

AGENDA
 NATURAL RESOURCES COMMITTEE
 Monday, January 4, 2010
 3:00 p.m.
 Executive Conference Room
 Administration Building

Committee Members:
 Paul Sommerville, Chairman
 Jerry Stewart, Vice-Chairman
 Steven Baer
 Gerald Dawson
 Brian Flewelling
 William McBride
 Stu Rodman

Staff Support:
 Tony Criscitiello, Division Director

3:00 p.m. 1. CALL TO ORDER

2. TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO) THAT REPLACES ALL THE COMMUNITY OPTIONS WITH A TRADITIONAL NEIGHBORHOOD DEVELOPMENT OPTION: [\(Proposed Text\)](#)
- ARTICLE V, DIVISION 1, TABLE 106-1098 USE TABLE
 - ARTICLE VI, DIVISION 2, TABLE 106-1526 OPEN SPACE AND DENSITY STANDARDS
 - ARTICLE VI, DIVISION 3, TABLE 106-1556 LOT AND BUILDING STANDARDS
 - ARTICLE VI, DIVISION 4, TABLE 106-1617 BUFFERYARD AND LANDSCAPING STANDARDS
 - ARTICLE XI, DIVISIONS 1 AND 2

3. ADJOURNMENT

Natural Resources		
<i>Date</i>	<i>Time</i>	<i>Location</i>
February 1	2:00 p.m.	ECR
March 1	2:00 p.m.	ECR
April 5	2:00 p.m.	ECR
May 3	2:00 p.m.	ECR
June 7	2:00 p.m.	ECR
No Meeting in July		
August 2	2:00 p.m.	ECR
September 7	2:00 p.m.	ECR
October 4	2:00 p.m.	ECR
November 1	2:00 p.m.	ECR
December 6	2:00 p.m.	ECR

County TV Rebroadcast	
Wednesday	9:00 a.m.
Thursday	4:00 a.m.
Saturday	11:00 p.m.

A quorum of Council may be in attendance at all Committee meetings.
 Please silence your cell phone during the meeting.



MEMORANDUM

TO: Beaufort County Council
FROM: Anthony Criscitiello, Beaufort County Planning Division *TC*
DATE: December 30, 2009
RE: Traditional Neighborhood Development Ordinance – Fiscal Analysis

At the November 2, 2009, Natural Resources Committee meeting, the Committee reviewed a proposed Traditional Neighborhood Development (TND) ordinance that facilitated the development of mixed-use, walkable communities within the Suburban and Urban zoning districts. At that meeting the Committee expressed concern that the TND ordinance would create a disincentive for property owners to pursue a Planned Unit Development (PUD), which triggers a \$6,000 per dwelling unit School Development Fee. The Committee requested that Planning Staff conduct a brief fiscal analysis that would quantify how many parcels would be eligible for the proposed TND ordinance and weigh the fiscal benefits of developing mixed-use neighborhoods above conventional subdivisions.

Eligible Parcels

The proposed TND ordinance has several size and locational criteria:

- The land must be zoned Suburban or Urban.
- The minimum site area is 40 acres in Suburban and 20 acres in Urban.
- The site must have direct access to an existing arterial or major collector roadway, or
- The site must be within ¼ mile of a public park or school.

Based on these criteria, 13 sites, making up a total of 706 acres, were eligible to utilize the TND ordinance (See attached map. Please note that several of the sites require consolidation of adjacent properties to qualify). All of the sites are located in the Burton area in northern Beaufort County. Based on the density permitted in Urban and Suburban, a total of 2,524 dwelling units could be created with the proposed TND provision versus 1,564 under conventional, by-right, single-family development.

Fiscal Analysis

The fiscal analysis compares the potential school tax yield per dwelling unit of a conventional suburban development to a mixed-use TND. The question being asked is whether the tax benefits of a mixed-use TND development are significant enough to equal or surpass the \$6,000 per dwelling unit School Development Fee.

Development Scenarios: The analysis considers the development of the 105-acre Cherokee Farms property. This site was used because there is a known master plan for this site that conforms to the proposed TND ordinance.

- Scenario 1 - Baseline Scenario: This scenario assumes that the 105 acre parcel develops as a conventional suburban subdivision at 2 dwelling units per gross acre, yielding 210 houses.
- Scenario 2 - By-Right Mixed-Use Scenario: This scenario utilizes the mixed-use options available in the existing Suburban district. The scenario assumes 86 single-family units, 300 multi-family units and 10,000 square feet of professional office space.
- Scenario 3 - Traditional Neighborhood Development: This scenario derives its mix of residential types and commercial square footage from the Cherokee Farms master plan. This scenario also makes the assumption that housing values in TNDs are on average 15% higher than in conventional subdivisions. This scenario assumes 311 dwelling units and 150,000 square feet of office and retail.

Assumptions: The following assumptions are used in this analysis:

- Average price of conventional development homes is taken from MLS data in Burton since Jan. 2009
- Conventional multi-family housing information was taken from the tax records of the Oaks apartment complex on Broad River Blvd. in Burton.
- TND tax information was taken from tax records of existing commercial uses in neighboring Habersham.
- Student yields per dwelling unit are similar in conventional subdivision and TNDs.
- Commercial development in mixed-use communities is built at the same rate as residential units. Therefore if 10 % of residential units are built, it is assumed that 10% of the commercial development is built.
- The analysis only looks at millage that goes toward school operations and school debt.

Results: The following table summarizes the results of this analysis. A more detailed spreadsheet is attached to this report.

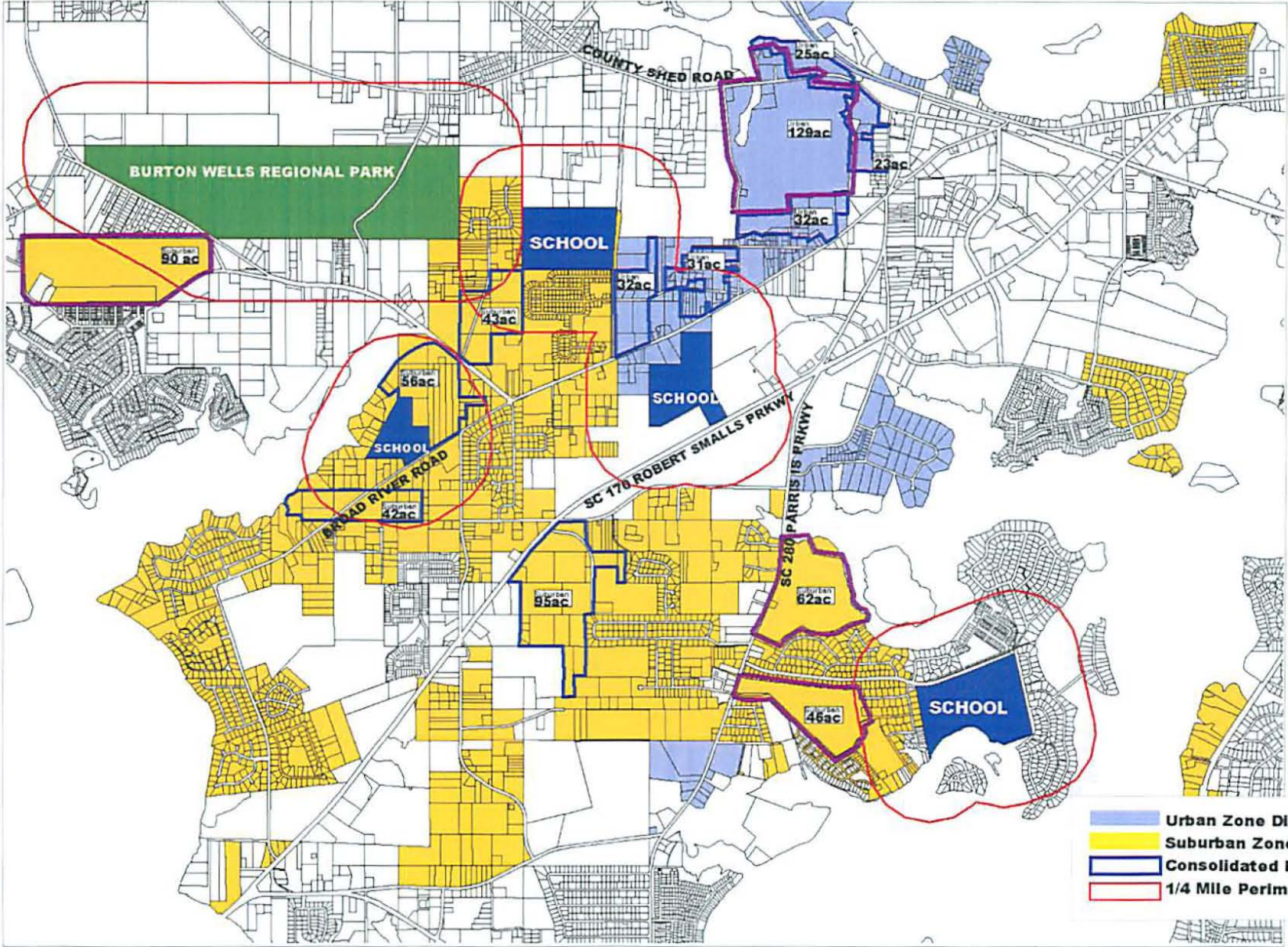
Scenario	Annual School Revenue per Dwelling Unit ¹	Revenue per Unit Above Conventional Subdivision	# of Years to Equal School Development Fee
1. Conventional Subdivision	\$544.56	\$0.00	--
2. By-right Mixed-Use Dev.	\$603.66	\$59.10	--
3. TND (15% Premium)	\$1,165.85	\$621.29	9.7

¹ Total annual commercial and residential school property tax revenue divided by the # of dwelling units.

Conclusions:

1. Based on this analysis, in about 10 years the cumulative fiscal benefits of a TND will surpass a one-time \$6,000 School Development Fee. The fiscal premium per dwelling unit in a TND is dependent on two factors. The first is that the average assessed value of a dwelling unit in a TND is higher than a similar unit in a conventional subdivision. The second and most important factor is the degree of commercial development within a TND.
 2. Even though they were not quantified in this analysis, the County and the Burton Fire District would also benefit fiscally from TNDs.
- There are many non-fiscal benefits of TNDs including walkability and reduction in vehicle miles traveled.

**Parcels Eligible
For
Traditional
Neighborhood
Development**



Minimum Acres to Qualify
Urban - 20ac
Suburban - 40ac

- Urban Zone District
- Suburban Zone District
- Consolidated Parcel to Qualify
- 1/4 Mile Perimeter

	Unit Type	Acreage	# of Units	Commercial SF Square Footage	Average Unit Value	Annual Tax Revenue per Unit	Total Annual Tax Revenue	Total Annual School District Revenue	Annual School Revenue Per Unit	Revenue Per Unit Above Conv. Dev.
Single-Family Subdivision	Single-family	105	210		\$200,000.00	\$1,054.32	\$221,407.20	\$114,357.99	\$544.56	\$0.00
By-Right Mixed-Use Development	Single-family Multi-family Office Total	43 60 2 105	86 300 386	10,000 10,000	\$200,000.00	\$1,054.00 \$1,161.63 \$1.20	\$90,644.00 \$348,489.00 \$12,000.00 \$451,133.00	\$233,012.58	\$603.66	\$59.10
TND Development (15% Premium)	Residential Commercial	105	311	150,000	\$215,000.00 \$175/sf	\$1,133.39 \$2.33	\$352,484.29 \$349,500.00 \$701,984.29	\$362,578.60	\$1,165.85	\$621.29



MEMORANDUM

TO: Natural Resources Committee of Beaufort County Council
FROM: Anthony Criscitiello, Beaufort County Planning Director
DATE: December 29, 2009
RE: Traditional Neighborhood Development (TND) Ordinance

EXCERPT OF NATURAL RESOURCES COMMITTEE RECOMMENDATION from its November 2, 2009, meeting minutes:

ATTENDANCE

Natural Resources Committee Members: Vice Chairman Jerry Stewart and members Steven Baer, Gerald Dawson, Brian Flewelling, William McBride, and Stu Rodman present. Chairman Paul Sommerville absent.

County Staff: Tony Criscitiello, Division Director – Planning and Development; Brian Herman, Planning; Suzanne Larson, Public Information Officer and Robert Merchant, Long-Range Planner.

Public: Joe Croley, Hilton Head Association of Realtors; and Glenn Stanford, Conservation Consulting Company.

Media: Richard Brooks, *Bluffton Today*

Committee Vice Chairman Jerry Stewart chaired the meeting.

Discussion: Mr. Tony Criscitiello, Division Director – Planning and Development, reviewed this item with the Committee. The purpose of the Traditional Neighborhood Development (TND) option is to support the development of human scale, walkable communities where residences, business and commercial uses are within walking distance of one another. This type of development is prescribed in the Neighborhood Mixed-Use and Urban Mixed-Use future land use districts in the Land Use chapter of the County's Comprehensive Plan. The TND option will replace the Community Use option in the Suburban and Urban Zoning Districts. The Community Use option will be eliminated in Rural.

When Beaufort County adopted its current ZDSO in 1999, the County eliminated its planned unit development (PUD) ordinance and replaced it with Article XI, which provided several options for the creation of large, mixed-use, master-planned developments. Unlike the PUD, which promotes flexibility in design, the Community Use option has very specific requirements for the mix of uses and building types and requires a large portion of the total site area to be set aside for

open space (e.g. 85% in rural and 45% in suburban). The Community Use option also requires a minimum site area of 200 acres in rural and suburban. It is likely that the restrictive nature of the Community Use option coupled with the fact that the County adopted a new PUD ordinance in 2003, that the Community Use option has never been used.

The TND option is meant to be an interim step. The Beaufort County Planning Department is at the beginning stages of developing a form-based code that will prescribe the same type or development as the TND, only in a much more comprehensive, county-wide approach.

On October 5, 2009, the Planning Commission moved to approve the Text Amendments to the Beaufort County ZDSO that replaces all the Community Options with a Traditional Neighborhood Development Option: Article V, Division 1, Table 106-1098 Use Table; Article VI, Division 2, Table 106-1526 Open Space And Density Standards; Article VI, Division 3, Table 106-1556 Lot and Building Standards; Article VI, Division 4, Table 106-1617 Bufferyard and Landscaping Standards; and Article XI, Divisions 1 And 2.

Mr. Robert Merchant, Long-Range Planner, presented the Committee with a PowerPoint Presentation. The purpose of the TND is to support the development of human scale, walkable communities where residences, business and commercial uses are within walking distance of one another. The TND option will replace the Community Use option. The TND option is only available in Suburban and Urban zoning district. The TND is meant to be an interim step until the ZDSO rewrite. General Requirements for TND include the following:

- Site Requirements : Min. 40 ac in Suburban, 20 ac in Urban; on an arterial or major collector or near a public park or school.
- Density : 3 d.u. per ac. in Suburban; 4 ½ d.u. per ac. in Urban
- Open Space : 35% in Suburban; 20% in Urban – Combination of passive and civic open space
- Uses : Mix of land uses and lot sizes are required; Uses indicated as “TND” in use table
- Street Network : Interconnected street network is required; public access to all streets is required; street trees and sidewalks; no gates

TND's are required to have at least two of the first three Neighborhood Zones. Those Zones are as follows:

1. Neighborhood Center – Mixed-use hub within walking distance of the surrounding neighborhood general and edge zones.
2. Neighborhood General – Primarily higher density residential – mixture of housing types and limited non-residential uses.
3. Neighborhood Edge – Low to moderate residential.
4. Neighborhood Reserve. Areas set aside as passive open space

Mr. Merchant presented the Committee with photographs of the different Zones and a diagram that of the Zones.

Mr. Stewart wanted to know if the purpose of doing this is to allow Cherokee Farms a way to develop. Mr. Criscitiello stated this was brought forward as directed by the Chairman of the Zoning Board of Appeals to fix the ordinance which is inoperative. The question originated from the individuals developing Cherokee Farms.

Mr. Stewart stated the Cherokee Farms PUD fell through because of the requirement of the development agreement and them not being willing to adhere to the school capital construction fees. This is a way to circumvent the school capital construction fee issue.

Mr. Criscitiello stated this is a way where they would not have to comply with the school capital construction fee.

Mr. Rodman wanted to know if this has any impact with Daufuskie Island form-based ordinance.

Mr. Brian Herman, Community Planner, stated this is similar to Daufuskie Island traditional design. We are forwarding the plan to the Planning Commission tonight. It is moving forward. Daufuskie would still be an entity on its own. This was not written into the Daufuskie code which is more design specific.

Mr. Stewart wanted to know if this could be adopted by Greenheath and would it be appropriate for what they are trying to accomplish. Mr. Criscitiello stated Greenheath is a PUD. Council would have to do away with the PUD and would go to the local zoning district which is CP where this is not allowed.

Mr. Baer stated on the surface this seems like a good thing, but if it is a vehicle to evade school capital construction fees, it is worrisome.

Mr. Stewart stated we are basically eliminating development fees and making it no longer a mechanism of providing funding in that manner short of going to an impact fee which are not allowed.

Mr. Baer wanted to know if there was any other way to handle the impact it will have on schools. Mr. Criscitiello asked Council why they would want an inoperable part of their zoning code to continue if it is fixable.

Main Motion: It was moved by Mr. Flewelling, seconded by Mr. Rodman, that the Committee recommend Council approve text amendments to the Beaufort County ZDSO that replaces all the Community Options with a Traditional Neighborhood Development Option: Article V, Division 1, Table 106-1098 Use Table; Article VI, Division 2, Table 106-1526 Open Space And Density Standards; Article VI, Division 3, Table 106-1556 Lot and Building Standards; Article VI, Division 4, Table 106-1617 Bufferyard and Landscaping Standards; and Article XI, Divisions 1 and 2.

Motion to amend by addition: It was moved by Mr. Flewelling, seconded by Mr. Rodman, to amend the motion by adding that an economic impact study, relative to the school capital construction fees, be done on this item, before it goes before County Council.

Mr. Stewart stated he would not want to oppose this on the basis of what we are going to do relative to school capital construction for the School District. We are already coming to grips with issues we did not fully understand.

Mr. Baer stated we owe it to the taxpayers to understand the economic burden or advantage we generate.

Mr. McBride stated he will support this item going forward to Council, but will not support approving it at the Council level.

Mr. Dawson stated moving in this direction may be good, but at the same time we should be cautious in undoing development agreements and the collection of school capital construction fees. The County is still growing. We will need additional schools. He will support this issue going forward to Council, but at Council we need to give this careful consideration so that we understand the implications and ramifications as to what this will do for future growth and development.

Mr. Stewart stated since we are waiting for some economic analysis and want to continue this discussion – should we bring this back to the Committee rather than forward to full Council.

Mr. Criscitiello asked for more direction from the Committee. He wanted to know if the Committee wants him to look at strictly the effect of school impact fees as it relates to an implied instance where the impact fee (i.e. Cherokee Farm) takes place, not a full economic analysis of the Cherokee Farm's proposal as it relates to using this option.

Mr. Rodman stated we do not need anything else from Planning but there needs to be a parallel discussion on the school development fees. Whatever comes out of that will be useful information as this piece is moving forward.

Mr. Flewelling stated he was looking at how many properties will be affected, County-wide. How many opportunities to implement an impact fee will be lost because of this?

Mr. Baer stated if this comes to pass, what happens with Cherokee Farms. Also, how does this scale up to the rest of the County.

Mr. Flewelling also inquired as to how many properties we could put the TND on.

Mr. Stewart stated if the answer is that it can be put on all properties without having to have a PUD, then any new school, if we continue with development fees and PUD in the rural part of the County, then we are saying the rural part of the County will support any development fees.

Vote on the motion to amend by addition: The vote was: FOR - Mr. Baer, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman, and Mr. Stewart. ABSENT – Mr. Sommerville. The motion passed.

Vote on the amended motion, which is now the main motion, and includes the motion to amend by addition. The vote was: FOR - Mr. Baer, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Rodman, and Mr. Stewart. ABSENT – Mr. Sommerville. The motion passed.

Status: This item will be brought back before the Committee, before being forwarded to Council for their approval.

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EXCERPT OF PLANNING COMMISSION RECOMMENDATION from its October 5, 2009, meeting minutes:

Mr. Criscitiello noted that the Traditional Neighborhood Development (TND) text amendments are to replace the Community option which has not been used since the adoption of the Planned Unit Development (PUD) ordinance in 2003. He introduced Mr. Rob Merchant who provided a power point presentation on the proposed text amendments that would be used by developers interested in a human scale development with walkable communities where residences, business and commercial uses are included. Mr. Merchant noted several TND requirements—site, density, open space uses and street network. The TND option would have four neighborhood zones that could be used for a mixed-use development.

Discussion included a clarification on the term “pedestrian shed”, concern for the maintenance of the open space, the size of a commercial center in a subdivision being market driven, kudos for promoting walkable communities, comparing TNDs to PUDs, TNDs bypassing the political process and the school impact fee requirement that are required for PUDs, the availability to use TNDs only in suburban and urban zoning districts, concern whether TNDs have been discussed/accepted by the municipalities’ elected officials and planning staff, TNDs being a segway for the form-based code, the rationale for the 45-foot maximum height level, limiting the height to zones for commercial and residential combinations, and an affirmation that all adult uses are not allowed in TNDs.

Public Comment: Mr. Garrett Budds of Coastal Conservation League said the Commission has brought up all the points he would have addressed. The TND is a much more sustainable development model. This tool addresses neighborhood design in conjunction with the development pattern so that water quality improvements can be achieved. The functionality will be activated as we see more of these communities adjacent to each other. He does support the TND text amendments.

Motion: Mr. Petit made a motion and Mr. Sutler seconded the motion, to **forward a recommendation of approval** to County Council on the Text Amendments to the Beaufort County Zoning and Development Standards Ordinance (ZDSO) that replaces all the Community Options with a Traditional Neighborhood Development Option:

- Article V, Division 1, Table 106-1098 Use Table
- Article VI, Division 2, Table 106-1526 Open Space and Density Standards
- Article VI, Division 3, Table 106-1556 Lot and Building Standards
- Article VI, Division 4, Table 106-1617 Bufferyard and Landscaping Standards

- Article XI, Divisions 1 and 2.

The motion was **carried unanimously** (9-0; FOR: Diane Chmelik, Jim Hicks, Mary LeGree, Frank Mullen, Ronald Petit, Edward Riley III, Robert Semmler, E. Parker Sutler and John Thomas).

STAFF REPORT:

Please find attached proposed revisions to the Zoning and Development Standards Ordinance (ZDSO) to adopt a Traditional Neighborhood Development (TND) option. The purpose of the TND option is to support the development of human scale, walkable communities where residences, business and commercial uses are within walking distance of one another. This type of development is prescribed in the Neighborhood Mixed-Use and Urban Mixed-Use future land use districts in the Land Use chapter of the County's Comprehensive Plan. The TND option will replace the Community Use option in the Suburban and Urban Zoning Districts. The Community Use option will be eliminated in Rural.

When Beaufort County adopted its current ZDSO in 1999, the County eliminated its planned unit development (PUD) ordinance and replaced it with Article XI, which provided several options for the creation of large, mixed-use, master-planned developments. Unlike the PUD, which promotes flexibility in design, the Community Use option has very specific requirements for the mix of uses and building types and requires a large portion of the total site area to be set aside for open space (e.g. 85% in rural and 45% in suburban). The Community Use option also requires a minimum site area of 200 acres in rural and suburban. It is likely that the restrictive nature of the Community Use option coupled with the fact that the County adopted a new PUD ordinance in 2003, that the Community Use option has never been used.

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ARTICLE XI. COMMUNITY USE AND NONRESIDENTIAL DESIGN

DIVISION 1. GENERALLY

Sec. 106-2346. Purpose.

(a) This article addresses the design standards to be applied to Traditional Neighborhoods Developments, Planned and Multi-Family Communities, Manufactured Home Communities, and nonresidential developments, and Planned Unit Developments. It also provides regulations to ensure the quality of development and prevent monotony. These ~~community~~ development options require special design controls if they are to be successful. In traditional communities and neighborhoods around the nation, as well as in the county, buildings were built incrementally in small numbers so blocks developed over an extended period. The result is a great diversity in scale, style, and detail.

(b) All nonexempt development occurring along or requiring access from the following county highways: U.S. 278, S.C. 170, S.C. 46, S-163, Bluffton Parkway, Buckwalter Parkway, U.S. 21, U.S. 17, S.C. 802, S.C. 280, S.C. 21, and S.C. 116, shall require approval from the appropriate corridor review board, before consideration by the DRT. Refer to subdivision VI of division 2 of article II of this chapter and division 5 of article III of this chapter for additional guidelines and procedures for these reviews.

Secs. 106-2347--106-2375. Reserved.

~~DIVISION 2. COMMUNITY USE DESIGN AND STANDARDS~~ TRADITIONAL NEIGHBORHOOD DEVELOPMENTS

[Note: Division 2 is replaced in its entirety]

Sec. 106-2376. Purpose

The purpose of the Traditional Neighborhood Development option is to support the development of human scale, walkable communities where residences, business and commercial uses are within walking distance of one another. These can range from moderate infill or redevelopment projects located in already-developed areas and relying on adjacent land uses, to larger new towns complete within their own village centers and hundreds of acres of mixed housing types. Buildings within these communities can vary as well, from neighborhoods consisting primarily of single-family attached and detached dwellings, to mixed use centers, complete with integrated retail, civic, office and residential uses, including live-work units, and housing units located on top of shops.

The various uses are connected and unified by a network of streets providing a pedestrian and bicycle-friendly environment. Within this street network on-street parking is provided as a traffic-calming and pedestrian-safety device, while street trees and sidewalks create a pleasant and safe walking environment. The pedestrian-oriented nature of the district is reinforced by human-scaled buildings that relate to the street, provide safe pedestrian access, and create a distinct district identity. In addition, the master planned nature of this district allows building

setbacks to be reduced from conventional standards as part of a carefully programmed and cohesive design.

This district also supports the preservation of environmentally and historically sensitive or significant sites and the incorporation of a variety of open space, civic space, and recreational amenities into new development. Traditional neighborhood developments require specific design controls if they are to be successful. In traditional neighborhoods around the nation, as well as in the county, buildings were built incrementally in small numbers so blocks developed over an extended period. The result is a great diversity in scale, style, and detail.

Sec. 106-2377. Definitions

(a) *Bungalow Court*. Bungalow courts consist of between 6 and 10 single story or 1-½ story differentiated semi-detached units grouped around a shared pedestrian courtyard. The courtyard must be entered from the street through some form of gateway and be of sufficient size to create a hierarchical transition from the public street to the semi-private courtyard, and then to the individual bungalow.

(b) *Community Garden*. Green spaces that are communally cultivated and tended for the purpose of providing produce, a gardening experience, and/or education to residents of the surrounding community. A community garden may be divided into individual plots or tended in a communal fashion.

(c) *Green Finger*. Reserve areas along a natural feature such as a stream, vegetation, or topographic feature that extend into developed residential and commercial areas of the traditional neighborhood development.

(d) *Live/Work Unit*. An attached building type with a small home business on the ground floor that is owned and operated by the resident of the residential unit above.

(e) *Pedestrian Shed*. The pedestrian shed is the area that is within a 5 minute walk of an activity center such as a park, civic building or commercial center. A five minute walk or ¼ mile represents the distance most people are willing to walk to get to the center.

(f) *Town Cottage*. A Town Cottage is an urban detached single-family dwelling on a small lot that is potentially shared by one or more ancillary buildings. Because of the urban condition, there are no minimum front or side setbacks. Garages and/or surface parking shall be provided in the rear yard or ground level and accessed from an alley if possible. Town Cottages are only permitted in the Neighborhood Center.

Sec. 106-2378. General Requirements

(a) *Minimum Site Area*. Traditional Neighborhood Developments that are zoned Suburban must have a minimum site area of 40 acres, while those that are zoned Urban must have a minimum site area of 20 acres.

(b) *Location Requirements*. Traditional Neighborhood Developments shall meet at least one of the following locational standards:

- (1) The site must have direct access to an existing arterial or major collector roadway.
- (2) The site must be within ¼ mile of public park or school.

(c) *Mix of Neighborhood Zones.* Traditional Neighborhood Developments are required to have a minimum of two of the following three Neighborhood Zones – Neighborhood Center, Neighborhood General, and Neighborhood Edge.

(d) *Pedestrian Shed.* Where environmental conditions, site size and shape permits, all structures should be situated within ¼ miles of an activity center such as a park, civic building or commercial center.

(e) *Mix of Land Uses and Lot Sizes.* There shall be a variety of housing types in the overall development: single-family detached of various sizes; single-family attached; and multifamily dwellings. While multifamily is permitted, the majority of multifamily units are expected to occur in mixed-use structures or in multifamily housing structures designed to appear to be large, single-family structures.

(f) *Interconnected Street Network.* Where environmental conditions, site size and shape permits, the site should be developed using an interconnected network of streets with public access that form appropriate size blocks that are no longer than 600' between any two intersections.

(g) *Public Access to All Streets.* All streets shall have no gates or any other fixture that prevents general public access to the streets.

(h) *Direct Frontage on Arterials and Major Collectors.* Where it is deemed essential to the successful development of the community, the DRT may approve frontage on an existing arterial or major collector. However, no typical strip commercial uses will be permitted and development shall adhere to the requirements established in this section and the design guidelines that are adopted with the final approval of the Traditional Neighborhood Development.

(i) *Conceptual Plan Submission.* The Conceptual Plan submission shall include the following:

- (1) A regulating plan consisting of one or more maps showing the following, in compliance with the standards described in this article:
 - a. Location of Neighborhood Zones (Edge, General, Center, and Preserve)
 - b. Mix of uses
 - c. Location, types and sizes of open spaces
 - d. Thoroughfare Network including location of sidewalks and pathways.
- (2) Preliminary design guidelines that assure a cohesiveness of the vernacular and style typical of the Lowcountry (final design guidelines are submitted with the final plan submission).

Sec. 106-2379. Neighborhood Zones

Each Traditional Neighborhood Development may consist of the following Neighborhood Zones: Neighborhood Center, Neighborhood General, Neighborhood Edge; and Neighborhood Reserve.

(a) *Neighborhood Center.* This is a social, mixed-use hub within walking distance of the surrounding neighborhood general and edge zones. Housing is in more dense rearyard and sideyard buildings, often combining upper floor residential with ground floor commercial. All buildings are served by alleys. Thoroughfares typically are streets and avenues with parallel parking on both sides. Open Space is organized into parks and squares. Traditional Neighborhood Developments are required to limit commercial development to the Neighborhood Center. Such areas shall be designated in the concept plan. The county may require phasing of the development to ensure the commercial area is produced. The following shall govern commercial development:

- (1) Commercial uses in the neighborhood center shall be limited to the uses in the Urban Zoning District in Table 106-1098 of this chapter of the ZDSO.
- (2) The build-to setback for commercial buildings shall be from zero to 8 feet. The build-to line shall be specifically approved in the concept plan for the design and landscaping of the community center area.
- (3) Drive-in uses are prohibited, except where they are accessed via a rear alley.
- (4) The total area of commercial uses in the neighborhood center area shall be in proportion to accepted planning standards, allowing for excellence in project design.
- (5) The vehicular access to units shall be via alleys. This permits the rather narrow building fronts to be free from driveways and garage doors.

(b) *Neighborhood General.* This is the most widespread urban fabric, with a mixture of housing types and limited non-residential uses. Housing is typically in rearyard, sideyard, and all yard buildings, with accessory structures at the rear. The thoroughfares are streets or roads with or without curb, and parallel parking. Open space is organized into parks and playgrounds.

- (1) Non-residential uses in the neighborhood general shall be limited to the following:
 - a. Home occupational use on the ground floor as long as the activity is that of the property owner and the property owner is in residence in the dwelling. Home occupational uses shall follow the standards set forth in this chapter.
 - b. Home business use in an accessory structure as set forth in this chapter.
 - c. Institutional uses, such as churches and schools.
- (2) The vehicular access to units shall be via alleys.

(c) *Neighborhood Edge*. This is a residential fabric with low to moderate density. Housing is exclusively in all yard or sideyard buildings. Non residential uses are limited to home occupational use and special recreational or civic uses, relating to adjacent forests or waterfront. Home occupational uses shall follow the same standards as the neighborhood general zone set forth in this section. The thoroughfares are roads with soft edges and no curbs. Periodic parking is accommodated on the roadside.

(d) *Neighborhood Reserve*. The Neighborhood Reserve consists of all areas within the traditional neighborhood development that are set aside as passive open space including lands delineated to meet the protected resource requirements of Section 106-1782 and the bufferyard requirements in Section 106-1617. The neighborhood reserve shall be counted as part of the minimum open space required by table 106-1526.

- (1) With the exception of green fingers and community gardens, the neighborhood reserve should be situated generally outside of the pedestrian sheds established in the traditional neighborhood development.
- (2) To the greatest extent feasible, the neighborhood reserve should consist of a continuous network of contiguous open space, buffers and preserved lands within the traditional neighborhood development.
- (3) Where there are natural features and preserved lands located on abutting properties to the traditional neighborhood development, the neighborhood reserve shall adjoin these features.
- (4) Agricultural uses, community farms and community gardens are permitted within the Neighborhood Reserve with the following restrictions.
 - a. Habitable structures, bed and breakfasts, other commercial structures and parking areas that are part of a community farmstead are not permitted within the neighborhood reserve. Community farmsteads shall be situated so that these structures are located in an adjoining Neighborhood Edge or Neighborhood General zone.
 - b. Agricultural structures such as barns, coops, storage sheds, and education facilities are permitted within the neighborhood reserve.
- (5) Uses and development standards within the neighborhood reserve shall meet the requirements of Article VII, Division 4.

Table 106-2379: Lot and Building Standards for Neighborhood Zones

Development Type	Lot Area	Lot Width	Street Yard	Side Yard	Building Spacing	Rear Yard	Maximum Height*	Maximum Side Load Garage Setback	Minimum Garage Rear Setback	Minimum Garage Side Setback	Range in % in Width along frontage	Minimum Front Porch Depth	Minimum Front Porch % of Façade	Minimum First Floor Height above Grade
NEIGHBORHOOD CENTER														
Single Family														
Town Cottage	864	18	0/8 maximum	0	0	5	45		5		50%	8	20%	29 inches
Bungalow Court House	1500	30	6/24 maximum	3	6	5	45		5		50%-80%	8	30%	29 inches
Single Family Attached														
Townhouse	864	18	0/8 maximum	0	0	5	45		5		50%	8/3 for balconies	20%	29 inches
Multi-Family														
Duplex	4800	48	0/8 maximum	3	6	5	45		5		50%-80%	8/3 for balconies	30%	29 inches
Multiplex	4800	48	0/8 maximum	3	6	5	45		5		50%-80%	8/3 for balconies	30%	29 inches
Apartment	4800	48	0/8 maximum	3	6	5	45		5		50%-80%	8/3 for balconies	30%	29 inches
Commercial														
Live-Work	864	18	0/8 maximum	0	0	5	45		5		50%	8/3 for balconies	20%	0
Shopfront	864	18	0/8 maximum	0	0	5	45		5		50%	8/3 for balconies	20%	0
Institutional/ Civic			0/8 maximum	0	0	5	45				50%			0

*Height is measured from grade to average height of the highest roof surface

Table 106-2379: Lot and Building Standards for Neighborhood Zones (continued)

Development Type	Lot Area	Lot Width	Street Yard	Side Yard	Building Spacing	Rear Yard	Maximum Height*	Maximum Side Load Garage Setback	Minimum Garage Rear Setback	Minimum Garage Side Setback	Range in % in Width along frontage	Minimum Front Porch Depth	Minimum Front Porch % of Façade	Minimum First Floor Height above Grade
NEIGHBORHOOD GENERAL														
Single Family														
Single Family Detached	4800	48	6/24 maximum	3/shall total 12	6	24	45		5		50%-80%	8	30%	29 inches
Bungalow Court House	1500	30	6/24 maximum	3	6	5	45		5		50%-80%	8	30%	29 inches
Multi-Family														
Duplex	4800	48	6/24 maximum	3/shall total 12	6	24	45		5		50%-80%	8	30%	29 inches
Commercial														
Institutional/Civic			6/24 maximum	3			45							29 inches
Live-Work	864	18	0/8 maximum	0	0	5	45		5		50%	8/3 for balconies	20%	0
NEIGHBORHOOD EDGE														
Single Family														
Single Family Detached	6000	60	18	12		24	45	24	5	3	40%	8	40%	36 inches
Commercial														
Institutional/Civic			18	12			45				40%			

*Height is measured from grade to average height of the highest roof surface

Figure 106-2379(a): Neighborhood Center Lot and Building Standards

NEIGHBORHOOD CENTER	
Town Cottage	
Bungalow Court House	
Attached Townhouse Commercial Shopfront • Commercial Live-Work	

Figure 106-2379(a): Neighborhood Center Lot and Building Standards (continued)

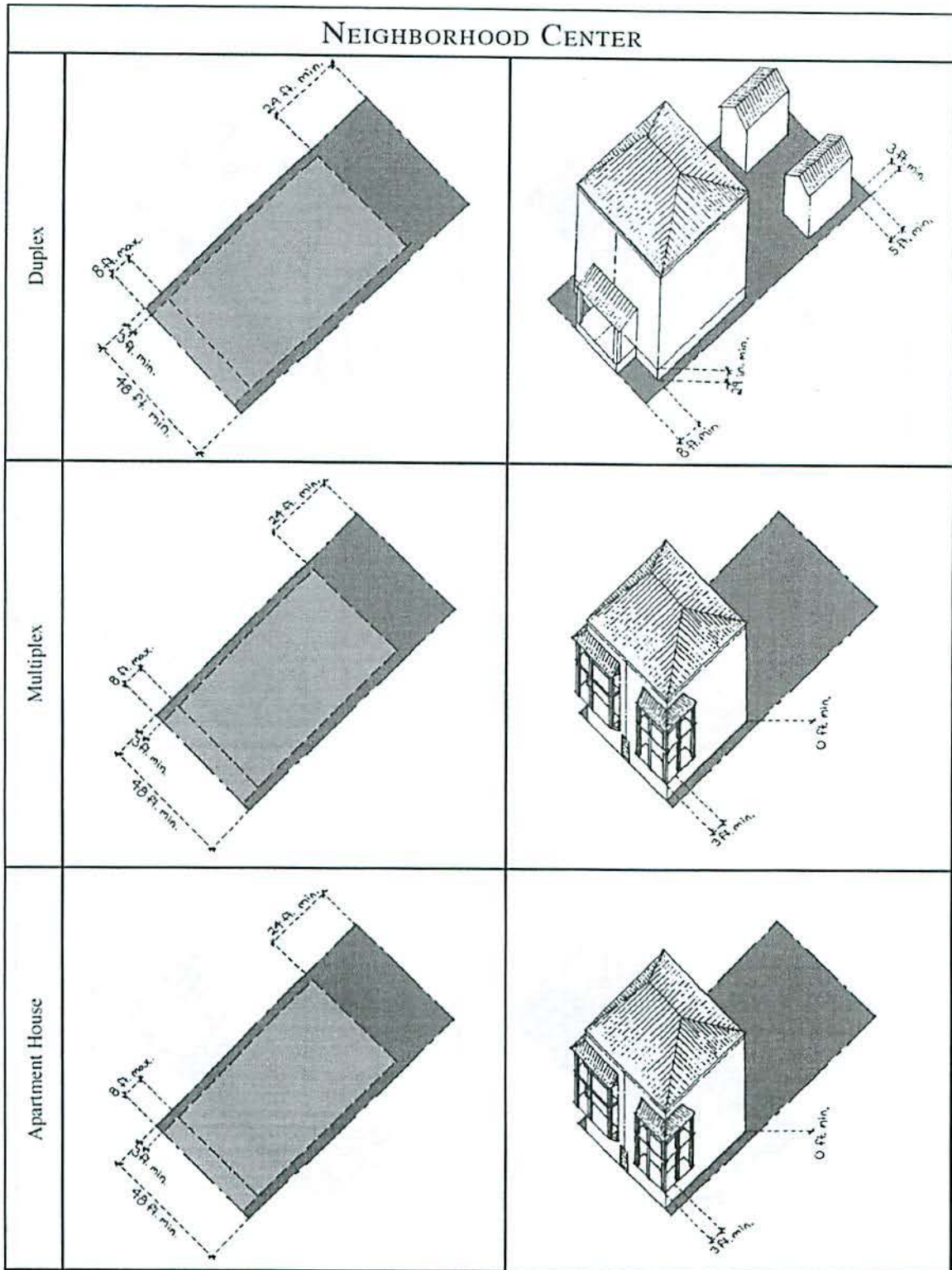
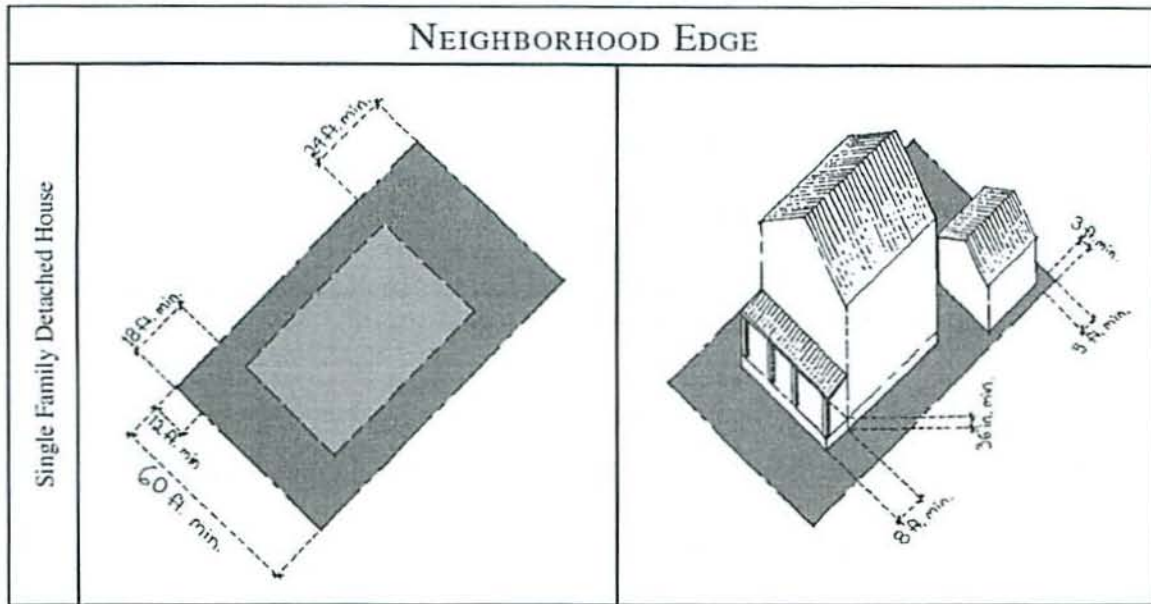


Figure 106-2379(b): Neighborhood General Lot and Building Standards

NEIGHBORHOOD GENERAL	
Single Family Detached House	
Bungalow Court House	
Duplex	

Figure 106-2379(c): Neighborhood Edge Lot and Building Standards



(e) *Development Standards Applicable to All Neighborhood Zones:*

(1) *Principal Building and Yard.*

- a. Stoops, balconies, porches, and bay windows may encroach within front and corner side setbacks. Balconies and Arcades may encroach within the right-of-way the width of the sidewalk only in the Neighborhood Center zone.
- b. Double frontage buildings shall have the required front setback along both frontages unless otherwise designated on the Regulating Plan.
- c. Buildings shall show 2, 4, or 6, projecting corners to frontage, but no more than 6.
- d. Attached buildings on corner lots may move required front setback forward or backward a maximum of 6'.
- e. Fences, garden walls, and hedges may be built on property lines or as a continuation of building walls.

(2) *Principal Building Height.*

- a. Within the Traditional Neighborhood Development, building height is measured from grade to average height of the highest roof surface.
- b. Residential ground floors shall have a minimum height of 9'. Commercial ground floors shall have a minimum height of 12'.

- c. Structures such as, but not limited to, observation towers shall be allowed to reach an accessible height of 60 feet if all of the following conditions are met:
 - 1. Structure is constructed on other than residential lot.
 - 2. Structure with a footprint of 250 square feet or less.
 - 3. Structure that is uninhabitable.
 - 4. Structure meets conditions for construction stated by Beaufort County building codes and local fire officials.
- d. Church steeples and other architectural features shall be allowed to reach a height of 100 feet from finished grade.

(3) *Accessory Structures.*

- a. Accessory structures shall have a maximum of 625 habitable square feet.
- b. Maximum building height shall be 22', measured from grade to eave.
- c. Home occupational uses are permitted within an accessory structure if the activity is that of the property owner and the property owner is in residence in the primary dwelling. Accessory units cannot be rented to businesses.
- d. Only one habitable accessory structure with a kitchen permitted per residential lot.
- e. Accessory Dwelling Units shall follow the standards set forth in Sec. 106-1188.

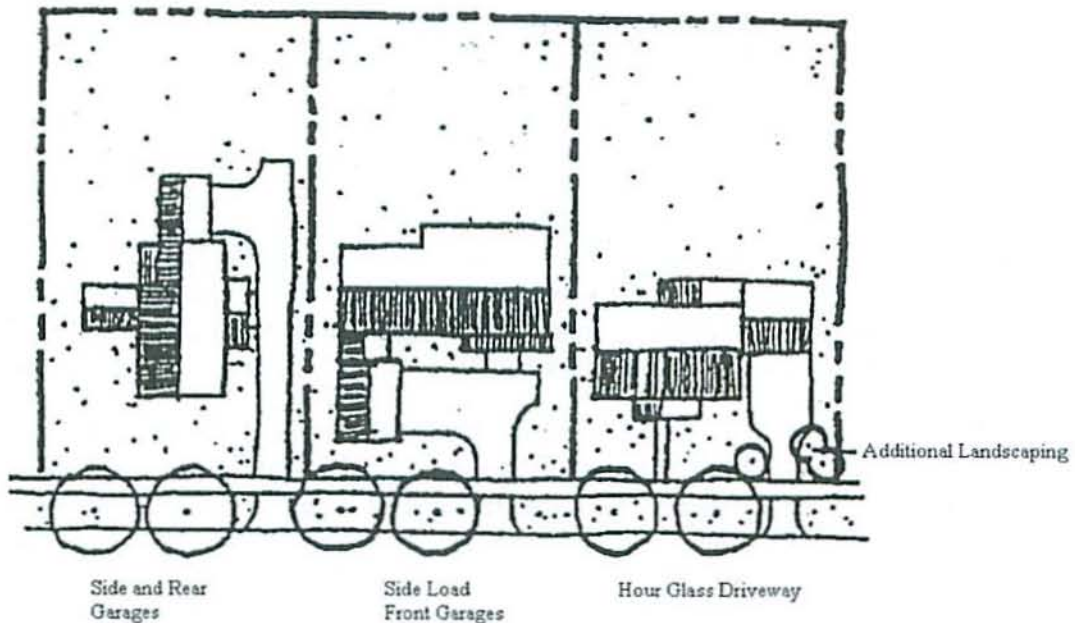
(4) *Garages.* Front loaded garages are permitted on lots with widths of 50' or greater, and the following shall be used to reduce the impact of drives and garages (figure 106-2378(b)):

- a. Garages shall be recessed from the primary building façade a minimum of 20' with a drive of no more than ten feet in width providing access and may include pervious medians.
- b. Side load front garages shall be used on at least 40 percent of lots where the garage is not to the rear of the lot.

(5) *Live Work Units.*

- a. Uses within the live work units are limited to those uses that are permitted in the Neighborhood Zone in which the unit is located.
- b. In the Neighborhood Center Zone, where there is a mix of residential and non-residential uses in a live-work Unit, residential uses are limited to the second, third and fourth floors.
- c. In the Neighborhood General Zone, non-residential uses are limited to the first floor.

Figure 106-2379(e) VEHICULAR GARAGE ACCESS



(6) *Parking.*

- a. Parking shall be 2 per principal dwelling unit; 1 per apartment unit; and 1 per every 400 square feet of commercial use.
- b. Required parking shall include on street parking along the frontage.
- c. Required parking in the Neighborhood Center shall include mid-block parking, on street parking, and private parking as long as the parking spaces are within 700' of the intended use.

- (7) *Lot and Building Standards Applicable to All Neighborhood Zones.* Housing types used in traditional neighborhood developments are contained in table 106-2379. Housing types and lot configurations are illustrated in figures 106-2379(a), 106-2379(b), and 106-2379(c).

Sec. 106-2380. Civic Open Space

Each Neighborhood Zone shall assign at least 5% of its area to appropriate types of civic open spaces. Civic open space shall be counted as part of the minimum open space required by table 106-1526. Formal activity areas are encouraged to be built into open spaces. These include fountains, formal gardens and sitting areas, gazebos or similar facilities. These should serve the residents and provide a sense of identity to the various open spaces. The concept plan and preliminary plan shall provide increasing detail on the types of structures to be provided. Six

types of civic open spaces – parks, boulevards, greens, squares, plazas, playgrounds – are permitted and shall conform to the following standards:

- (1) *Parks.* Park areas shall be designed to provide a range of unstructured recreational opportunities for the development's residents. A park may be independent of surrounding building frontages. Its landscape shall consist of paths and trails, meadows, water bodies, woodland and open shelters, all naturalistically disposed. Parks may be linear, following the trajectories of natural corridors. The minimum size shall be ½ acres. Golf courses may be counted toward park space; however, fairways must be deleted from reserve area calculations.
- (2) *Boulevards.* A divided street with a reserve area in the center is considered a boulevard. In order to qualify as civic open space, the median shall be at least 20 feet wide feet, with a minimum area of 5,000 square feet. Such areas shall be designed to permit passive or active recreational use by the community where appropriate.
- (3) *Greens.* Greens are smaller reserve areas available for unstructured recreation. A green may be spatially defined by landscaping or building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be ½ acre and the maximum shall be 8 acres.
- (4) *Squares.* Squares are a reserve area 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 ¼ acre and the maximum shall be 5 acres.
- (5) *Plazas.* Plazas are a reserve area available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of hardscaping. Trees are optional but encouraged. Plazas should be located at the intersection of important streets. The minimum size shall be ¼ acre and the maximum shall be 2 acres.
- (6) *Playgrounds.* Playgrounds are a reserve area 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.

Sec. 106-2381. Traditional Neighborhood Thoroughfare Standards

(a) *General Standards.*

- (1) Thoroughfares are intended for use by vehicular and pedestrian traffic and to provide access to lots and Community Reserve Areas.
- (2) Thoroughfares shall generally consist of vehicular lanes and public frontages.

- (3) Thoroughfares shall be designed in context with the urban form and desired design speed of the Neighborhood Zones through which they pass. The public frontages of thoroughfares that pass from one Neighborhood Zone to another shall be adjusted accordingly or, alternatively, the Neighborhood Zone may follow the alignment of the thoroughfare to the depth of one lot, retaining a single public frontage throughout its trajectory.
- (4) Within the most rural zones (Neighborhood Edge), pedestrian comfort shall be secondary consideration of the thoroughfare. Design conflict between vehicular and pedestrian generally shall be decided in favor of the vehicle. Within the more urban Neighborhood Zones (Neighborhood General and Neighborhood Center), pedestrian comfort shall be a primary consideration of the thoroughfare. Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the pedestrian.
- (5) The thoroughfare network shall be designed to define blocks not exceeding the sizes set forth in this chapter. The perimeter shall be measured as the sum of lot frontage lines. Block perimeter at the edge of the development parcel shall be subject to approval by the DRT.
- (6) All thoroughfares shall terminate at other thoroughfares, forming a network. Internal thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs shall be subject to approval by the DRT to accommodate specific site conditions only.
- (7) No more than 20 % of lots within any neighborhood zone shall front a passage or a shared pedestrian courtyard (bungalow court).
- (8) Curbless thoroughfares that do not have on-street parallel parking shall have a minimum asphalt width of 18' with 1' of stabilized shoulder on each side to meet emergency access standards. This standard also applies to curbless one-way thoroughfares with on-street parallel parking on one side.

(b) *Vehicular Lanes.* Thoroughfares may include vehicular lanes in a variety of widths for parked and for moving vehicles, including bicycles. The standards for vehicular lanes shall be as shown in Table 106-2381.

(c) *Thoroughfare Landscaping Standards.* The following landscaping standards apply to street trees, lawns, and other landscaping within the rights-of-way of thoroughfares within the traditional neighborhood development. Landscaping shall meet the requirements prescribed in Table 106-2381. Tree spacing may be adjusted by the DRT to accommodate specific site conditions.

(1) *Neighborhood Edge.*

- a. Landscaping shall include trees of various species, naturalistically clustered, as well as understory.
- b. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance. Lawns should be minimal.

Table 106-2381: Thoroughfare Standards

Thoroughfare Type	Neighborhood Zones	Design Speed	Right of Way Width	Pavement Width (from face of curb)	Traffic Flow / Lane Width	No. of Parking Lanes	Curb Type	Curb Radius	Planter Width	Planter Type	Sidewalks	Sidewalk Width
Commercial Street A	Center	20-25 MPH	68'	36'	Two-way / 10'	2	Raised Vertical	10' max	5'	Individual Tree Wells	Both Sides	16'
Commercial Street B	Center	20-25 MPH	60'	36'	Two-way / 10'	2	Raised Vertical	10' max	5'	Individual Tree Wells	Both Sides	12'
Commercial Drive	Center	20 MPH	40' (each way)	18'	One-way / 10'	1	Raised Vertical / Swale	10' max at curb / 25' max at swale	5' at curb	Individual Tree Well	One side	12'
Street	Center	20 MPH	50'	28'	Two-way / 10'	1	Raised Vertical	10' max	5'	Individual Tree Well or Continuous	Both sides	5'-11'
Residential Street A	Center and General	20 MPH	50'	26'	Two-way / 9'	1	Raised Vertical	15' max	7'	Continuous	Both sides	5'
Residential Street B	General	20 MPH	40'	18'	Two-way / 9'	0	Swale	15' max	6'	Continuous	Both sides	5'
Urban Drive	Center and General	20 MPH	48'	26'	Two-way / 9'	1	Raised Vertical / Swale	15' max at curb / 25' max at swale	5' at curb	Individual Tree Grate	One side	12'
Residential Drive	Center, General, Edge	20 MPH	40'	18'	One-way / 10'	1	Raised Vertical / Swale	15' max at curb / 25' max at swale	7' at curb	Continuous	One Side	5'
Residential Road A	General and Edge	20-25 MPH	50'	18'	Two-way / 9'	0	Swale	25' max	11' both sides	Continuous	One Side	5'
Residential Road B	Edge	20-25 MPH	40'	18'	Two-way / 9'	0	Swale	25' max	6'-16' both	Continuous	Walking Path Optional	5'-8'
Rear Alley	Center, General, and Edge	NA	24'	12' pervious material	One-Way Yield / 12'	0	Swale	15' max	NA	NA	NA	NA
Pedestrian Passage	Center, General, and Edge	NA	12'	varies	NA	NA	NA	NA	3' minimum	Continuous	NA	Varies

(2) *Neighborhood General.* Landscaping shall include trees planted in a regularly-spaced allee pattern of single or alternated species with shade canopies of a height that, at maturity, clears at least one story.

(3) *Neighborhood Center.*

- a. Landscaping shall include trees planted in a regularly-spaced, allee pattern of single species with shade canopies of a height that, at maturity, clears at least one story. At retail frontages, the spacing of the trees may be irregular, to avoid visually obscuring the shopfronts.
- b. Streets with a right-of-way width of 40 feet or less shall be exempt from the tree requirement.

DIVISION 3. LOT AND BUILDING STANDARDS FOR PLANNED, ~~COMMUNITY~~ USE AND MULTIFAMILY HOUSING DEVELOPMENTS

Sec. 106-2406. Scope.

Housing types used in planned ~~and community~~ developments or multifamily housing are contained in table 106-2406. Housing types and lot configurations are illustrated in figure 106-2406. The requirements for a mix of dwelling units are contained in table 106-2408. The following explanations describe the columns for table 106-2406; see sections 106-13 through 106-18 for the full and complete definitions of these terms.

TABLE 106-2406. LOT AND BUILDING STANDARDS FOR PLANNED, ~~COMMUNITY~~ AND MULTIFAMILY HOUSING DEVELOPMENTS

Sec. 106-2408. Dwelling unit mix requirements.

All planned ~~and community~~ developments shall meet the mix requirements (table 106-2408) regarding the number of different dwelling unit types that must be provided. The mix provides a variety of housing types to meet all residents' needs. If the development is to be phased, each phase shall contain a share of the largest unit types generally proportional to the percentage of the total dwelling units. Where more unit types are provided than required, the developer may determine the percentage of those types to be provided.

TABLE 106-2408. DWELLING UNIT MIX REQUIREMENTS FOR PLANNED ~~AND COMMUNITY~~ DEVELOPMENTS

ARTICLE V. USE REGULATIONS

DIVISION 1. GENERALLY

Sec. 106-1097. Uses generally.

(a) All land uses or structures shall be permitted in zoning districts only as indicated in this division. All uses are subject to ZDA or DRT approval except placement of a single-family house on a single lot, which is subject to all applicable county building codes. Prohibited uses in any district shall not be permitted. The following symbols are used in table 106-1098:

(1) "Y" indicates a permitted use, where the use is permitted as a matter of right subject to all performance standards.

(2) "N" indicates a prohibited use.

(3) "L" indicates a use whose permission is limited, depending on locational, design, or other criteria of division 2 of this article being met for the proposed site. Not all properties may meet these requirements, thus limiting the sites upon which the use may be built.

~~(4) "LC" designates a limited use that is permitted only in one of the residential community use options, meeting all other criteria of division 2 of this article and community design standards in division 2 of article XI of this chapter.~~

(4) "TND" designates a limited use that is permitted only in the Traditional Neighborhood Development option, meeting all other criteria of division 2 of this article and the standards in division 2 of article XI of this chapter.

(5) "S" indicates a use permitted only if a special use permit is approved by the zoning board of appeals per subdivision IV of division 3 of article III of this chapter. The use must conform to the locational, design, or other conditions of division 2 of this article. Not all properties may meet these requirements, thus limiting the sites upon which the use may be built.

(b) Military (M) district permissions are not included since regulation of these lands is not under the jurisdiction of the county.

Sec. 106-1098. Use table.

According to generalized land uses, table 106-1098 lists the type of use permission in each district, as well as definitions for each use listed. References for additional limited and special use standards are also contained in this table and are detailed in division 2 of this article. Should a use not be identified in sections 106-13 through 106-18 or table 106-1098, refer to division 4 of article III of this chapter pertaining to administrative interpretations. See articles V, VI and VII of this chapter for additional standards.

TABLE 106-1098. GENERAL USE TABLE

[Note: Only those Land Use Categories with Proposed Changes are Shown]

Land Use	Priority Areas							Rural Areas				Additional Standards (See Section)	Use Definition
	U	S	CR	CS	RD	LI	IP	R	RR	RB	RC		
AGRICULTURAL USES													
Agriculture	N	L	N	N	N	N	N	Y	Y	Y	S	106-1156	Crop (see below: Clearcutting, #3) and animal production, plant nurseries, tree farms. (NAICS 111, 112)
Forestry	L	L	L	L	L	L	L	L	L	L	S	106-1157	Perpetual management, harvesting and enhancement of forest resources for ultimate sale or use of wood products, requiring replanting, and subject to S.C. Forestry Commission BMPs. (NAICS 113)
Clearcutting	L	L	L	L	L	L	L	L	L	L	S	106-1158	1. Management, harvesting and use of forest or woodland (NAICS 113) for sale or use of wood products, without replanting or regeneration of the tree crop. 2. Clearing, grubbing or other destruction and cutting of ground cover, grading or otherwise moving the topsoil, or burning of the vegetative cover of more than 10,000 sq. ft. of land. Landscaping improvements to private residential properties shall not be considered clearcutting, and shall not require a development permit. 3. Cultivation of any land as an agricultural use, and gardens of less than 10,000 sq. ft. shall not be considered clearcutting, and shall be a permitted use.
Farmstead	N <u>TND</u>	L	N	N	N	N	N	Y	Y	Y	S	106-1159	Residential-agricultural unit in which the land is used for agriculture and residential purposes by the owner/operator of the agricultural operation.
Farmworker housing	N	N	N	N	N	N	N	L	N	N	N	106-1159(a)	Housing located on farmsteads for temporary occupancy during seasonal farming activity. Farmworker housing is exempt from permit requirements. This type of housing may be provided at one unit per 50 acres for the first 100 acres, and one unit per each 100 acres after that.

Land Use	Priority Areas							Rural Areas				Additional Standards (See Section)	Use Definition
	U	S	CR	CS	RD	LI	IP	R	RR	RB	RC		
Commercial stables	N <u>TND</u>	S	N	S	N	S	N	L	Y	Y	N	106-1160	Stabling, training, feeding of horses, mules, donkeys, or ponies, or the provision of riding facilities for use other than by the resident of the property, including riding academies. Also includes any structure or place where such animals are kept for riding, driving, or stabling for compensation or incidental to the operation of any club, association, ranch or similar purpose.
Agricultural support services	N	N	Y	Y	N	Y	N	L	Y	Y	N	106-1161	Farm supply services, equipment dealers, grain storage, veterinary uses for agricultural animals and seasonal packing sheds, pet care services. (NAICS 1151, 1152, 49313, 4225, 54194, 812910)
RESIDENTIAL USES													
Single-family detached	Y	Y	N	N	N	N	N	Y	Y	Y	Y	N.A.	Detached dwelling unit intended for only one family. Includes any one-family dwelling unit which complies with the county building code.
Single-family cluster	N	Y	N	N	N	N	N	Y	N	N	Y	N.A.	Two or more single-family detached residential uses in a subdivision, or on an individual lot that include, as part of the subdivision or lot design, significant common open space.
Family compound	N	N	N	N	N	N	N	Y	Y	Y	N	article IX	Form of traditional rural development which provides affordable housing for family members allowing additional family dwelling units on, and/or subdivisions of, a single lot owned by the same family for at least 50 years.
Planned	L	L	N	L	N	N	N	L	N	N	N	106-1186, articles VI and XI	A development that consists of two or more of the following housing types: single-family, single-family lot line, village houses, patio houses, atrium houses, townhouses of several types, duplexes, multiplexes and apartments. Such developments shall be planned as a unit.
Multifamily	L	L	N	L	N	N	N	N	N	N	N	106-1187, articles VI and XI	This use permits duplexes, multiplexes and apartments only.
Commercial apartment	Y	LC <u>TND</u>	Y	Y	N	N	N	LC <u>N</u>	N	N	N	N.A.	One to four dwelling units located above or to the rear of a nonresidential structure on the same lot.

Land Use	Priority Areas							Rural Areas				Additional Standards (See Section)	Use Definition
	U	S	CR	CS	RD	LI	IP	R	RR	RB	RC		
Community--small-scale	N	N	N	N	N	N	N	Y	N	N	N		The details of this use are found in articles VI and XIA form of planned development that is of such scale, extent and design that it creates a community with a mix of residential and nonresidential land uses and a clear sense of identity. Design potential includes small, medium, and large communities depending on the applicable zoning district.
Community--medium-scale	Y	N	N	N	N	N	N	Y	N	N	N		
Community--large-scale	Y	Y	N	N	N	N	N	N	N	N	N		
Traditional Neighborhood Development	L	L	N	N	N	N	N	N	N	N	N	Article XI	
Group home	Y	Y	N	N	N	N	N	Y	Y	Y	N	N.A.	A building that would otherwise be categorized as a single-family home, except for the fact that the number of unrelated individuals living in the unit does not qualify under the definition of family. The operation of a group home shall be self-operating and controlled by the residents in a family living environment, as opposed to an institutional environment, whereby operations are mainly controlled by a professional staff. If the unit would otherwise qualify as other types of dwelling units defined in this chapter, such as apartment or attached housing, then the use shall be treated as such.
													Not included are co-ops, nursing homes, other institutional residential and boardinghouse types of operations since these are institutional or commercial lodging uses.

Land Use	Priority Areas							Rural Areas				Additional Standards (See Section)	Use Definition
	U	S	CR	CS	RD	LI	IP	R	RR	RB	RC		
Manufactured home community	L	L	N	N	N	N	N	L	N	N	N	106-2409	A parcel of land planned and improved for the placement of three or more manufactured homes for use as residential dwellings where home sites within the development are leased to individuals who retain customary leasehold rights. Subdivision of land as a single-family detached, single-family cluster, family compound, planned community or small single-family affordable land use and intended for fee-simple sale of lots for manufactured homes does not constitute it being defined under this use. For purposes of this definition, a manufactured home is a residential dwelling built in accordance with the Federal Manufactured Home Construction and Safety Standards (FMHCSS). This does not include recreational vehicles, travel trailers or motorized homes licensed for travel on highways, nor manufactured housing units designed and built to meet applicable requirements of the South Carolina Modular Buildings Construction Act.
Small single-family, affordable	L	L	N	L	N	N	N	N	N	N	N	106-2104	An affordable residential unit especially designed and built to serve the needs of individuals or small households who need small, compact, affordable housing. It is not intended to meet the needs of large families. Three types of housing are provided: (i) single-family detached one story, (ii) single-family detached two story, and (iii) single story attached. The small scale of these units permits them to fit into existing neighborhoods without threatening the neighborhood character.
Accessory dwelling unit	L	L	N	N	N	N	N	L	L	L	N	106-2106	A second dwelling unit either in or added to an existing single-family detached dwelling, or in a separate accessory structure on the same lot as the main dwelling, for use as a complete, independent living facility.

Land Use	Priority Areas							Rural Areas				Additional Standards (See Section)	Use Definition
	U	S	CR	CS	RD	LI	IP	R	RR	RB	RC		

INSTITUTIONAL USES													
Assembly and worship, large	L	L	Y	L	N	N	N	L	N	L	N	106-1246	Museums, libraries, aquariums, cultural or arts centers, historic sites and churches with or without schools (except Sunday schools occupying no more than 50 percent of the floor area) as part of the complex and having 15,000 or greater square feet of floor area. (NAICS 6111, 8131, 8134) Places of worship may establish "on-site" social programs such as health care, food banks, child care, and the like as accessory uses in the principal structure and/or auxiliary buildings. These uses must be nonprofit. The sum of all principal and accessory structures may not exceed the allowable floor area ratio for the use / district. Additionally, the floor area of all accessory uses may not exceed the floor area of the principal building. (NAICS 624210, 624410, 813212, 8134)
Assembly and worship, small	Y	Y	Y	Y	N	N	N	L	L	L	N	106-1247	Museums, aquariums, cultural or arts centers, historic sites and churches with no schools (except Sunday schools occupying no more than 50 percent of the floor area) as part of the complex and having less than 15,000 sq. ft. of floor area. In the rural district, there shall be no minimum lot size for this use when less than 15,000 sq. ft. of floor area, and/or when no school is involved. (NAICS 6111, 8131, 8134) This use includes all cemeteries. (NAICS 81222) Places of worship may establish "on-site" social programs such as health care, food banks, child care, and the like as accessory uses in the principal structure and/or auxiliary buildings. These uses must be nonprofit. The sum of all principal and accessory structures may not exceed the allowable floor area ratio for the use / district. Additionally, the floor area of all accessory uses may not exceed the floor area of the principal building. (NAICS 624210, 624410, 813212, 8134)
Colleges and professional schools	S	S	N	S	L	N	N	S	N	N	N	106-1248	Colleges, universities, and professional schools; other advanced education. (NAICS 6112, 6113)

Land Use	Priority Areas							Rural Areas				Additional Standards (See Section)	Use Definition
	U	S	CR	CS	RD	LI	IP	R	RR	RB	RC		
Schools, neighborhood (elementary and middle school)	L	L	N	L	N	N	N	S	N	S	N	106-1248	Institutions of learning or instruction primarily catering to minors, whether public or private, which are licensed by either the county or the state. The definition includes nursery schools, kindergarten, elementary schools, middle schools or any special institution of learning under the jurisdiction of the state department of education catering to those age groups. This does not include charm schools, dancing schools, music schools or similar limited schools.
Schools, community (high schools)	L	L	N	L	N	N	N	S	N	S	N	106-1248	Institutions of learning or instruction primarily catering to minors, whether public or private, which are licensed by either the county or the state. The definition includes senior high schools or any special institution of learning under the jurisdiction of the state department of education catering to those age groups. This does not include professional and vocational schools, charm schools, dancing schools, music schools or similar limited schools nor public or private universities or colleges.
Institutional residential	L	Y	Y	Y	N	N	N	S	N	N	N	106-1249	1. Convents or monasteries.
													2. Skilled nursing facility. Twenty-four hour care to ill persons in a controlled setting providing daily and medical care. Residents often have limited or no mobility. Requires licensing.
													3. Assisted living facility. Residential care facility catering to the frail elderly who require assistance with daily activities. Requires licensing.
													4. Independent living facility. Facility catering to more mobile, healthy senior adults. Individual living units may contain kitchens, while common dining is available. Planned recreation, housekeeping, transportation, etc. may also be provided. Does not require licensing.

Land Use	Priority Areas							Rural Areas				Additional Standards (See Section)	Use Definition	
	U	S	CR	CS	RD	LI	IP	R	RR	RB	RC			
														5. Sheltered care facilities or group living facilities where the residents live in an institutional environment and are generally under the care or control of staff. All sheltered care, group care, and group homes, (total occupancy >8) shall be considered institutional residential use. These residents would be members of an institution, have institutional care, or would be treated by staff in an institutional setting rather than living independently. (NAICS 623, 62422, 62423)
														6. Institutional housing where there is commercial rental or condominium ownership combined with any of the following: common food service, nursing, or health care. Assisted living facilities shall also be included. (NAICS 623311, 6239, 624229)
														7. Dormitories, fraternities, or sororities.
														8. Schools with live-in facilities on site, other than universities, colleges or preparatory schools. (NAICS 61111)
														9. Emergency shelters and residential substance abuse facilities. (NAICS 62322)
Day care, commercial (Day care, family, see home uses)	L	L	L	Y	L	Y	L	L	Y	L	N	106-1250		All day care facilities not classified as "Day care, Family" and including more than eight children. (NAICS 62441)
Protective care	N	N	N	N	N	N	N	S	N	N	N	106-1251		Housing where the residents are assigned to the facility and are under the protective care of the county, state, or federal government. This use includes jails, prisons, work release, other similar facilities, and psychiatric hospitals. (NAICS 92214, 6222)
Local utilities	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	L	106-1252		Utility substations or transmission and local distribution facilities, including telephone, and all government-owned utilities. Not included are generation facilities, storage of combustibles, regional facilities, and landfills or mining operations. (NAICS 221122, 22121)

Land Use	Priority Areas							Rural Areas				Additional Standards (See Section)	Use Definition
	U	S	CR	CS	RD	LI	IP	R	RR	RB	RC		
Public services	Y	Y	Y	Y	Y	Y	Y	L	Y	Y	N	106-1255	These uses include emergency service, buildings, or garages (e.g., ambulance, fire, police, rescue, and public works) or other garages or areas where vehicles are stored and dispatched. (NAICS 62191, 92212, 92216, see office uses, below)
Government office	L	L	Y	Y	Y	Y	L	LN	N	S	N	106-1253	County, state, or federal office buildings or other facilities that are primarily devoted to public office uses or services. (NAICS 921, 92211, 92213, 923)
Recreational institutional	Y	L	Y	Y	N	N	N	S	S	S	N	106-1254	Nonprofit organizations chartered to provide community-based recreational services.
COMMERCIAL USES													
Adult uses (not indoor gambling)	N	N	N	N	N	L	N	N	N	N	N	106-1281	1. Adult bookstore. Establishment having, as a substantial or significant portion of its stock in trade, books, magazines or other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas, as defined in this chapter, or an establishment with an area or section devoted to the sale or display of such material. 2. Adult entertainment establishment. Enclosed building used for presenting material and/or conduct distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas, as defined in this chapter, for observation by patrons therein. This includes bars, restaurants, movie theaters, theaters, peep shows, strip halls, special cabarets, physical culture establishments, photographic studios, or any other normally permitted use where specified sexual activities are displayed, or where specified anatomical areas are exposed to customers. (NAICS 71399, 72241)

Land Use	Priority Areas							Rural Areas				Additional Standards (See Section)	Use Definition	
	U	S	CR	CS	RD	LI	IP	R	RR	RB	RC			
														3. Massage parlors. Establishments offering massage, manipulation, rubbing, vibration, stroking or tapping of the human body with the hand or an instrument, staffed by one or more persons who do not belong to any nationally recognized massage therapy association, or by persons who are not graduates of any recognized training school in massage therapy.
Bed and breakfast	S	S	N	N	N	N	N	S	N	N	N	106-1282		This is any place of lodging in which there are no more than eight guestrooms, or suites of rooms available for temporary occupancy for varying lengths of time, with compensation to the owner, by the general public, and in which meals may be prepared for them, provided that no meals may be sold to persons other than such guests, and that the owner resides therein as his principal place of residence. (NAICS 721191)
Body branding, body piercing and tattoo facilities	N	N	N	N	N	L	N	N	N	N	N	106-1283		An establishment whose principal business, either in terms of operation or as held out to the public, is the practice of one or more of the following: (1) any invasive procedure in which a permanent mark is burned into or onto the skin using either temperature, mechanical or chemical means (2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decorations (3) placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin. This definition for the purpose of this code does not include ear piercing.
Commercial lodging (hotel and motel)	Y	N	Y	Y	L	Y	N	LC N	N	N	N	106-1284		Hotels, motels, boardinghouses and roominghouses, or a building or group of buildings offering transient lodging accommodations on a daily rate to the general public. Additional services may include a restaurant, meeting rooms, and recreational facilities. (NAICS 7211, 7213)

Land Use	Priority Areas							Rural Areas				Additional Standards (See Section)	Use Definition
	U	S	CR	CS	RD	LI	IP	R	RR	RB	RC		
Commercial retail, neighborhood	L	LC <u>TND</u>	Y	L	N	Y	N	LC <u>N</u>	N	L	N	106-1285	The maximum size of any neighborhood commercial retail use shall be 10,000 sq. ft. These uses are retail uses that primarily serve their immediate neighborhoods, and include the following types: 1. Hardware stores 2. Grocery store with general merchandise for resale, with limited uses allowable in CS and CP districts up to 40,000 sq. ft., exclusive of 10,000 sq. ft. of ancillary uses 3. Food and beverage stores 4. Boutiques, gift shops, antique shops, liquor stores, bookstores and drugstores 5. Garden centers 6. Vehicular service uses, as listed elsewhere in this table.
Commercial retail, traditional shop	N	N	N	N	N	N	N	L	L	L	N	106-1286	This use reflects existing small, traditional, community-oriented necessity stores found in rural areas that sell mainly grocery items and household supplies, but not gasoline. Since these are neighborhood oriented, their maximum size is 1,500 sq. ft. Certain limitations to this use are intended to preserve the character of the communities that they serve.
Commercial retail, regional	N	N	Y	N	N	L	N	N	N	L	N	106-1287	These uses include all retail uses in neighborhood commercial, but which exceed the service character and scale of neighborhood commercial, above. Any retail use having exterior sales or storage shall be considered regional commercial, even if its scale does not require that. In addition to the types of retail uses listed in neighborhood commercial above, the following uses shall be permitted: 1. All miscellaneous retail not included in neighborhood commercial, above 2. Clothing and accessory stores 3. Furniture stores 4. Paint, glass, wallpaper specialty stores 5. Greenhouses (retail only and with garden supplies) 6. Repair shops and related services 7. Vehicular sales, rental and service uses, listed elsewhere in this table 8. Hospitals and medical facilities

Land Use	Priority Areas							Rural Areas				Additional Standards (See Section)	Use Definition
	U	S	CR	CS	RD	LI	IP	R	RR	RB	RC		
Conference center	Y	N	Y	Y	Y	Y	N	LC N	N	N	N	N.A.	One or more buildings owned by a business entity in which there are no more than ten guestrooms, or suites of rooms, available for temporary occupancy for varying lengths of time, by employees, customers, and other persons whose presence in the building coincides with a particular meeting occurring at the venue. (NAICS 72111 part)
Drive-through restaurant	LC TND	LC TND	Y	L	N	L	N	N	N	N	N	106-1288	Drive-in and drive-through restaurants that provide service to customers while in their vehicles. This use may include inside service to customers, as well.
Office	L	L	Y	Y	L	Y	L	LC N	N	L	N	106-1289	Building or buildings wherein operations are predominantly administrative, professional or clerical, and includes the following:
													1. Finance, banks, trusts, savings and lending (NAICS 521, 522, 525)
													2. Security, commodity brokers and investment services (NAICS 523)
													3. Insurance carriers, agents, brokers, and services (NAICS 524)
													4. Real estate services (NAICS 531)
													5. Professional and technical services (NAICS 5411--5419)
													6. Business services (NAICS 55, 5611--5616, 5619, 8139)
													7. Health services (NAICS 621)
													8. Social services (NAICS 624) (except care facilities)
													9. Educational services, such as business schools (NAICS 6114), technological, and trade schools (excluding public and private schools defined as institutional) (NAICS 6115)
													10. Civic and social organizations (NAICS 8132--8134)
													11. Agricultural support and services (offices only) (NAICS 115)
													12. Governmental offices (NAICS 92 excluding public service)
													13. Parking lots (NAICS 81293)
													14. Contractor's office without exterior storage (NAICS 233)
Restaurant	L	LC TND	Y	Y	L	Y	N	LC N	N	L	N	106-1290	Establishment that serves food and beverages to persons seated within the building. Outside terrace or sidewalk seating is permitted subject to all other required codes. Bars, taverns, saloons and nightclubs are permitted subject to applicable state liquor licensing requirements and standards. (NAICS 722110)
Land Use	Priority Areas							Rural Areas				Additional Standards (See Section)	Use Definition
	U	S	CR	CS	RD	LI	IP	R	RR	RB	RC		

Services	L	L	Y	Y	N	L	N	LG N	N	L	N	106-1291	A wide variety of personal and commercial services including the following:
													1. Educational services (NAICS 611 except 611512, 61162)
													2. Social assistance (NAICS 624)
													3. Hospitals and medical laboratories (NAICS 339116, 62151, 62211, 62221, 62231), including general medical and surgical hospitals, and specialty hospitals, except alcoholism, drug, rehabilitation.
													4. Kennel service and domestic veterinary clinics (NAICS 11521)
													5. Postal service buildings, except regional distribution centers, couriers and messengers (NAICS 491, 492)
													6. Miscellaneous repair services and shops (NAICS 44311, 8112, 8113, 8114)
													7. Health and exercise clubs; dance studios (NAICS 71394)
													8. Parking lots (NAICS 81293)
													9. Funeral homes (NAICS 81221)
													10. Laundry services (NAICS 8123)
													11. Personal services (NAICS 8121, 8129, except body branding, body piercing and tattoo facilities.)
													12. Transit and ground passenger transportation (NAICS 485). (This use is excluded from the rural districts.)
													NOTE: Drive-through facilities are not permitted as part of this use.
Mixed use	Y	L TND	Y	Y	N	N	N	N	N	N	N	106-1293	1. A building containing two or more use categories with five or more residential dwelling units comprising a minimum of 25 percent of the total floor area.
													2. A building or group of buildings arranged around a pedestrian precinct, containing four or more different uses including: commercial retail, commercial lodging, office, service, residential, institutional, or exhibition center. Residential use shall be one of the required uses.
RECREATION AND AMUSEMENT USES													
Campground	N	N	N	N	N	N	N	L	N	N	S	106-1321	Form of commercial lodging where guests bring tents, travel trailers, campers, or other similar forms of shelter to experience more rustic setting and natural environments. Campgrounds rent pads or spaces to the guests.

Land Use	Priority Areas							Rural Areas				Additional Standards (See Section)	Use Definition
	U	S	CR	CS	RD	LI	IP	R	RR	RB	RC		
Commercial amusement, indoor	LG TND	LG TND	L	L	N	N	N	LG N	N	N	N	106-1322	Includes but is not limited to: bowling alleys, indoor sports arenas, movie theaters, performing arts companies, indoor skating rinks (ice or roller), amusement game machine complex, pool halls, and shooting arcades. (NAICS 512131, 7111, 7112 part, 7113, 712 part, 713 part)
Commercial amusement, indoor gambling	N	N	S	N	N	S	N	N	N	N	N	106-1323	The use of coin-operated gambling devices and includes video poker parlors, and secondary uses, as described by state law. (NAICS 7132 part, 71329)
Commercial amusement, indoor casino gambling	N	N	N	N	N	N	N	N	N	N	N	106-1323	Casino gambling for land-based or as a port of call for an ocean-going vessel.
Commercial amusement, outdoor	N	N	L	S	N	L	N	S	N	N	N	106-1324	Includes but is not limited to: fairgrounds, outdoor stadiums, racing facilities, rodeos, music arenas, theme parks, amusement parks, water slides, batting cages, shooting ranges, zoos, and botanical gardens. (NAICS 512132, 71311, 71212, 71213, 71219)
Indoor recreation	Y	Y	Y	Y	L	L	L	LG N	N	N	N	106-1325	Recreational uses including community recreation centers, gymnasiums, indoor swimming pools, tennis, racquetball, or handball courts. (NAICS 71394) Specifically excluded are health and exercise clubs, and uses listed as service uses, above.
Outdoor recreation	Y	Y	Y	Y	Y	Y	Y	Y	N	N	S	106-1326	1. Active recreational activities and supporting services including but not limited to: jogging, cycling, tot-lots, playing fields, playgrounds, outdoor swimming pools, and tennis courts (NAICS 7113); game preserves and shooting, trapping and fishing clubs (NAICS 71391, 71393, 71394); marinas.
													2. Passive recreational uses including but not limited to: arboretums, wildlife sanctuaries, forests, areas for hiking, nature areas, and other passive recreation-oriented parks.
													3. Picnic areas, garden plots, and beaches.

Land Use	Priority Areas							Rural Areas				Additional Standards (See Section)	Use Definition
	U	S	CR	CS	RD	LI	IP	R	RR	RB	RC		
Resort	L	L	N	N	N	N	N	L	N	N	N	106-1327	Lodging that serves as a destination point for visitors, located and designed with some combination of recreational uses or natural areas, such as marinas, beaches or pools, tennis, golf, equestrian, other special recreation opportunities, and/or a variety of restaurants and shops to serve the guests. Buildings and structures in the resort shall complement the scenic and natural qualities of the location and area where it is situated.
Ecotourism	N	N	N	N	N	N	N	L	L	L	S	106-1328	Organized, educational and mainly outdoor recreation with or without lodging, which invites participants to learn about and promote ecological preservation, conservation and sustainability. This use shall include at least two of the following characteristics:
													1. Located near or within a wilderness setting, park or protected area;
													2. Interpretive educational program with or without guides;
													3. Outdoor activities; or
													4. Cultural experiences.
Golf course	L	L	L	L	N	N	N	L	N	N	N	106-1329	Regulation and par 3 golf courses and associated amenities having nine or more holes. A driving range may be an ancillary use to the operation. (NAICS 71391)
Miniature golf course	L	L	L	L	N	N	N	N	N	N	N	106-1330	Putting courses installed on artificial surfaces, practice facilities that are driving ranges, or which have several practice holes or putting areas. (NAICS 71399)
Recreational equipment rental	L	L	L	L	N	N	N	N	N	L	N	106-1331	Establishments primarily engaged in renting recreational equipment, such as bicycles, canoes, motorcycles, skis, sailboats, beach chairs, and beach umbrellas (NAICS 532292)
Use Permission													
Y = Permitted use													
L = Limited use													
S = Special use													
N = Prohibited use													
LC = Permitted use only in residential community use option - TND = Permitted use only in traditional neighborhood development.													
Community preservation district - Please refer to the CP area standards in appendix E to this chapter.													

ARTICLE VI. OPEN SPACE AND DENSITY, LOT AND BUILDING INTENSITY, BUFFERYARDS AND LANDSCAPING, EXTERIOR STORAGE AND ILLUMINATION

TABLE 106-1526. OPEN SPACE AND DENSITY STANDARDS

Zoning District and Development Type	Density			Floor Area Ratio		Sewer	ARDR Req.	Min. Site Area
	Min. OSR or LSR	Max. Gross	Max. Net	Max. Gross	Max. Net			
Resource Conservation (RC)								
Single-family	0.50	0.09	0.18	N.A.	N.A.	OS	N	10 ac.
Single-family cluster	0.85	0.10	0.80	N.A.	N.A.	OS	N	50 ac.
Other permitted uses	0.95	N.A.	N.A.	0.02	0.34	OS	N	50 ac.
Rural (R)								
Farmstead	0.00	0.02	0.02	N.A.	N.A.	OS	N	50 ac.
Single-family subdivision	0.40	0.34	1.06	N.A.	N.A.	OS	N	6 ac.
Single-family cluster	0.70	0.40	1.58	N.A.	N.A.	OS	N	10 ac.
Planned	0.75	0.45	2.20	N.A.	N.A.	CS	N	20 ac.
Community, small	0.80	0.51	2.59	N.A.	N.A.	CS	N	200 ac.
Community, medium	0.80	0.57	3.13	N.A.	N.A.	CS	N	800 ac.
Manufactured home community	0.40	1.00	1.66	N.A.	N.A.	CS	N	10 ac. Max. 30 ac.
Other permitted uses	0.85	N.A.	N.A.	0.07	0.46	OS	N	*
Rural Residential (RR)								
Single-family	0.20	1.2	2.0	N.A.	N.A.	OS	N	0.5 ac.
Other permitted uses	0.20	1.2	2.0	0.25	0.25	OS	N	0.5 ac.
Rural Business (RB)								
Single-family	0.20	1.2	2.0	N.A.	N.A.	OS	N	0.5 ac.
Commercial uses	0.50	N.A.	N.A.	0.10	0.29	OS	N	1.0 ac.
Other uses	0.50	N.A.	N.A.	0.10	0.29	OS	N	2.0 ac.
Rural - River Quality (RQ) Overlay (pending recommendations)								
Farmstead	0.00	0.02	0.0	N.A.	N.A.	OS	N	50 ac.
Single-family	0.50	0.30	1.06	N.A.	N.A.	OS	N	3 ac.
Single-family cluster	0.75	0.40	2.20	N.A.	N.A.	CS	N	10 ac.
Planned	0.80	0.45	2.59	N.A.	N.A.	CS	N	30 ac.
Community, small	0.85	0.51	4.10	N.A.	N.A.	CS	N	200 ac.
Community, medium	0.85	0.57	4.80	N.A.	N.A.	CS	N	800 ac.
Other permitted uses	0.85	N.A.	N.A.	0.07	0.46	CS	N	10 ac.
Community Preservation (CP) Standards, see Appendix E								
Suburban (S) Priority								
Single-family	0.20	2.00	3.00	N.A.	N.A.	P	Y	21,780 sf
Single-family cluster	0.35	2.60	3.60	N.A.	N.A.	P	Y	5 ac.
Planned	0.40	2.60	4.00	N.A.	N.A.	P	Y	5 ac.
Traditional Neighborhood Development	0.35	3.00	4.50	N.A.	N.A.	P	Y	40 ac.
Community, large	0.45	3.00	4.50	N.A.	N.A.	P	Y	200 ac.
Multifamily	0.40	5.0	10.0	N.A.	N.A.	P	Y	5 ac.
Manufactured home community	0.40	4.00	7.00	N.A.	N.A.	P	Y	2 ac. Max. 20 ac.
Institutional residential	0.00	7.1 rms.	17.7 rms.	N.A.	N.A.	P	N	5 ac.
Other permitted uses	0.60	N.A.	N.A.	0.18	0.46	P	N	2 ac.
Suburban - River Quality (S-RQ) (pending recommendations)								
Single-family	0.30	1.34	2.18	N.A.	N.A.	P	Y	32,670 sf
Single-family cluster	0.45	1.54	2.86	N.A.	N.A.	P	Y	2 ac.
Planned	0.50	2.01	4.50	N.A.	N.A.	P	Y	25 ac.
Community, large	0.55	2.51	7.00	N.A.	N.A.	P	Y	200 ac.
Manufactured home community	0.70	2.00	6.66	N.A.	N.A.	P	Y	10 ac.
Institutional residential	0.60	8 rms.	20.0	N.A.	N.A.	P	N	2 ac.
Other permitted uses	0.60	N.A.	N.A.	0.18	0.46	P	N	3 ac.
Urban (U)								
Single-family	0.12	2.60	2.93	N.A.	N.A.	P	Y	32,670 sf
Single-family cluster	0.40	3.50	6.00	N.A.	N.A.	P	Y	2 ac.
Planned	0.20	3.50	6.00	N.A.	N.A.	P	Y	5 ac.
Traditional Neighborhood Development	0.20	4.50	6.10	N.A.	N.A.	P	Y	20 ac.

Zoning District and Development Type	Min. OSR or LSR	Density		Floor Area Ratio		Sewer	ARDR Reqd.	Min. Site Area
		Max. Gross	Max. Net	Max. Gross	Max. Net			
Community, small	0.20	4.50	6.10	N.A.	N.A.	P	Y	20 ac.
		Density		Floor Area Ratio				
Zoning District and Development Type	Min. OSR or LSR	Max. Gross	Max. Net	Max. Gross	Max. Net	Sewer	ARDR Reqd.	Min. Site Area
Community, medium	0.20	4.50	6.10	N.A.	N.A.	P	Y	100 ac.
Community, large	0.20	5.20	7.40	N.A.	N.A.	P	Y	200 ac.
Manufactured home community	0.40	4.00	7.00	N.A.	N.A.	P	Y	2 ac. Max. 20 ac.
Multifamily	0.25	15.00	24.00	N.A.	N.A.	P	Y	2--15 ac.
Institutional residential	0.40	12.00	20.00	N.A.	N.A.	P	N	4 ac.
Other permitted uses	0.40	N.A.	N.A.	0.28	0.46	P	N	4 ac.
Urban - River Quality (U-RQ) (pending recommendations)								
Single-family	0.20	2.60	3.66	N.A.	N.A.	P	Y	21,780 sf
Planned	0.30	3.00	5.68	N.A.	N.A.	P	Y	10 ac.
Community, medium	0.30	4.95	8.00	N.A.	N.A.	P	Y	200 ac.
Community, large	0.30	5.72	8.50	N.A.	N.A.	P	Y	500 ac.
Multifamily	0.30	17.34	24.00	N.A.	N.A.	P	Y	2 ac.
Institutional residential	0.50	13.5	27	N.A.	N.A.	P	N	4 ac.
Other permitted uses	0.50	N.A.	N.A.	0.23	0.46	P	N	4 ac.
Commercial Suburban (CS)								
Planned	0.45	2.28	4.50	N.A.	N.A.	P	Y	1--10 ac.
Multifamily	0.50	8.30	18.73	N.A.	N.A.	P	Y	1--5 ac.
Offices	0.50	N.A.	N.A.	0.26	0.53	P	N	0.5 ac.
Retail	0.45	N.A.	N.A.	0.18	0.34	P	N	1 ac.
Other commercial uses	0.50	N.A.	N.A.	0.18	0.37	P	N	1 ac.
Other permitted uses	0.50	N.A.	N.A.	0.23	0.46	P	N	2 ac.
Commercial Regional (CR)								
Offices	0.35	N.A.	N.A.	0.50	0.82	P	N	0.5 ac.
Retail	0.20	N.A.	N.A.	0.31	0.39	P	N	1 ac.
Other commercial uses	0.20	N.A.	N.A.	0.37	0.47	P	N	1 ac.
Mixed uses	0.20	N.A.	N.A.	1.00	1.40	P	N	2 ac.
Other permitted uses	0.25	N.A.	N.A.	0.39	0.53	P	N	1 ac.
Research & Development (RD)								
Offices, commercial lodging	0.35	N.A.	N.A.	0.34	0.54	P	N	10 ac.
Industrial	0.30	N.A.	N.A.	0.40	0.57	P	N	10 ac.
Restaurants	0.25	N.A.	N.A.	0.14	0.20	P	N	10 ac.
Other permitted uses	0.30	N.A.	N.A.	0.26	0.38	P	N	10 ac.
Light Industry (LI)								
Offices, commercial lodging	0.20	N.A.	N.A.	0.37	0.47	P	N	10 ac.
Restaurants	0.15	N.A.	N.A.	0.16	0.20	P	N	10 ac.
Industrial	0.15	N.A.	N.A.	0.48	0.57	P	N	10 ac.
Other permitted uses	0.20	N.A.	N.A.	0.30	0.38	P	N	20 ac.
Industrial Park (IP)								
Offices, commercial lodging	0.20	N.A.	N.A.	0.37	0.47	P	N	10 ac.
Restaurants	0.15	N.A.	N.A.	0.16	0.20	P	N	10 ac.
Industrial	0.15	N.A.	N.A.	0.48	0.57	P	N	10 ac.
Other permitted uses	0.20	N.A.	N.A.	0.30	0.38	P	N	20 ac.

Depends on specific use. Refer to special/limited use standards in article V, division 2 (sections 106-1126--106-1425.) (Ord. No. 99-12, § 1 (div. 04.100), 4-26-1999; Ord. No. 2001-29, 12-10-2001; Ord. No. 2002-14, 4-22-2002; Ord. No. 2005/40, 11-28-2005; Ord. No. 2008/8, 2-25-2008)

TABLE 106-1556. LOT AND BUILDING* STANDARDS

Zoning District and Development Type	Minimum					Maximum
	Lot Area (ac./sq. ft.)	Lot Width (feet)	Street Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Height (feet)***
Resource Conservation (RC)						
Single-family	5 ac.	300	50	50	100	35
Single-family cluster	1 ac.	150	50	18	75	35
Other permitted uses	10 ac.	400	100	50	100	35
Rural (R)						
Farmstead	50 ac.	600	50	50	50	50
Single-family	1 ac.	150	50	18	50	35
Single-family cluster	21,780 sq. ft.	100	35	12	50	35
Planned	See table 106-2406					
Community, small	See table 106-2406					
Community, medium	See table 106-2406					
Manufactured home community	See section 106-2409					
Other permitted uses	**	400	100	50	100	35
Rural Residential (RR)						
Single-family	21,780 sq. ft.	100	35	12	50	35
Other permitted uses	21,780 sq. ft.	100	50	18	50	35
Rural Business (RB)						
Single-family	21,780 sq. ft.	100	35	12	50	35
Commercial uses	0.5 ac.	100	25	7/20	20	35
Other permitted uses	2 ac.	200	25	7/20	30	35
Rural - River Quality (RQ) Overlay (pending recommendations)						
Farmstead	50 ac.	600	50	50	50	50
Single-family	1 ac.	150	50	18	75	35
Single-family cluster	14,520 sq. ft.	85	35	10	40	35
Planned	See table 106-2406					
Community, small	See table 106-2406					
Community, medium	See table 106-2406					
Other permitted uses	10 ac.	400	100	30	100	40
Community Preservation (CP) Standards, see Appendix E						
Suburban (S) Priority						
Single-family	10,780 sq. ft.	70	35	12	50	35
Single-family cluster	8,000 sq. ft.	50	30	10	40	35
Planned	See table 106-2406					
Community, Large Traditional Neighborhood Development	See table 106-2406-106-2379					
Multifamily	See table 106-2406					
Manufactured home community	See table 106-2409					
Institutional residential	5 ac.	300	75	40	75	32
Other permitted uses	2 ac.	280	100	40	100	32
Suburban - River Quality (S-RQ) (pending recommendations)						
Single-family	14,520 sq. ft.	85	35	10	40	35
Single-family cluster	10,780 sq. ft.	80	35	6/15	35	35
Planned	See table 106-2406					
Community, large	See table 106-2406					
Manufactured home community	See section 106-2409					
Institutional residential	5 ac.	300	75	40	75	32
Other permitted uses	3 ac.	200	40	15	25	40
Urban (U)						
Single-family	8,000 sq. ft.	50	35	6/15	35	35
Single-family cluster	5,000 sq. ft.	50	50	6/15	35	35
Planned	See table 106-2406					

Zoning District and Development Type	Minimum					Maximum
	Lot Area (ac./sq. ft.)	Lot Width (feet)	Street Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Height (feet)***
Community, Small Traditional Neighborhood Development	See table 106-2406-106-2379					
Community, medium	See table 106-2406					
Community, large	See table 106-2406					
Manufactured home community	See section 106-2409					
Multifamily	See table 106-2406					
Institutional residential	4 ac.	300	50	25	50	35
Other permitted uses	4 ac.	300	50	25	50	35
Urban - River Quality (U-RQ) (pending recommendations)						
Single-family	8,500 sq. ft.	75	25	12	30	35
Planned	See table 106-2406					
Community, medium	See table 106-2406					
Community, large	See table 106-2406					
Multifamily						
Institutional residential	4 ac.	300	50	25	50	35
Other permitted uses	4 ac.	300	50	25	50	35
Commercial Suburban (CS)						
Planned	See table 106-2406					
Multifamily	See table 106-2406					
Offices	0.5 ac.	100	25	None	20	35
Retail	1 ac.	150	25	None	20	35
Other commercial uses	1 ac.	150	25	None	20	35
Other permitted uses	2 ac.	200	25	None	20	35
Commercial Regional (CR)						
Offices	0.5 ac.	150	25	20	20	40
Retail	21,780 sq. ft.	150	25	20	20	40
Other commercial uses	21,780 sq. ft.	150	25	20	20	35
Mixed uses	2 ac.	200	25	20	20	40
Other permitted uses	1 ac.	150	25	20	20	35
Zoning District and Development Type	Lot Area (ac./sq. ft.)	Lot Width (feet)	Street Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Height (feet)***
Zoning District and Development Type	Lot Area (ac./sq. ft.)	Lot Width (feet)	Street Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Height (feet)***
Research & Development (RD)						
Offices, commercial lodging	1 ac.	150	40	20	20	55
Industrial	1 ac.	150	40	20	20	120*
Restaurants	1 ac.	150	40	20	20	30
Other permitted uses	1 ac.	150	40	20	20	40
Light Industry (LI)						
Offices, commercial lodging	20,000 sq. ft.	100	40	20	20	55
Restaurants	20,000 sq. ft.	100	40	20	20	30
Industrial	20,000 sq. ft.	100	40	20	20	60
Other permitted uses	20,000 sq. ft.	100	40	20	20	40
Industrial Park (IP)						
Offices, commercial lodging	20,000 sq. ft.	100	40	20	20	55
Restaurants	20,000 sq. ft.	100	40	20	20	30
Industrial	20,000 sq. ft.	100	40	20	20	120*
Other permitted uses	20,000 sq. ft.	100	40	20	20	40

* Buildings must be in conformance with Standard Building Code and National Fire Safety Standards.

**Depends on specific use. Refer to special/limited use standards in article V, division 2 (sections 106-1126 through 106-1425.)

***All structures that are 150 feet or higher must be in conformance with subsection 106-1363(a)(4).

TABLE 106-1617. BUFFERYARD AND TREE

Zoning District & Development Type	Number of Landscaping Canopy or Existing Trees Per:			Street Tree Spacing Per Feet of ROW	Bufferyard Width (ft.) Adjoining Streets			Bufferyard Width (ft.) Adjoining District*													
	Lot	Acre Open Space	Parking Spaces		Arterial	Collector	Local	RC	RQ	RB	RR	R	S	U	CP	CS	CR	RD	LI	IP	M
Resource Conservation (RC)																					
Single-family	--	8	--	50	N.A.	N.A.	50	--	100	--	--	--	--	--	--	--	--	--	--	--	--
Single-family cluster	2/du	8	1/10							--	--	--	--	--	--	--	--	--	--	--	--
Other permitted uses	5/ac.	8	1/10	40	N.A.	N.A.	50	--	100	--	--	--	--	--	--	--	--	--	--	--	--
Rural (R)																					
Farmstead	--	--	--	50	--	--	--	--	100	--	--	--	--	--	--	--	--	--	--	--	--
Single-family	--	--	--		50	50	--	--	100	--	25	25	--	--	--	25	25	25	25	25	50
Single-family cluster	2/du	5	1/10		100	100	50	--	100	--	25	25	25	25	25	25	25	25	25	25	50
Planned	1/du	5	1/10					--	100	50	50	50	50	50	50	50	50	50	50	50	100
Community, small	4/du	5	4/10		250	250	50	--	400	250	300	250	200	300	300	300	300	300	300	300	300
Community, medium	4/du	5	4/10					--	400	250	300	250	200	300	300	300	300	300	300	300	300
Man. home comm.	See § 106- 2409	1/10		100	100	50	--	100		50	50	50	50	50	50	50	50	50	50	50	100
Other permitted uses	5/ac	4	1/10		100	100	50	--	100	50	50	50	50	50	50	50	50	50	50	50	100
Rural Residential (RR)																					
Single-family	--	0	--	50	50	50	50	--	100	--	--	--	--	--	--	--	--	--	--	--	50
Other permitted uses	3/ac	4	1/10		100	100	50	--	100	25	--	25	--	--	25	--	--	--	--	--	50
Rural Business (RB)																					
Single-family	--	--	--	N.A.	50	50	--	--	100	--	25	25	--	--	--	25	25	25	25	25	50
Commercial uses	6/ac.	8	1/10	50	50	50	20	100	150	10	50	50	--	--	25	--	--	--	--	--	--
Other permitted uses	6/ac.	8	1/10	50	50	50	20	100	150	10	50	50	--	--	25	--	--	--	--	--	--
Suburban (S)																					
Single-family	2/du	5	None	50	50	50	--	--	--	--	--	25	--	--	--	--	--	--	--	--	50
Single-family cluster	1/du	5	1/10		100	50	25			--		50	25		25		25		25	25	
Planned	1/du	5	1/10		100	50	50			--		100	50		50						
Traditional Neighborhood Development							--			--	25			25	25	25	25	--	50	50	
Community, large	4/du	5	4/10		400	400	50			--			400		400				400	400	400
Multifamily	25/ac	5	1/10		100	100	50			--									50	100	100
Man. home comm.	See § 106- 2409	1/10		100	100	50				--									50	100	100
Institutional residential	6/ac	8	1/10		100	100	50			--		50		50					50	50	50
Other permitted uses	6/ac	8	1/10		100	100	50			--											
Urban (U)																					
Single-family	1/du	5	1/10	50	50	50	--	--	100	--	--	100	--	--	--	--	--	--	--	--	50
Single-family cluster										--	--		50		--	--	--	--	--	--	
Planned										--	25		100	25	25	--	--	--	25	25	100
Traditional Neighborhood Development							--			--	25			25	25	25	25	--	50	50	
Community, medium					400	75	--			--	25			25	25	25	25	--	50	50	
Community, large										--											
Man. home comm.	See § 106- 2409			75	50	25				--											

Zoning District & Development Type	Number of Landscaping Canopy or Existing Trees Per:				Bufferyard Width (ft.) Adjoining Streets			Bufferyard Width (ft.) Adjoining District*													
	Lot	Acre Open Space	Parking Spaces	Street Tree Spacing Per Feet of ROW	Arterial	Collector	Local	RC	RQ	RB	RR	R	S	U	CP	CS	CR	RD	LI	IP	M
Multifamily	25/ac	5							--	50				50	50	25	25	--			
Institutional residential	6/ac				50					--	25			25	25	--	--	--			
Other permitted uses										--	50										50
Community Preservation (CP) Standards See Appendix E																					
Commercial Suburban (CS) District																					
Planned	1/du	8	1/10	50	50	50	20	--	150	--											
Multifamily	3/du									--			--	25	100	--					
Offices	6/ac									--											
Retail										--											
Other commercial										--											
Other permitted uses										--											
Commercial Regional (CR)																					
Offices/commercial lodging	8/ac	6	1/10	50	50	50	50	--	200	--	100	100	100	50	100	30	--	30	--	25	--
Retail										--											
Other commercial uses										--											
Other permitted uses										--											
Research and Development (RD)																					
Offices/commercial lodging/research	10/ac	10	1/10	40	100	100	50	--	300	--	100	100	100	50	100	--	50	50	--	--	--
Industrial										--											
Restaurants										--											
Other permitted uses										--											
Light Industry (LI)																					
Offices/commercial lodging	4/ac	4	1/10	50	50	50	25	--	300	--	100	100	100	50	100	50	25	50	--	--	--
Restaurants										--											
Industrial										--											
Other permitted uses										--											
Industrial Park (IP)																					
Offices/commercial lodging	4/ac	4	1/10	50	50	50	25	--	300	--	100	100	100	100	100	50	25	50	--	--	--
Restaurants										--											
Industrial										--											
Other permitted uses										--											