet of the lot line.

4. All required Landscape Areas shall be irrigated by an automatic underground irrigation system.
 - i. Where possible and practical, Applicant shall use a bubbler, drip irrigation, or soaker hose emitters.
 - ii. Each irrigation system shall be equipped with a meter, backflow preventer and a suitable controller.
 - iii. A parcel in which 80% of the required vegetation is native may be exempt from the installation of an irrigation system.
5. Trees, if planted, shall match the species of adjacent Street Trees on the Public Frontage / ROW.
6. Trees shall be planted in a symmetrical alley pattern.
7. Lawn (turf) shall be permitted using the process for an Administrative Form Waiver.



4.10.6 Landscape and Stormwater Construction Standards

- a. Noxious or invasive plants species shall be removed.
- b. During clearing or construction, the root zone of existing Trees and vegetation to be preserved shall be enclosed by a temporary protective fence.
- c. Open Space, Public Space, and Civic Sites shall be protected with a temporary construction fence during all adjacent site work and construction activities, unless alterations to them are otherwise specified by landscape grading plans.
- d. The soil structure of planting strips shall be protected from compaction with a temporary construction fence. Standards of access, excavation, movement, storage and backfilling of soils in relation to the construction and maintenance of deep utilities and manholes shall be specified.
- e. Wind erosion shall be mitigated and controlled though dust abatement and similar practices during the period of site work and construction.
- f. All landscape areas compacted during construction activities shall be retiled and reconditioned to provide an arable topsoil layer that can support the long term health and vitality of landscaping.
 1. Landscape soils shall be loosened and aerated to a depth of at least six (6) inches before planting.
 2. The topsoil within the construction area's limits of disturbance shall be removed, stored and amended with organic soil additives (IF) recommended by a landscape soils test prior to being redistributed, (AND) required by the Planning Director.
- g. Trees should be planted below the grade of the sidewalk and the street in structural cells with sufficient root space.
- h. Constructed water features such as fountains, streams and ponds that operate with water recirculation systems shall be designed to prevent seepage and leaks.
- i. Temporary spray irrigation systems may be used to establish seeded areas for grass and groundcover.

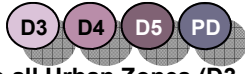
4.10.7 Landscape and Stormwater Maintenance Standards

- a. Grass and vegetation shall be lightly fertilized to avoid fertilizer pollution to groundwater, streams and ponds.
- b. No disturbed ground shall be left exposed. Turfgrass and other approved and appropriate groundcovers or mulch shall cover all (disturbed) non-paved and non-built developed areas.
- c. It shall be the responsibility of the property owner(s) or his assigned agent(s) to:
 1. Maintain and keep all screening and fencing in good condition at all times; and
 2. Maintain landscaping by keeping Turfgrass lawns properly mowed and edged, plants properly pruned and disease-free, and planting beds mulched, groomed and weeded; except in areas of naturally occurring vegetation and undergrowth.
 3. Replace any required planting(s) that are significantly damaged, missing, infested, disease-ridden, or dead, within one year or the next planting season, whichever occurs first; except in areas of naturally occurring vegetation and undergrowth.

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Table 4.13 *Light Imprint Tools*

SURFACING TOOLS	D3	D4	D5	PD
Compacted Earth	*			
Wood Planks	*			
Stabilization Mat	*	*		*
Crushed Stone/Shell	*	*		*
Cast/Pressed Concrete Paver Block	*	*		
Grassed Cellular Plastic	*	*		
Grassed Cellular Concrete	*	*		
Pervious Asphalt	*	*	*	*
Asphalt / Blacktop	*	*	*	*
Concrete	*	*	*	*
Pervious Concrete	*	*	*	*
Stamped Asphalt	*	*	*	*
Stamped Concrete	*	*	*	*
Pea Gravel		*	*	*
Stone / Masonry Paving Blocks		*	*	*
Wood Paving Blocks on Concrete			*	
Asphalt Paving Blocks			*	
CHANNELING TOOLS	D3	D4	D5	PD
Natural Creek	*			
Terracing	*			
Vegetative Swale	*			
Drainage Ditch	*			
Stone / Rip Rap Channels	*			
Vegetative Stone Swale	*	*		*
Soakaway Trench	*	*		*
Slope Avenue	*	*		*
French Drain	*	*		*
Shallow Channel Footpath/Rainwater Conveyor	*	*	*	*
Concrete Pipe	*	*	*	*
Gutter / Curb	*	*	*	*
Planting Strip Trench	*	*	*	*
Masonry Trough	*	*	*	*
Canal		*	*	*
Sculpted Watercourse, i.e. cascades		*	*	*
Concrete Trough			*	
Archimedes / Archimedean Screw			*	
STORAGE TOOLS	D3	D4	D5	PD
Irrigation Pond	*			
Retention Basin with Sloping Bank	*			
Retention Basin with Fence	*	*		*
Retention Hollow	*	*		*
Detention Pond	*	*		*
Dry Well	*	*	*	*
Flowing Park	*	*	*	*
Retention Pond	*	*	*	*
Landscaped Tree Well		*	*	*
Pool/Fountain		*	*	*
Underground Vault / Pipe / Cistern		*	*	*
Grated Tree Well		*	*	*
Paved Basin		*	*	*
FILTRATION TOOLS	D3	D4	D5	PD
Shallow Marsh	*			
Natural Vegetation	*	*	*	*
Surface Landscape	*	*	*	*
Constructed Wetland	*			
Bio-Retention Swale	*			
Purification Biotope	*	*		*
Green Finger	*	*	*	*
Green Roof	*	*	*	*
Rain Garden	*	*		*
Vegetative Purification Bed	*	*	*	*
Waterscapes		*	*	*



4.11 SIGNAGE

4.11.1 General to all Urban Zones (D3, D4, PD, D5)

- a. Signage in the Urban Zones shall be Transect-based and controlled by Materials, Lighting, Use, and Size.
- b. **Sign Body Materials**
Signs and their supporting structure shall be comprised of:
 - 1. ...natural materials (wood, masonry, stone, tabby, etc).
 - 2. ...metal.
 - 3. ...Canvas awnings.
 - 4. ...Paint (applied directly onto window glass, or directly onto building walls). and reflect the unique, sometimes eclectic nature of the Island.
- c. **Graphic Materials**
Sign graphic materials shall be one of the following:
 - 1. ...Paint.
 - 2. ...Cut vinyl.
 - 3. ...Incisions into smooth-faced building materials such as signs inscribed into a stone or stucco frieze board.
- d. **Lighting**
 - 1. Signs may be externally lit by full-spectrum bulbs in a visible fixture above the sign.
 - 2. Reserved.



- e. **Residential and Non-Residential Buildings**
 - 1. One (1) Address Sign (with number) shall be permitted per Residential Dwelling Unit or Non-Residential Use for each Lot Line adjacent to a Street or ROW / Easement. The Address Sign shall be:
 - i. ... attached to a building in proximity to an Entrance, or...
 - ii. ... displayed on the parcel, in proximity to a vehicular or pedestrian entryway, and...
 - iii. ...visible to fire and safety vehicles utilizing the nearest Street or ROW / Easement, and...
 - iv. ...Limited to a maximum of two (2) square feet.
 - 2. Temporary Window Signs shall be limited to one (1) per Residential Dwelling Unit and / or Non-Residential Use and shall not exceed two (2) square feet in Area.

4.11.2 If permitted by the underlying Transect Zone, each business may permanently affix one (1) of each of the following Sign Types to their Building or property.

- a. **Text-Free Symbols (D3, D4, PD, D5)**
 - 1. Text-free symbols – such as barber poles or bowling pins – may be attached to a Building or Structure in which a Use takes place. The Text-free Symbol should be visible from the nearest Street, and adjacent to the nearest path, sidewalk, or 2 way Bikeway / Cartway.
 - 2. Text-free symbols shall not exceed 4 square feet if flat or 6 cubic feet if three-dimensional.
 - 3. The top of a Text-Free Symbol shall not be located more than 14 feet above the nearest path, sidewalk, or 2 way Bikeway / Cartway.



- b. **Awning Sign (D4, PD, D5)**
 - 1. Communication / Advertising may be placed at two distinct locations on the surface of an Awning Sign:
 - i. ...the shed or body.
 - ii. ...the fringe or skirt.
 In walkable places Communication / Advertising on the Fringe may be more effective than Communication / Advertising on the shed because the message is closer to eye level and the letters are vertical rather than sloping back away from the viewer.



- 2. The Awning should be installed with its bottom edge (skirt) no more than 10 feet above the Sidewalk, except in the case of Upper level Awnings, which shall be permitted in D5 with or without out Signage.
- 3. The surface shall consist of painted or vinyl lettering and/or graphics painted or adhered directly onto the Awning.
- 4. Communication / Advertising may occupy the middle third of the body of the shed side of the awning.
- 5. Communication / Advertising may fill the entire height and width of the fringe up to a maximum fringe height of nine (9) inches. The Awning fringe should be made of solid-color canvas for the best signage contrast, while the awning shed may be striped if desired.

- c. **Board Sign (D3, D4, PD, D5)**
 - 1. The Board Sign shall consist of painted or vinyl lettering and/or graphics on a signboard that may be attached to any part of a building, but is most often attached to a wall.

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2. The cumulative square footage of all Board Signs on one Frontage of an establishment shall be limited to the width of the Frontage in feet multiplied by 2.
3. No single Board Sign shall be larger than:
 - i. ...six (6) square feet if the bottom of the sign is located eight (8) feet or less above the pathway / sidewalk.
 - ii. nine (9) square feet if the bottom of the sign is eight (8) feet to less than twelve (12) feet above the pathway / sidewalk.
 - iii. twelve (12) square feet if the bottom of the sign is located at the maximum height of twelve (12) feet above the pathway / sidewalk.

d. **Island Eclectic Sign (D3, D4, PD, D5)**



1. In D3 the Island Eclectic Sign shall be permitted using the process for an Administrative Form Waiver.
2. The Island Eclectic Sign is intended to be unique and one of a kind.
3. Communication / Advertising is only part of the message conveyed by this type of sign. The sign may symbolize the distinct heritage of the Island, or reflect the unique products produced or sold by an Island establishment. For instance, a sign representing an art gallery may include a sculptural element or a sign representing a heritage museum might include a cut-out of a fisherman.
4. The scale and placement of the Island Eclectic Sign shall be determined by the Applicant.
5. The body of the Island Eclectic Sign shall be limited to 6 feet in height and 6 feet in width, unless approved by Administrative Form Waiver.



e. **Ground Signboard (D3, D4, PD, D5)**



1. The Ground Signboard may either consist of a:
 - ii. **Standard Ground Signboard** – An A-frame double sign board.
 - iii. **Special Ground Signboard** – A sculptural element with an attached sign board. A typical Special Ground Sign incorporating a sculptural element is a sculpture of a chef holding a chalkboard containing a restaurant's menu items.
2. A Standard Ground Signboard shall only be permitted in D3 using the process for an Administrative Form Waiver.
3. The Special Ground Sign shall only be permitted in D4, PD, and D5.
4. Ground Signboard Lettering should be small since people are intended to walk right up to the sign to read it.
5. The Special Ground Sign is meant to be used adjacent to or on the Sidewalk.
6. The Special Ground Sign is limited to five (5) feet in height, and should be portable if placed on a Sidewalk. One (1) Special Ground Sign is permitted per establishment.



f. **Band Sign (D4, PD, D5)**



1. The Band Sign is the most common business-related sign type.
2. The Band Sign shall consist of a band of lettering (possibly graphics) across 75% to 100% of the width of the building.
3. The Band sign should be installed just above the top of the storefront glazing, and may be painted, applied, or attached to an exposed beam face or entablature.
4. The Band sign shall be a maximum of thirty-six (36) inches tall.
5. The bottom of the band sign should not be more than twelve (12) feet above the Sidewalk, or less than ten (10) feet above the Sidewalk.
6. A Band Sign may only be front-lit using gooseneck lights.

g. **Blade Sign (D4, PD, D5)**



1. The Blade Sign shall consist of painted or vinyl lettering and/or graphics on a signboard projected from a wall by a supporting structure, or hanging by chains or other means from an overhanging architectural element.
2. The bottom of the blade sign shall be between nine (9) feet and twelve (12) feet above the sidewalk except when located below or within six (6) feet of an overhanging architectural feature such as an awning or gallery, in which case the top of the blade sign may be located at the bottom of the projecting architectural feature. Such signs should be centered on the overhanging architectural element.
3. Blade signs may project a maximum of five (5) feet from the wall, and be a maximum of thirty-two (32) inches tall.
 - i. Blade signs shall be no more than four (4) feet wide.
 - ii. In D4 / PD blade signs shall not exceed six (6) square feet.
 - iii. In D5 Blade Signs shall not exceed nine (9) square feet.
 - iv. In D4 / PD, D5 Blade Signs underneath an overhanging architectural feature shall not exceed four (4) square feet. Brackets or other means of suspension shall match the style of the sign and shall not be counted as part of the allowable size of the sign.

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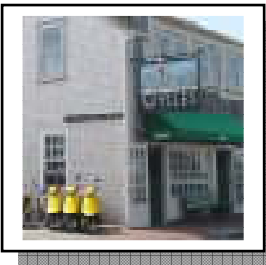
4. A Blade Sign may only be front-lit using gooseneck lights attached to the supporting structure.

h. Pylon Sign (D4, PD, D5)



1. A Pylon Sign is most appropriate in cases where an establishment wishes to maintain its residential character OR is not close enough to allow for an attached sign that is readable from the Street OR is residential in character.
2. A Pylon Sign consists of painted or vinyl lettering and/or graphics on wood or metal sign board supported by a structure, and attached to the ground.
 - i. The structure may consist of a single sign pole, a double sign pole, or a trussed sign tower.
 - ii. Double or trussed structures shall be detailed lightly so that the aggregate width of all structural members does not exceed eight (8) inches at any given location below the bottom of the sign board.
3. A Pylon Sign shall be located adjacent to a path, sidewalk, or two-way Bikeway / Cartway. The bottom of the signboard shall not be more than twelve (12) feet above the pathway.
4. The height of the signboard should not exceed three (3) feet, and the width should not exceed four (4) feet.
5. The Pylon Sign may be front-lit with gooseneck lights attached to the supporting structure.

i. Corner Sign (D4, PD, D5)



1. Corner Signs shall only be permitted at the corners of blocks in D4 / PD; however, they may be permitted throughout the D5 Zone if deemed appropriate by the Planning Director.
2. The Corner Sign shall consist of painted or vinyl lettering and/or graphics on a signboard or sign box projected from the corner of a building.
3. Corner Signs may be constructed of either wood or metal.
4. Corner Signs project perpendicular from one side of the building or at a 45° angle to the corner.
5. The Corner Sign shall be mounted a minimum of twelve (12) feet from the sidewalk, measured to the bottom of the sign.
6. The height of the Corner Sign shall not exceed the first-story wall height or one-half (1/2) of the height of the building, whichever is greater.
7. The Corner Sign shall be mounted a maximum of twelve (12) inches away from the exterior wall of the building and shall be a maximum of three (3) feet wide.
8. Corner Signs may be lit using gooseneck lights.

j. Incised Wall Sign (D4, PD, D5)



1. The Incised Wall Sign shall consist of letters incised into a smooth surface of the building that is more refined than the principal wall material. Incised Wall Signs may be incised into a stone or stucco frieze, for example.
2. Reserved.

k. Painted Wall Sign (D5)

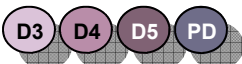


1. The Painted Wall Sign shall consist of lettering and/or graphics painted directly onto a wall.
2. Painted Wall Signs may occur on brick, stucco, or metal wall surfaces that are either perpendicular with the street or set back at least fifty (50) feet from the edge of pavement if parallel with the street (to allow for equal viewing by pedestrians and motorists).
3. Because this type of sign usually occurs in the un-built gaps within the urban fabric, these signs are ideal for Daufuskie Island. However, they should be considered temporary and should therefore, not be the primary sign of the business they represent.

l. Commercial Window Sign (D5)

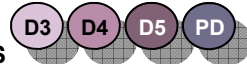


1. The Commercial Window Sign should consist of lettering and/or graphics applied or painted directly onto one significant commercial window.
2. Text and graphics should be limited to two lines per window.
3. Commercial Window Signs shall be permitted at the discretion of the Planning Director.



4.12 SUBDIVISION

- 4.12.1 Subdivision is permitted in the Urban Transect Zones (D3, D4, PD, D5) for the purposes of establishing a multi-lot **Traditional Community**, as well as establishing infill that contributes to the creation of a Traditional Community, including the single lot **Urban Cottage Close (UCC)** community.
- 4.12.2 Requests for subdivision shall adhere to the standards of Section 4.0 and this Appendix.
- 4.12.3 Subdivision within the PD and PD-B shall require the submittal of a Master Plan at which time the overall allotment of Civic Sites and Civic Uses shall be shown by percentage.
- 4.12.4 Reserved.



4.13 TRADITIONAL COMMUNITY DEVELOPMENT STANDARDS

4.13.1 A Traditional Community is a designation assigned to a new community that is subdivided for a variety of owners and/or occupants. As opposed to the Conservation Community, the settlement pattern is open. The Traditional Community emphasizes the needs of the greater Island as opposed to those of a limited few, including, but not limited to: diversity, use, building type, income, connectivity, and civic sites.

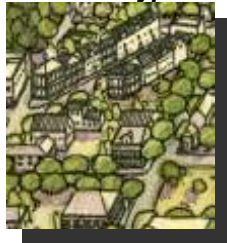
4.13.2 Three Traditional Community types are encouraged in the Urban Transect Zones:

- a. Traditional Neighborhood (TN)
- b. Traditional Hamlet (TH)
- c. Traditional Village (TV)

During the pre-application process, the Planning Director and Applicant shall establish which of the Traditional Community Types (depicted in Graphic 4.9 *Place Types*) is most similar to the Applicant’s Proposal. This “classification” provides both the Applicant and Review team with a starting point, range, and overall context from which to build and evaluate PLACE.

Graphic 4.9

Place Types



Traditional Village

Description: Located on the waterfront near one or more ferry landings, a Traditional Village is comprised of 2 or more evolving Hamlets that support a larger mixed-use environment. The mixed-use environment may be located along the water, the intersection of multiple neighborhoods, or along a corridor between multiple neighborhoods. A Village should be self-sustaining.

Typical Size: 96–320 ac.

Ideal Village Locations:

- 1. G3 Sector at Cooper River Landing (VE), Webb (VE), and Center Isle.
- 2. G3 Sector at New River Landing (VE), and Jolly Shores (VE).

(VE) = Village likely to Evolve.

Traditional Hamlet

Description: Located on the waterfront or center isle, a Hamlet has a small mixed-use main street with one or more surrounding neighborhoods. Main street and the surrounding residential transition quickly into natural or agricultural land. However, as neighborhoods evolve and grow, the Hamlet will become increasingly self-sustaining; and the line between Hamlet and Village will blur.

Typical Size: 48 – 120 ac.

Ideal Hamlet Locations:

- 1. G3 Sector at Cooper River Landing (HE), Webb (HE), and Center Isle (HE).
- 2. G3 Sector at New River Landing (HE) and Jolly Shores (HE).
- 3. G3 Sector at Oakridge N. Beach and S. Beach.
- 4. G2 Sector at Eichelberger.
- 5. G2 Sector at McDavid.

(HE) = Hamlet likely to Evolve.

Traditional Neighborhood

Description: Located within a larger Village or Hamlet, a neighborhood is a residential settlement that may or may not provide a small amount of locally oriented retail and office space. Buildings within a neighborhood are comprised of multiple forms. A single neighborhood is not self-sustaining. However, multiple neighborhoods may evolve to become a Hamlet or Village.

Typical Size: 4 – 60 ac.

Locations:

- 1. G3 Sector at Cooper River Landing (NE), Webb (NE), Center Isle (NE).
- 2. G3 Sector at New River Landing (NE), and Jolly Shores (NE).
- 3. G3 Sector at Oakridge N. Beach (NE), and S. Beach (NE).
- 4. G2 Sector at Eichelberger (NE).
- 5. G2 Sector at McDavid (NE).

(NE) = Neighborhood likely to Evolve.

4.13.3 Any subdivision proposal for a parcel 4 acres or greater in size shall submit a Traditional Community master plan using one of the Traditional Community types found in 4.13.2.

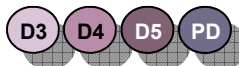
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- 4.13.4** A Traditional Community master plan shall adhere to the standards of Section 4.0 and this Appendix. The master plan should also address any additional requests or requirements conveyed to the Applicant as part of the pre-application process.
- 4.13.5** Predetermined Pedestrian Sheds on Table 2.3 *Island Place Types Map* shall determine the approximate boundaries and center of a proposed Traditional Community. The development should also respond to existing conditions, adjacent developments, connecting thoroughfares, and natural features. The applicant may propose alternative or new Pedestrian Shed(s). These shall be clearly demarcated on the Traditional Community master plan submittal.
- 4.13.6** A Conservation Community and/or an Urban Cottage Close may comprise a portion of a larger "Traditional Community" master plan that extends into the corresponding Transect Zones.
- 4.13.7** Base Residential Density shall be expressed in terms of density units per acre and not exceed the specifications for each (underlying) Transect Zone. Density calculations shall include any new Streets but not land assigned to Civic Space.
- 4.13.8** Outbuildings shall not count towards the gross density of the Community.
- 4.13.9** Historic Structures that are recognized by the HPRB, preserved to the Standards of the HPRB, and incorporated into a Traditional Community shall not count towards the gross density of the Community.
- 4.13.10** A minimum of 80% of all lots in a Traditional Community shall be directly accessible via a rear alleyway or lane.
- 4.13.11** Given the Island's Coastal frontage and Hurricane potential, Public utilities (water, sewer, electric, gas, cable) shall be buried. Utility lines shall be planned and constructed to use the right of way of both the Street and Rear alley as depicted graphically in Section 2 Graphic 2.13 *Utility Placement*.
- 4.13.12** All Traditional Communities that comprise the landward edge of Daufuskie Island, thereby fronting a significant water-based natural resource such as a creek, river, tidal marsh, ocean, etc. shall provide a public Right Of Way (ROW) or Easement (street, cartway, or minimum 12 ft natural or formal pathway) running approximately parallel to the resource.
- The land surrounding the ROW or Easement may be left in its natural state or designed to include designated Civic Spaces or Gathering Places.
 - The ROW / Easement shall run the entire distance that the community fronts the resource and connect to adjacent development. Unless specifically addressed otherwise in Table 2.5 *Island Street Map*, A minimum of:
 - 50% of the fronting ROW / Easement in D3 shall be in the form of a *Neighborhood Drive* Street Type with a *Scenic Street* Frontage.
 - 75% of the fronting ROW / Easement in D4 /PD shall be in the form of a *Neighborhood Drive* or *Main Street* Street Type with a *Scenic Street* Frontage or *Scenic Avenue* Frontage respectively.
 - 75% of the fronting ROW / Easement in D5 – shall be in the form of a *Main Street* Street Type with a *Scenic Avenue* Frontage.
 - The remaining percentage of ROW / Easement may be in the form of a min 12 ft. wide natural or formal pathway, including any D1/D2 frontage (includes the 2 way *Cartway*, *Bikeway* Street type with an *Island Thoroughfare* frontage).
 - In order to incentivize the creation of a sustainable public waterfront, the ROW or Easement shall not be subject to the critical line setback if it is:
 - designed per Table 4.13 *Light Imprint Tools* (and accompanying Design Manual).
 - the use allows for public access.
 - the use provides potential connectivity.
 - the result will be a more welcoming community and Island.
- 4.13.13** The Planning Director, in consultation with the Applicant may determine that one or more of the following Special Requirements shall be applied to a proposed Traditional Community:
- A differentiation of one or two neighborhood Streets as a B-Grid Streets. Buildings along the A-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along a B-Grid Street may be more readily considered for Administrative Form Waivers allowing automobile, service, or recreational oriented standards. The Frontages assigned to the B-Grid Street(s) shall not exceed 20% of the total length of Frontages within a Traditional Community.
 - Terminated Vista locations, requiring that a future building be provided with architectural articulation of a type and character that responds visually to the location.
 - A designation for Cross Block Passages, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.
 - A designation for a bridge providing connectivity and permitting foot, bike, or cart traffic.
 - A stub out of a new or existing street to promote future connectivity (Cartway, Bikeway, Street) between internally segregated subdivisions.

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- 4.13.14** Each Traditional Community shall contain one or more “Primary” Civic Spaces. The Primary Civic Space shall be within 800 feet of the geographic center of each neighborhood, unless topographic conditions, pre-existing Street alignments or other circumstances prevent such location.
- a. A Traditional Neighborhood shall construct a minimum of one (1) “Primary” Civic Space.
 - b. A Traditional Hamlet shall construct a minimum of two (2) “Primary” Civic Spaces.
 - c. A Traditional Village shall construct a minimum of four (4) “Primary” Civic Spaces.
- Ideally, each Primary Civic Space should be located in a different neighborhood center. If the Planning Director believes that a significant crossroads or other prominent location functions as the actual “neighborhood center” then this site may be substituted for the geographic center of the Community. The “Primary” Civic Space shall conform to one of the types specified in Table 4.7 *Civic Space*. Playgrounds and Pocket Parks shall not serve as the “Primary” Civic Space.
- 4.13.15** In addition to the “Primary” Civic Space requirement, a Civic Space shall be provided within 2000 feet of every Traditional Community Lot in Residential use (each “Primary” Civic Space shall be counted). The Civic Space shall be calibrated to the local surroundings while still conforming to one of the types found in Table 4.7.
- 4.13.16** Each Traditional Community of twenty four (24) or more acres shall reserve a minimum of one lot as a Civic Building Lot. A Civic Building Lot shall be a minimum of 10,000 square feet and sited at a prominent location or terminating vista:
- a. A Traditional Neighborhood of twenty four (24) or more acres shall reserve a minimum of one (1) Civic Building Lot.
 - b. A Traditional Hamlet shall reserve a minimum of two (2) Civic Building Lots.
 - c. A Traditional Village shall reserve a minimum of four (4) Civic Building Lots.
- Ideally, each Civic Building Lot should be located in a different neighborhood center.
- 4.13.17** Each Traditional Community shall contain a minimum of one “Primary” Gathering Place that functions as a significant “Common Destination” within each neighborhood.
- a. A Traditional Neighborhood that is four (4) or more acres in size, but twelve (12) or fewer acres in size shall contain a minimum of one (1) Primary Gathering Place.
 - b. A Traditional Neighborhood that is more than twelve (12) acres in size shall contain a minimum of (2) Primary Gathering Places.
 - c. A Traditional Hamlet shall contain a minimum of four (4) Primary Gathering Places.
 - d. A Traditional Village shall contain a minimum of eight (8) Primary Gathering Places.
- Ideally, each Primary Gathering Place should be located in a different neighborhood.
- 4.13.18** In addition to the “Primary” Gathering Place requirement, each Traditional Community shall contain an average of one (1) Gathering Place for every twelve (12) acres of land (each Primary Gathering Place shall be counted).
- 4.13.19** Each Traditional Community shall contain a “Primary” example of Civic Art located at a common neighborhood destination, significant crossroads, or prominent location (Civic Art that is required as part of a Civic Space may be counted).
- a. A Traditional Neighborhood that is four (4) or more acres in size, but twelve (12) or fewer acres in size shall contain a minimum of one (1) Primary example of Civic Art.
 - b. A Traditional Neighborhood that is more than twelve (12) acres in size shall contain a minimum of two (2) Primary examples of Civic Art.
 - c. A Traditional Hamlet shall contain a minimum of four (4) Primary examples of Civic Art.
 - d. A Traditional Village shall contain a minimum of eight (8) Primary examples of Civic Art.
- Ideally, each Primary example of Civic Art should be located in a different neighborhood.
- 4.13.20** In addition to the requirement for Primary Examples of Civic Art, each Traditional Community shall contain a minimum of one example of Civic Art per twelve 12 acres of land (Primary Examples of Civic Art and Civic Art required as part of a Civic Space may be counted).
- 4.13.21** Parking standards for structures comprising a Traditional Community shall adhere to Section 4.9 *Parking*, Table 4.12 *Required Parking*, and Graphic 4.8 *Parking Access*. If the primary use of a Principal Building or Outbuilding changes, the parking standards should be adjusted to adhere to those of Table 4.12 *Required Parking*.

4.14 SINGLE LOT “URBAN COTTAGE CLOSE”



- 4.14.1** The Urban Cottage Close (UCC) is intended as a single lot Urban Community. Unlike the Rural Cottage Close, which is classified as a Conservation Community, and derives its form as a means of conserving rural land; the driving force behind the Urban Cottage Close is the desire for affordable “in-town” detached housing within the Urban Transect Zones.

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- 4.14.2** An UCC is a settlement pattern that allows for the close clustering of at least four, but not more than eight, Principal Buildings around one or more shared Gathering Places. The UCC is typically settled in a far more formal manner than its rural counterpart (the Rural Cottage Close). Buildings and structures are symmetrically spaced, often in a rectilinear pattern. The UCC includes significant landscaping and / or hardscaping (See Graphic 4.12 *Affordable Urban Cottage Close*, Pg. 130).
- The shared "community Gathering Place" shall be used for low intensity recreation, and other passive outdoor living purposes (gardening, oyster roasts, bar-b-ques, etc.).
 - The Gathering Place may be hardscaped, landscaped, or left in a semi-natural or natural state so as to preserve or accentuate features such as water, Trees, creeks, wetlands, etc.
 - The Gathering Place shall be maintained and managed.
- 4.14.5** The UCC is not limited to residential uses. In fact, the ability to create a single lot "cluster" of buildings dedicated to retail, the arts, education, etc. adds further value to this typology.
- 4.14.6** As with the single lot Conservation Communities, the Urban Cottage Close may comprise a portion of a larger **Traditional Community**.
- 4.14.7** In order to establish an UCC the Applicant shall submit a comprehensive community master plan. This submission shall adhere to the standards of Section 4.0 and this Appendix. The UCC community master plan should also address any additional requests or requirements conveyed to the Applicant as part of the pre-application process.
- 4.14.8** An UCC master plan shall be permitted with or without subdivision.
- 4.14.9** An UCC master plan shall require a minimum parcel of 1 acre.
- 4.14.10** The Gross Density of an UCC shall be a minimum of 4.0 du./ac. and a maximum of 8.0 du./ac. However, density shall not exceed the Standards for each (underlying) Transect Zone (i.e. An UCC constructed in D4 shall not exceed the base density of 4 du./ac., D5 shall not exceed 8 du./ac.). An UCC in D3 shall require TDR density in order to achieve the required minimum of 4 du./ac.
- 4.14.11** Buildings within an UCC shall be limited to the number of stories permitted by the underlying zoning.
- 4.14.12** An UCC may include one Backbuilding / Outbuilding (with or without Accessory Dwelling Unit (ADU)) per Principal Building. These shall be located to the side or rear of the Principal Building (as opposed to in the close).
- 4.14.13** Outbuildings shall not count towards the gross density of the Community.
- 4.14.14** Historic Structures (recognized by the HPRB) to be preserved to the Secretary of Interior's Standards and somehow incorporated into the UCC Community (including re-sale) shall not count towards the gross density of the Community.
- 4.14.15** Each Principal Building comprising an UCC shall use a similar archetype as depicted by Graphic 4.12 *Affordable Urban Cottage Close*, Pg. 130 of this Appendix. All Principal Buildings should be similar in form and character.
- 4.14.16** Principal Buildings shall be limited to minimum of 700 sq. ft. and a maximum of 1500 sq. ft. of usable living space. However, depending upon the nature of the project the Planning Director shall maintain the right to increase or decrease the preferred range in square footage.
- 4.14.17** A landscape median of at least six feet in width shall be provided between parking aisles of either head-in or diagonal parking. Each landscape median shall have at least one tree for every 20 linear feet, or portion thereof. In addition, no more than eight (8) consecutive vehicular or cart parking stalls and no fewer than two (2) vehicular or cart parking stalls shall be permitted without a landscape island of at least six (6) feet in width extending from the landscape median to the end of the parking stall. Each landscape island shall have at least one (1) tree. Low-water vegetative ground cover (native shrubs and plantings) other than turf shall be encouraged in landscape medians and islands.
- 4.14.18** The front, side and rear setback for a Principal Building shall be a minimum of 10 ft.
- 4.14.19** All Principal Buildings that comprise an UCC shall front a shared community Gathering Place (face inward). Access and parking shall occur around the perimeter of the UCC.
- 4.14.20** A Principal Building in a UCC that will be transformed from a Residential Use to a Commercial Use shall utilize (as a starting point) one of the Adaptive Residential archetypes depicted in Section 6.0 *Daufuskie Archetypes* of this Appendix.
- 4.14.21** A UCC that comprises the landward edge of Daufuskie Island, thereby fronting a significant water-based natural resource such as a creek, river, tidal marsh, ocean, etc. shall provide a minimum 8 ft. public Right Of Way (ROW) or Easement (natural or formal pathway - includes the 2 way Bikeway / Cartway Street type with Island Thoroughfare frontage) running approximately parallel to the resource.
- 4.14.22** The land surrounding the ROW or Easement may be left in its natural state or designed to include designated Civic Sites. The ROW / Easement shall run the entire distance that the community fronts the resource and connect to adjacent development.
- 4.14.23** The ROW or Easement shall not be subject to the critical line setback if it: is designed per Table 3.10 *Light Imprint Tools*; provides the public with waterfront access; is light on the land (primarily pervious); potentially increases connectivity; and will result in a more convivial waterfront.

Table 4.10 Typical D3 Residential Lot

TYPICAL 70 x 120 RESIDENTIAL LOT

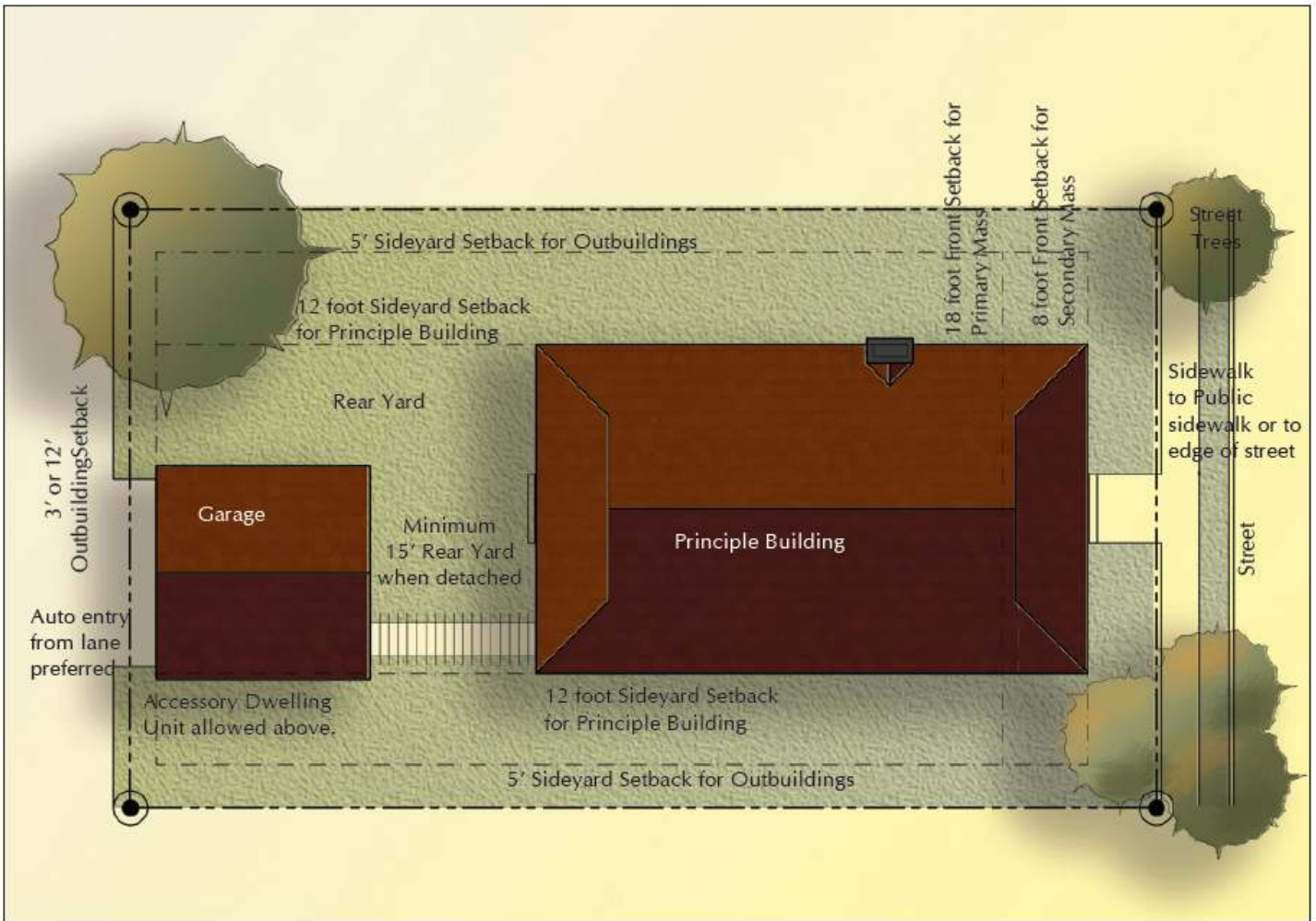
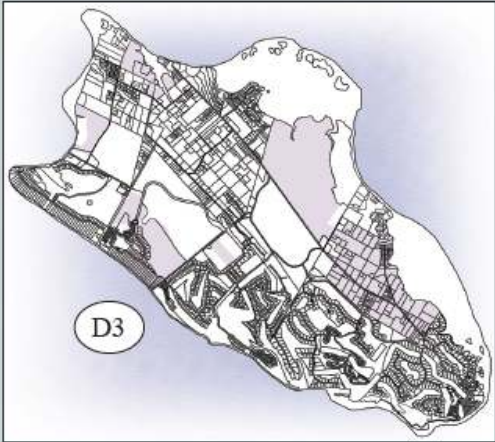
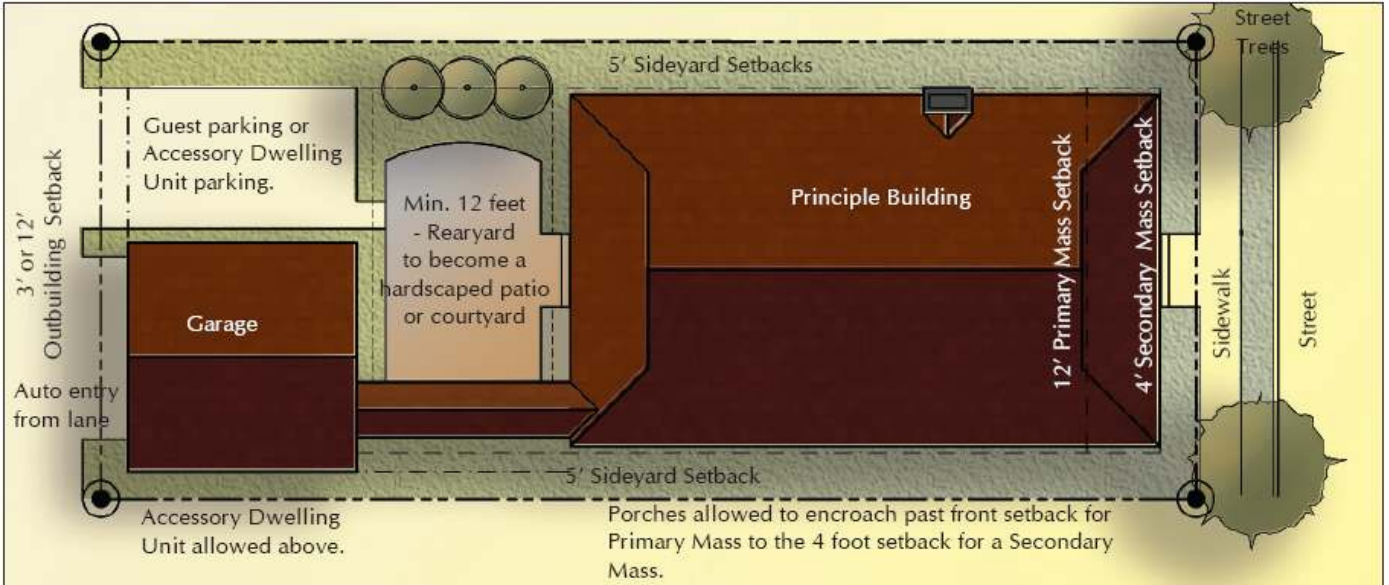


Table 4.11 Typical D4 Residential Lot

TYPICAL 30 x 120 RESIDENTIAL LOT



TYPICAL 50 x 120 COMMERCIAL LOT

Table 4.12 Typical D4 Commercial Lot

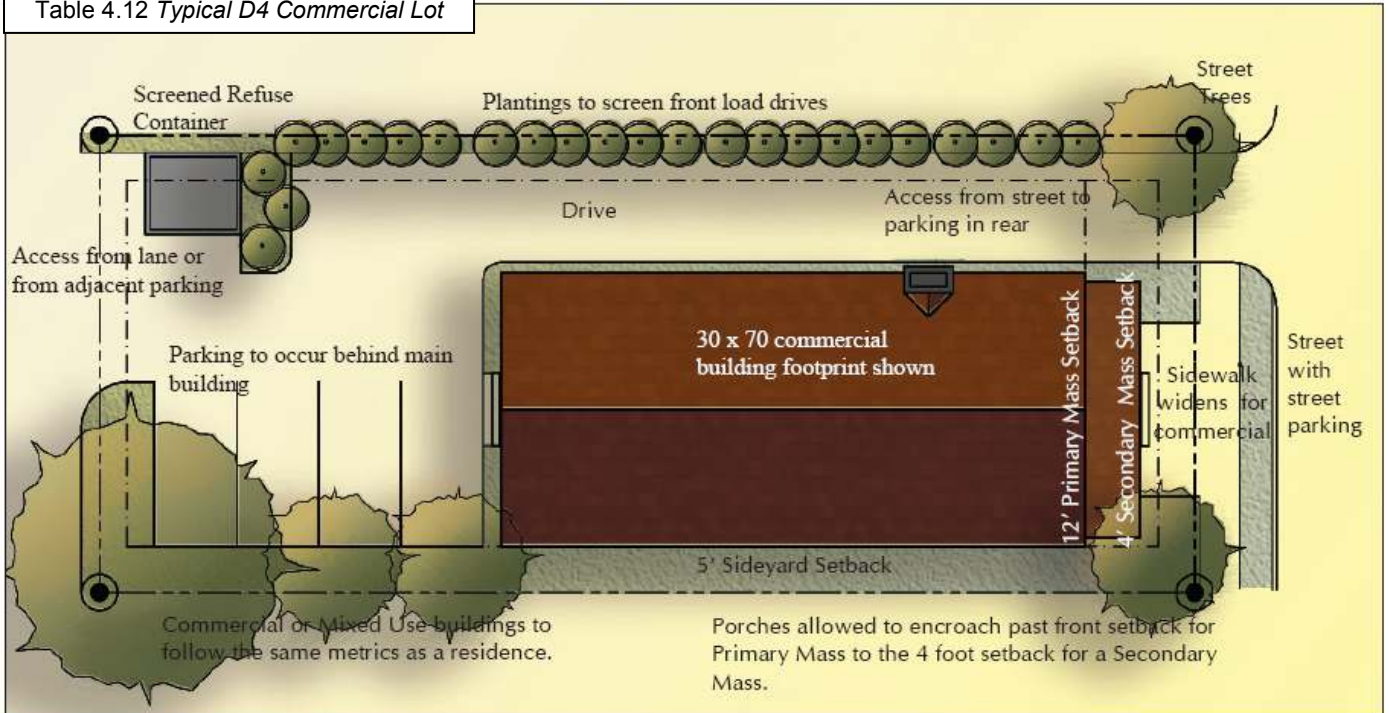


Table 4.13 Affordable *Urban Close*

AFFORDABLE URBAN CLOSE

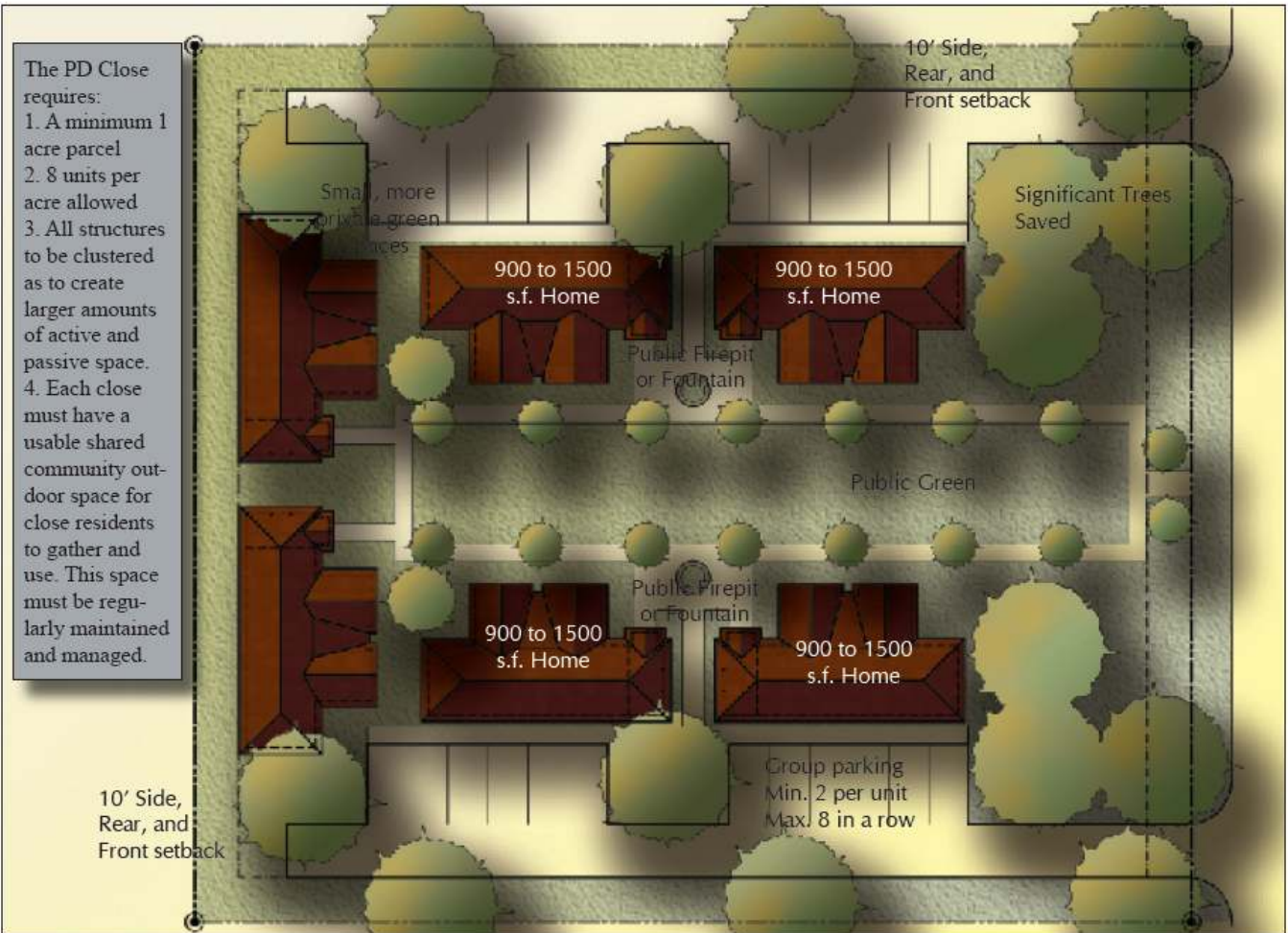


Table 4.14 Civic Lot

PUBLIC DISTRICT CIVIC LOT

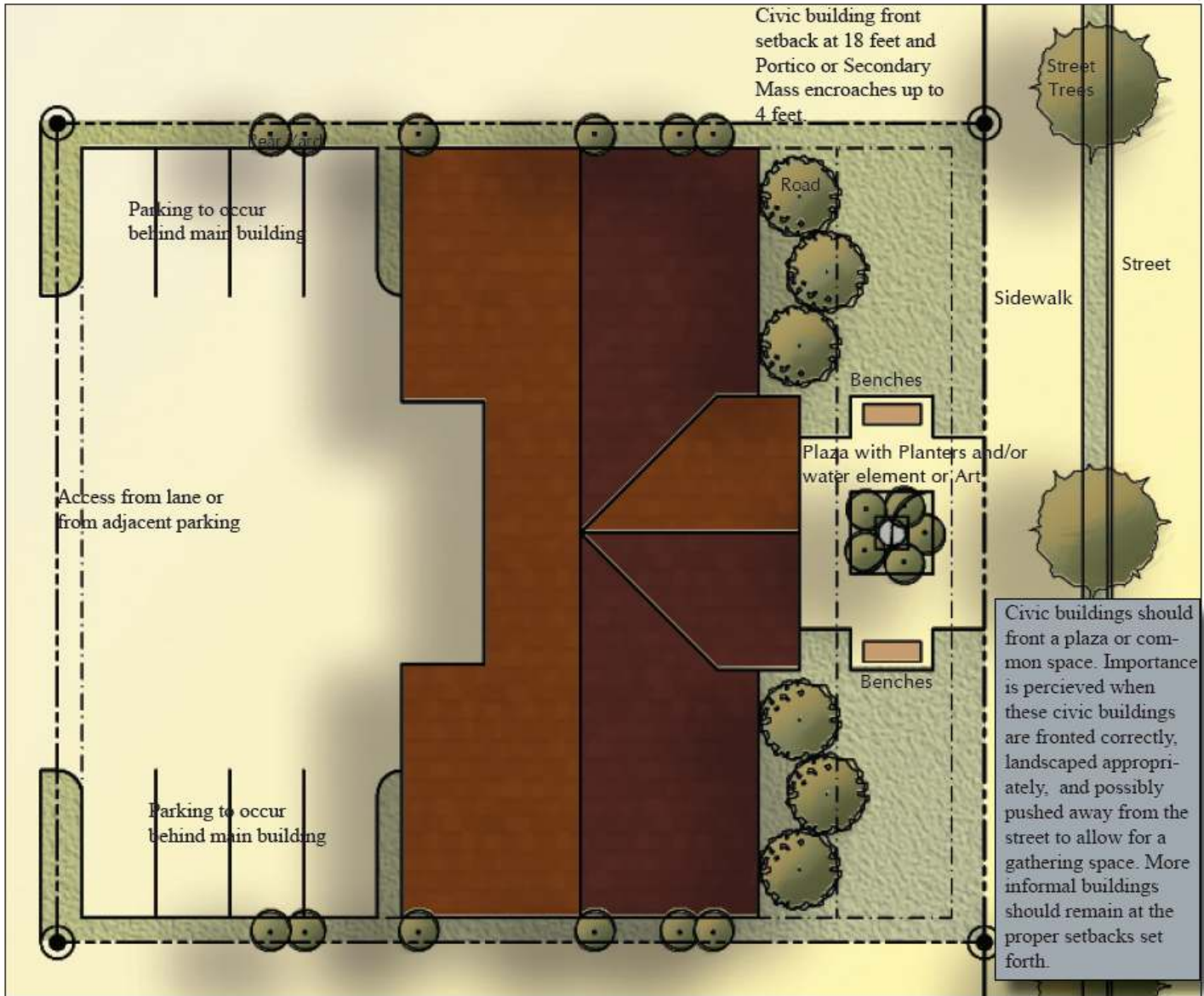


Table 4.15 Typical D5 Mixed Use Lot

TYPICAL 100 x 120 ARCADE LOT

