

# COUNTY COUNCIL OF BEAUFORT COUNTY

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## AGENDA NATURAL RESOURCES COMMITTEE

Tuesday, January 4, 2011

2:00 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

### 2:00 p.m. 1. CALL TO ORDER

2. TEXT AMENDMENT TO THE ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO), APPENDIX S. DAUFUSKIE ISLAND CODE (ADDS A NEW APPENDIX WITH DEVELOPMENT STANDARDS FOR DAUFUSKIE ISLAND COMMUNITY PRESERVATION DISTRICT) ([backup](#)) ([Daufuskie Code](#))
3. BEAUFORT COUNTY ZONING MAP AMENDMENT FOR DAUFUSKIE ISLAND (CHANGES THE ZONING DISTRICTS) (SEE PAGE 29 OF THE DAUFUSKIE ISLAND CODE FOR THE REGULATING PLAN WHICH SHOWS THE NEW ZONING DISTRICTS) ([backup](#)) ([Daufuskie Code](#))
4. TEXT AMENDMENT TO THE ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO), APPENDIX D. COMMUNITY PRESERVATION AREAS (DELETES ALL INTERIM STANDARDS RELATED TO BRIGHTON BEACH, BUCKINGHAM, BLUFFTON-MAY RIVER/HIGHWAY 46 CORRIDOR, AND DAUFUSKIE ISLAND, INCLUDING SECTIONS 9 AND 10—DAUFUSKIE ISLAND BUFFER DISTRICT AND GATEWAYS) ([backup](#))

### 5. ADJOURNMENT

| County TV Rebroadcast |            |
|-----------------------|------------|
| Wednesday             | 9:00 a.m.  |
| Thursday              | 1:00 a.m.  |
| Friday                | 10:00 p.m. |

| Natural Resources |           |          |
|-------------------|-----------|----------|
| Date              | Time      | Location |
| February 7        | 2:00 p.m. | ECR      |
| March 7           | 2:00 p.m. | ECR      |
| April 4           | 2:00 p.m. | ECR      |
| May 2             | 2:00 p.m. | ECR      |
| June 6            | 2:00 p.m. | ECR      |
| July 11           | 2:00 p.m. | ECR      |
| August 1          | 2:00 p.m. | ECR      |
| September 6       | 2:00 p.m. | ECR      |
| October 3         | 2:00 p.m. | ECR      |
| November 7        | 2:00 p.m. | ECR      |
| December 5        | 2:00 p.m. | ECR      |

A quorum of Council may be in attendance at all Committee meetings.

Please silence your cell phone during the meeting.



## PLANNING DIVISION MEMORANDUM

**TO:** Natural Resources Committee of Beaufort County Council

**FROM:** Anthony Criscitiello, Planning Director

**DATE:** December 22, 2010

**SUBJECT:**

1. **Text Amendment to the Zoning and Development Standards Ordinance (ZDSO), Appendix S. Daufuskie Island Code (adds a new appendix with development standards for Daufuskie Island Community Preservation District)**
2. **Beaufort County Zoning Map Amendment for Daufuskie Island (changes the zoning districts) (See page 29 of the Daufuskie Island Code for the Regulating Plan which shows the new zoning districts)**

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**EXCERPT OF THE PLANNING COMMISSION RECOMMENDATION from its draft December 6, 2010, meeting minutes:**

Mr. Anthony Criscitiello introduced Mr. Brian Herrmann, the County Community Planner. Mr. Herrmann noted the following in the audience: Mr. Cooter Ramsey and Mr. Bill Harris, both of Allison Ramsey Architects, and Ms. Kathy Tillman, Chairman of the Daufuskie Island Community Preservation Committee.

Mr. Herrmann gave a brief power point presentation to the Commission. He noted that the ferry system is a constant issue. The Plan was presented earlier to the Commission. He noted the existing conditions on the island. He briefly summarized the standards for each of the proposed transect zones for the island. Mr. Herrmann thanked Mr. Ramsey and Mr. Harris for their work on the Plan.

Commission discussion included:

- respecting the architectural standards agreed upon by the residents;
- acknowledging that this Code is a prototype of the proposed Form-Based code for the County;
- requesting examples of the development and the appeal processes;
- querying the administrative appeal process on page 17;
- ascertaining the applicant's right to appeal the interpretation of facts by the Planning Director;
- concern that the Planning Commission is to determine whether the Planning Director properly interpreted the Code; and
- recommending language where items not covered by the Code can be interpreted by the Planning Director.

Public Comments:

- Mr. Tom Crews, a "lifetime" member of the Daufuskie Island Community Preservation (DICP) Committee, noted the 6-year process has pulled the community together. He is a practicing architect that believes the Code provides an opportunity to bring vision to fact. It is a leading edge, a new frontier. He believes the questions are pertinent and reasonable; but some of the answers may not be found tonight or in a year. He believes the answers will be developed, but the Plan should move forward. There are gray areas and there would be opportunities of flexibility and interpretation for personal visions, all within the context of the Code. He is not afraid of moving it forward with some

of the gray areas, nor of making mistakes because that is how we learn and do better. He asked that the Commission keep the spirit the residents have had and let it go forward. (Chairman Hicks commended Mr. Crews on his political campaign ethics.)

- Mr. Phil Nichols, a member of the Daufuskie Island Council, noted that the Code has been worked on and reviewed by capable people. The people of Daufuskie overwhelmingly approved the Code and would like to see the Commission pass it. (*Note: Mr. Nichols was audio linked from Daufuskie Island at Mary Field School.*)
- Mr. Aaron Crosby, chairman of the Daufuskie Island Council, stated that he had attended almost all of the DICP Committee meetings over the past years. The questions asked by the Commission were wise. But hearkening back to Commission Chairman Hick's words that this was the first form-based code for an unincorporated area of Beaufort County, we should be able to enjoy that which works well and to fix that which needs fixing. The process is not fixed in stone; it has the flexibility and can be revised as needed. When people who want to invest on Daufuskie are shown the Code that has not been passed, they see uncertainty which translates into risk which translates into non-investment. Your ability to pass the Code forward, recognizing that it is not a perfect—but a really good—plan, will remove that layer of uncertainty. Recognize that this is a working, living document and recommended to for approval to County Council. He thanked the staff and the DICP Committee for working so hard on the document. (*Note: Mr. Crosby was audio linked from Daufuskie Island at Mary Field School*)

Further Commission discussion included:

- kudos to the community-recommended Code and the Daufuskie Island Council;
- adding a caveat to Section 1.3.4 in support of stormwater standards where the sentence should read, "The provisions of this appendix, when in conflict, shall take precedence over those of other codes, ordinances, regulations and standards, except for historic preservation guidelines, health and safety codes, and stormwater ordinances."
- changing Page 14, Section 1.4.4.a.1 (Sustainable Planning Team/SPT responsibility) to be more in line with Section 1.4.4.b.1 where the role of SPT should be to advise the Planning Director on projects of his choosing;
- clarifying that there is no ordinance relationship between the Daufuskie Island Council and the SPT;
- clarifying the rationale for a five-year escrow regarding form types in public realm (new Page 13, Sec. 1.4.2.b on affordable housing);
- changing the phrase "escrow account" to "performance and payment bond for specific improvements"; and
- kudos to Mr. Brian Herrmann and Mr. Cooter Ramsey on their work on the Code.

Mr. Criscitiello noted that he contracted a consultant who will present a draft Transfer of Development Rights (TDRs) ordinance for Daufuskie to the Commission at the next meeting. The Code is fully implementable without the TDR program.

Mr. Ramsey explained that the TDR program was the ability to remove some of the density from rural areas and to place that density into the proposed denser areas. For example, the Public District by-right (minimum) density is four units per acre. If the TDR ordinance is passed, the Public District will have a maximum density of 12 units per acre by purchasing eight units from the program. All districts are set at minimum and maximum densities in relation to the TDR program.

Discussion regarding Transfer of Development Rights (TDRs) included:

- clarifying that the maximum overall density would not exceed existing build-out density;
- clarifying that the TDR ordinance will provide the implementation of TDRs;

- concern not to have reviewed simultaneously the Code and the TDR ordinance; and
- noting some areas that have used TDRs, including a town northwest of Atlanta and the New Jersey Great Swamp.

Mr. Criscitiello suggest the following regarding the basis on which appeals may be made (Page 17, top of page, under subparagraph i) should read as follows: “When evaluating an appeal regarding final approval of procedural or administrative waiver, the Planning Commission shall primarily determine if an application is code compliant or can be code compliant in a different manner.”

Chairman Hicks indicated if the Commission was comfortable with Mr. Criscitiello’s suggestion, he was comfortable also. No opposition was voiced.

Mr. Criscitiello is hesitant to add a comment regarding gray areas because it may sound arbitrary and capricious on the part of the Planning Director. He would prefer coming back to address the gray areas at a later date. After a lengthy discussion regarding the gray areas, the Commission agreed with Mr. Criscitiello to address gray areas at a later date.

**Motion:** Mr. Semmler made a motion, and Ms. Chmelik seconded the motion, **to recommend approval to County Council on the Text Amendments to the Zoning and Development Standards Ordinance (ZDSO), Appendix S. Daufuskie Island Code, that adds a new appendix with development standards for Daufuskie Island Community Preservation District; with the following conditions:**

1. **add the following on page 17, Section 1.4.5.1.3.i: “When evaluating an appeal regarding final approval of procedural or administrative waiver, the Planning Commission shall primarily determine if an application is code compliant or can be code compliant in a different manner.”**
2. **change Section 1.3.4 in support of stormwater standards to read: “The provisions of this appendix, when in conflict, shall take precedence over those of other codes, ordinances, regulations and standards, except for historic preservation guidelines, health and safety codes, and stormwater ordinances.”**
3. **change the phrase “escrow account” to “performance/payment bonds” in Section 1.2.4.b.**
4. **add “when requested by the Planning Director” at the end of Section 1.4.4.a.1 regarding SPT requirements.**
5. **add the proviso that the Planning Commission authorizes the Planning Director to make administrative changes to the Daufuskie Island Code prior to forwarding it to the Natural Resources Committee.**

No further discussion occurred. The motion was **carried unanimously** (FOR: Chmelik, Hicks, LeGree, Petit, Riley, Semmler, Sutler, and Thomas).

**Motion:** Mr. Semmler made a motion, and Mr. Thomas seconded the motion, **to recommend approval to County Council on the Beaufort County Zoning Map Amendment for Daufuskie Island that is on page 29 of the Daufuskie Island Code for the Regulating Plan that shows the new zoning districts.** Chairman Hicks opened the floor for public comment and no public comment was received. Mr. Criscitiello noted that the map amendments to Daufuskie Island would affect Planned Unit Developments (PUDs) that would transform from PUDs to the Daufuskie Island Code when adopted. No further Commission discussion occurred. The motion was **carried unanimously** (FOR: Chmelik, Hicks, LeGree, Petit, Riley, Semmler, Sutler, and Thomas).



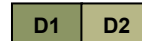
THE  
DAUFUSKIE  
ISLAND  
CODE



# INTRODUCTION

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# Daufuskie Island Code

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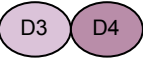



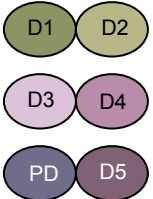
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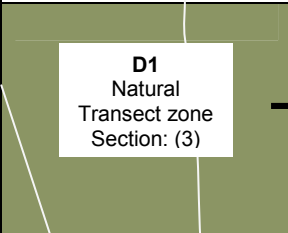
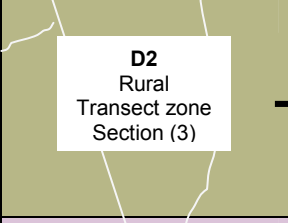
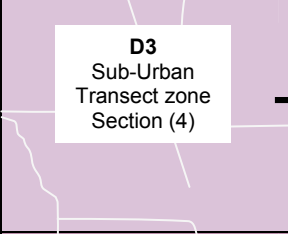
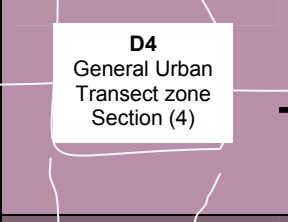
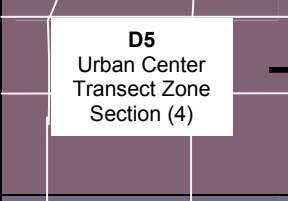
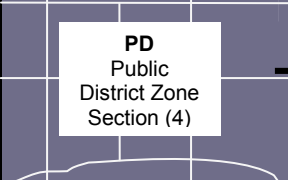

## Daufuskie Island Code

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| STEP 1   | STEP 2   | STEP 3  | STEP 4  |
|--|--|---|---|
| <p>Refer to the Future Urbanization Map (Section 2.2, Page 26) to determine which of the below Sectors your parcel is located.</p> | <p>Below you will find information regarding the sale or purchase of development rights in your specific Sector (referred to as a Transfer of Development Right or TDR).</p>   | <p>Refer below to determine if a demarcated Place Type is located in your Sector. Then refer to the <i>PlaceTypes Plan</i> (Section 2.3, Page 27) to determine if your parcel is located within the Pedestrian Shed of the demarcated Place Type.</p> | <p>Refer below to determine the Transect Zones (zoning districts) permitted in your Sector. Then refer to the <i>Daufuskie Regulating Plan</i> (Section 2.4, Page 30) to locate your parcel and familiarize yourself with the overall zoning concept.</p> |
|   | <p>No TDR trading permitted. Land was acquired for conservation through easement, TDR, or Purchase of Development Rights (PDR) and re-assigned to the O1 Open Space Preserve Sector.</p>   | <p>Conservation Easements only.</p> <p>These are market based and shall be shown on the map as they occur.</p>  |    |
|   | <p>May not purchase TDRs. May sell TDR's to the G3 Intended Growth Sector or place land in a conservation easement, resulting in re-assignment to the O1 Open Space Preserve Sector.</p>   | <p>Conservation Communities are permitted but not demarcated, as they are market-driven. Once a Conservation Community is established, the underlying parcel shall be re-assigned to the G1 Restricted Growth Sector.</p>                             |    |
|    | <p>May not purchase TDRs. This Sector contains land that was initially designated O2 Reserve Open Space Sector. However, the land was developed as a Conservation Community, and was therefore re-assigned to the G1 Restricted Growth Sector.</p> | <p>Contains Market-driven Conservation Communities.</p>   |   |
|   | <p>May ONLY sell and purchase TDRs from (D) Zones located within the G2 Controlled Growth Sector.</p>  | <p>Contains demarcated Hamlets.</p>   |    |
|   | <p>May ONLY purchase TDRs from the O2 Reserve Open Space Sector. May NOT sell TDRs.</p>  | <p>Contains demarcated Hamlets and Villages.</p>  |    |
|   | <p>A PUD may petition the Planning Department to designate land in the PUD as G5 Infill / Retrofit Growth Sector. Existing D Zones may be assigned, or the land may be designated as a Special District with new Infill / Retrofit Standards.</p>  | <p>Contains demarcated Activity Nodes</p>   |    |

# Daufuskie Island Code

| STEP 5  | STEP 6   | STEP 7   | STEP 8   |
|---|--|--|--|
| <p><b>Refer the below Section for Zoning and Development Standards specific to your parcel. General Street and Frontage Standards are found in Sections 2.5-2.8</b></p> | <p><b>For those intending to subdivide, the following Subdivision Standards shall apply to your D Zone.</b></p>  | <p><b>If you intend to construct a habitable building on your parcel you must select a permitted Archetype from this ordinance to serve as a <u>starting point</u>. Refer to the below guidelines for information regarding archetypes in your D zone.</b></p> | <p><b>If you intend to construct or modify a building on your parcel, refer below for information regarding Architectural Guidelines. Certain Guidelines are specific to one or more D zones.</b></p>                            |
|  <p><b>D1</b><br/>Natural<br/>Transect zone<br/>Section: (3)</p>                       | <p>Subdivision is prohibited.</p> <p>Subdivision may occur if permitted by a previously negotiated Conservation Easement Agreement.</p>  | <p>New development that is not open to permanent overnight habitation is permitted.</p> <p>Modifications to existing Historic Buildings that are open to permanent overnight habitation may be permitted.</p>  | <p style="text-align: center;"><b>D1</b></p> <p>Structures are reviewed on a case by case basis. The Architectural Guidelines, including; materials, execution, and general notes of Section 7.0, Page 157 shall be binding.</p> |
|  <p><b>D2</b><br/>Rural<br/>Transect zone<br/>Section (3)</p>                          | <p>May subdivide minimum one acre lots per (D2) Standards.</p> <p>May subdivide for purposes of establishing a Conservation Community (Section 3.12, Page 75):</p> <ol style="list-style-type: none"> <li>1. Farmstead</li> <li>2. Rural Cottage Close</li> <li>3. Family Cluster</li> </ol> | <p>A new building shall reflect a Residential Archetype, as depicted in Section 6, Page 137. A Residential Building intended for adaptive re-use should reflect the Adaptive Residential Archetypes depicted in Section 6, Page 156.</p>                       | <p style="text-align: center;"><b>D2</b></p> <p>Context sensitive to (D2).</p> <p>The Architectural Guidelines; including materials, execution, and general notes of Section 7.0, Page 157 shall be binding.</p>                 |
|  <p><b>D3</b><br/>Sub-Urban<br/>Transect zone<br/>Section (4)</p>                     | <p>If your parcel is less than 4 acres you may subdivide per (D3) Standards.</p> <p>If your parcel is between 4 and 320 acres subdivide per the Standards for a Traditional Community. See Sec. 4.12 – 4.14, Pg. 122.</p>  | <p>A new building shall reflect a Residential Archetype, as depicted in Section 6. A Residential Building intended for adaptive re-use should reflect the Adaptive Residential Archetypes depicted in Section 6, Page 156.</p>                                 | <p style="text-align: center;"><b>D3</b></p> <p>Context sensitive to (D3):</p> <p>The Architectural Guidelines; including materials, execution, and general notes of Section 7.0, Page 157 shall be binding.</p>                 |
|  <p><b>D4</b><br/>General Urban<br/>Transect zone<br/>Section (4)</p>                | <p>If the parcel is less than 4 acres you may subdivide per the Standards for (D4).</p> <p>If the parcel is between 4 and 320 acres subdivide per the Standards for a Traditional Community (See Section 4.12 – 4.14, Page 122).</p>   | <p>Residential Archetypes are located in Section 6, Page 138.</p> <p>Non-Residential Archetypes are depicted in Section 6, Page 150.</p> <p>Adaptive Residential Archetypes are depicted in Sec. 6, Pg 156.</p>  | <p style="text-align: center;"><b>D4</b></p> <p>Context sensitive to (D4):</p> <p>The Architectural Guidelines; including materials, execution, and general notes of Section 7.0, Page 157 shall be binding.</p>                 |
|  <p><b>D5</b><br/>Urban Center<br/>Transect Zone<br/>Section (4)</p>                 | <p>If the parcel is less than 4 acres you may subdivide per the Standards for (D5).</p> <p>If the parcel is between 4 and 320 acres subdivide per the Standards for a Traditional Community (See Section 4.12 – 4.14, Page 122).</p>   | <p>Residential Archetypes are located in Section 6, Page 138.</p> <p>Non-Residential Archetypes are located in Section 6, Page 150.</p> <p>Adaptive Residential Archetypes are depicted in Sec. 6, Pg. 156.</p>  | <p style="text-align: center;"><b>D5</b></p> <p>Context sensitive to (D5):</p> <p>The Architectural Guidelines; including materials, execution, and general notes of Section 7.0, Page 157 shall be binding.</p>                 |
|  <p><b>PD</b><br/>Public<br/>District Zone<br/>Section (4)</p>                       | <p>If the parcel is less than 4 acres you may subdivide per the Standards for (D4).</p> <p>If the parcel is between 4 and 320 acres subdivide per the Standards for a Traditional Community (See Section 4.12 – 4.14, Page 122).</p>   | <p>Residential Archetypes are located in Section 6, Page 138.</p> <p>Non-Residential Archetypes are located in Section 6, Page 150.</p> <p>Adaptive Residential Archetypes are depicted in Sec. 6, Pg. 156.</p>  | <p style="text-align: center;"><b>PD</b></p> <p>Context sensitive to (PD):</p> <p>The Architectural Guidelines; including materials, execution, and general notes of Section 7.0, Page 157 shall be binding.</p>                 |
|  <p><b>PUD</b></p>   | <p>Appropriate Transect based Community Types and Standards shall be determined and employed prior to subdivision.</p>   | <p>Appropriate Transect based Archetypes shall be employed.</p>  | <p>Appropriate Transect based Architectural Guidelines shall be employed.</p>  |



# Daufuskie Island Code

## SECTION 1.0 PROCEDURES

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# Daufuskie Island Code

## 1.1. AUTHORITY

- 1.1.1. This Appendix was adopted to promote public the health, safety, and general welfare of the citizens of Daufuskie Island, specifically to: protect the environment, conserve land, consolidate services, promote energy efficiency, reduce vehicular traffic, promote the health benefits associated with a pedestrian environment, preserve historic and natural resources, reduce sprawling development, and improve the appearance of the built environment.
- 1.1.2. The Daufuskie Island Code and Regulating Plan shall serve as the official zoning ordinance and map for Daufuskie Island. The document was created as an appendix to the Beaufort County Zoning and Development Standards (ZDSO).
- 1.1.3. The appendix was adopted as an instrument of implementation for the *Community Objectives and Recommendations* of the Daufuskie Island Comprehensive Plan, as amended the “Daufuskie Island Plan”. The Daufuskie Island Plan was adopted by Beaufort County in October 2010.

## 1.2. PURPOSE AND INTENT

The **Purpose** (or Vision) of the Daufuskie Island Code is to preserve undeveloped lands while allowing contextually appropriate “community-based” development that reflects the Island’s traditions, is meaningful, valued, and timeless.

The following **Guiding Principles** are instrumental to the Vision for Daufuskie Island, and shall be utilized in order to realize the Purpose and Intent of the document. Guiding Principles shall be considered within the context of the underlying Transect Zone; and recognize the role that time and succession play in realizing the ultimate vision for the Island. Every Citizen, landowner, and investor on Daufuskie Island; as well as those responsible for review, implementation, and enforcement of this Appendix should be able to preface each Guiding Principle with the words, “We are enforcing this provision in order to...”

### 1.2.1. Guiding Principles – The Island

*“At the scale of the Island we are enforcing this provision in order to...”*

- a. *...ensure that the Island retains its natural infrastructure and visual character derived from topography, woodlands, future farmlands, riparian corridors, and coastlines.”*
- b. *...ensure growth strategies that encourage equally the preservation of untouched lands and the consolidation of development into neighborhoods oriented towards the passenger ferry landings. Conservation of land in its current natural condition in combination with targeted growth based on the Future Urbanization Plan is critical to establishing a sustainable economy with expanded facilities and services.”*
- c. *...ensure that the ordinary activities of daily living occur within walking distance of Island ferries, providing easy access to all, including those who do not drive.”*
- d. *...ensure that transportation corridors, including commercial ferry routes, are planned and reserved in coordination with land use.”*
- e. *...ensure that the Island transportation network is designed for pedestrian use, bicycle systems, smart vehicles / golf carts and other alternatives to full-size combustion automobiles.”*
- f. *...ensure that rights of way and easements (in the form of streets, cartways / bikeways, pedestrian walkways, and trails) are established in a manner that keeps the waterfront open and accessible to the public.”*
- g. *...ensure that green corridors (with cartways / bikeways and trails) are used to define and connect areas of growth.”*
- h. *...ensure that affordable Housing is distributed throughout the Island to match transportation and job opportunities.”*
- i. *...ensure that the National Historic District is recognized, revitalized and celebrated, including opportunities for affordable housing, civic sites, and cultural /heritage tourism.*

### 1.2.2 Guiding Principles – Communities

*“At the scale of the Community we are enforcing this provision in order to...”*

- a. *...ensure that community development is structured using traditional settlement patterns that are native to the low country, including the village, hamlet, neighborhood, and district; and integrated into the existing development pattern using the Traditional Community types of this Appendix.*
- b. *...ensure that Civic, Institutional, and Commercial activities are clustered in the Island’s villages and hamlets, as opposed to sporadic or isolated locations (Lodging, Business and Retail are not included in this Guiding Principle).*

## Daufuskie Island Code

- c. ...ensure that Traditional Communities are the preferred pattern of development. Subdivisions specializing in a single use and building type shall be the exception.
- d. ...ensure that new and infill communities are compact, pedestrian oriented, mixed use, and connected; allowing residents to partake in the activities of daily living without relying on vehicles.
- e. ...ensure that new and infill communities provide a range of residential uses and building types (i.e. Single Family, Two Family House, Multi-Family House); creating various price points that promote age diversity and income diversity.
- f. ...ensure that an interconnected network of streets, cartways / bikeways, and pedestrian passages is designed to disperse traffic and reduce the length of vehicle trips.
- g. ...ensure that Civic Sites such as Civic Spaces, Gathering Places, Civic Lots, Civic Buildings and Structures, and Civic Art are embedded in, or easily accessible to each community.
- h. ...ensure that Schools are sized and located in a manner that enables children to walk or bicycle to them.

### 1.2.3 Guiding Principles – Neighborhood Blocks and Buildings

*“At the scale of the Block and Building we are enforcing this provision in order to...”*

- a. ...ensure that buildings and landscaping contribute to the physical definition of streets as public places.
- b. ...ensure that development adequately accommodates vehicles while respecting the pedestrian and the spatial form of public areas that are human scaled.
- c. ...ensure that the design of streets and buildings reinforces safe environments, but not at the expense of accessibility.
- d. ...ensure that architecture and landscaping emanates from the local climate, topography, history, and building practice and reinforces traditional lowcountry design.
- e. ...ensure that buildings provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
- f. ...ensure that Civic Sites reinforce a community’s identity and self-reliance.
- g. ...ensure that Civic Buildings are designed to convey a sense of community pride and significance that distinguishes them from other buildings that make up the fabric of the Island.
- h. ...ensure that the preservation and renewal of historic buildings is facilitated; thereby affirming the continuity and evolution of Island society and culture.

### 1.2.4 Guiding Principles – The Transect

*“We are enforcing the standards and guidelines associated with Transect-based zoning and development in order to...”*

- a. ...encourage successional zoning changes that are sequential in intensity and in keeping with the Standards of an abutting or nearby Transect Zone.
- b. Reserved.

## 1.3 APPLICABILITY

**1.3.1** Provisions of this Appendix are activated by “shall” when required; “should” when recommended; and “may” when optional.

**1.3.2** The provisions of this Appendix shall apply to all subdivision, development, or structures requiring a building permit, and / or development permit from Beaufort County.

**1.3.3** The provisions of this Appendix shall apply to all dwelling units or structures open to temporary or permanent overnight habitation, including, but not limited to: travel trailers, house trailers, trailers used for vending or retail, mobile vending, motorized homes, RV’s, mobile units mobile homes, modular homes, etc.

- a. For purposes of administrative review and enforcement the aforementioned structures shall be designed and engineered to be “permanent units” (permanently affixed to the ground in accordance with State and Local Building Codes).
- b. In order to meet the intent of this Appendix and ensure proper administration of the ordinance, the aforementioned structures should utilize the provisions for the “Everyday Island” archetype.
- c. Special Emergency Provisions:  
Notwithstanding anything to the contrary contained herein, following any declaration of emergency or disaster by Federal, State, or County Government that is applicable to Beaufort County and/or Daufuskie Island, the following shall pertain:

## Daufuskie Island Code

1. The owner of any lot whose residence is destroyed or rendered uninhabitable by the event causing the emergency may place a travel trailer on such lot for a period not to exceed two (2) years from the date of the event, provided that an application for a building permit is made within one year of the time that the primary structure was destroyed.
  2. Any structure pre-approved by the Planning Department for interim housing following an emergency may be placed on such lot pending completion of the permanent structure on the lot. In addition, travel trailers may be located for no longer than two (2) years on any other location designated by the Planning Department for such purposes.
- 1.3.4** The ZDSO shall continue to be applicable to issues not addressed by this Appendix, except where the existing ZDSO is in conflict with Section 1.2 Purpose and Intent.
- 1.3.5** The provisions of this Appendix, when in conflict, shall take precedence over those of other codes, ordinances, regulations and Standards except for Historic Preservation Standards (Article X) and Health and Safety Codes.
- 1.3.6** The transect based, Light Imprint Stormwater Standards contained in this Appendix shall only apply if the performance standards required by the Beaufort County Stormwater Ordinance are achieved. In such case the requirements of both the Beaufort County Stormwater Ordinance and the Daufuskie Island Code shall be integrated in a manner that ensures optimal design without sacrificing performance.
- 1.3.7** The Standards, Tables, Graphics, Visioning, and Photographs contained in the Introduction, Section one (1) Procedures, Section Two (2) General to All, Section Three (3) Conservation Zones, Section Four (4) Urban Zones, Section five (5) Use Definitions, Section Eight (8) General Definitions, and Section (9) Comprehensive Waiver List shall be applicable as follows:
- a. **Tables:** shall be treated as an integral and legally binding component of this Code intended to reinforce the text. The text and / or tabular metrics shall reinforce, and – when in conflict – take precedence over an accompanying Graphic.
  - b. **Graphics:** shall be treated as a highly persuasive, yet legally binding component of this Code. They are intended to reinforce both text and table by illustrating a potential, likely, and desired (as opposed to every) outcome of the Standards (which are frequently provided as a range, making it impossible to depict every possible outcome). A Graphic is a clear and effective visual representation of a feature or element.
  - c. **Visioning:** shall be treated as the desired outcome for each Transect Zone if the standards and provisions of this code are enacted. Visioning provides the user with an illustrative depiction of the Code’s Guiding Principles against the backdrop of the Daufuskie Island Plan. Visioning in the form of a Rendering, Vignette, or Master Plan is intended to be highly persuasive, not binding.
  - d. **Photographs:** are intended to visually reinforce Text, Table, and Graphic with desired “real world” examples depicting one means by which the Standards of this Appendix may be interpreted correctly. Photographs should be highly persuasive, but they shall not be binding.
- 1.3.8** The Standards (text, diagrams, and photographs) contained in Section Six (6) Daufuskie Archetypes and Section Seven (7) Architectural Standards shall be applicable as follows:
- a. **Section Six (6) Daufuskie Archetypes:**
    1. Each page provides the user with a Diagram, Photographs, and written description of both the Intent and elements that comprise a contextually appropriate Archetype for use in the Island’s National Historic District. Such buildings are necessary to preserve and promote an Island form that is traditional, meaningful, valued, and timeless.
      - i. Therefore, the **text** contained in Section Six (6) Daufuskie Archetypes is intended to be legally binding and activated by “shall when required”; “should when recommended”; and “may when optional”.
      - ii. The **Diagram** representing each Archetype is purposely simple, conveying little more than the basic pattern, features, Volume and Massing of the building. Very little detailing is evident. The Archetype is intended as a potential “starting point” for the Applicant. It is not intended to represent the final concept (Scale, Articulation, Style), but rather to ensure that each new structure contributes to, and reinforces the neighborhoods of the National Historic District.
      - iii. The **Photographs** show the effect that individual interpretation, expression, and detailing may have on a project. Several “real world” examples of each Archetype are provided. In each instance, the basic Archetype has been transformed into a vernacular or classical building of varying scale, style, and articulation. The Photographs demonstrate that it is possible to achieve an architecturally diverse, yet, aesthetically cohesive public realm using a limited number of Archetypes. However, the Photographs convey just a few of the multitude of ways in which an Archetype may be interpreted correctly. Therefore, they shall not be construed as being absolute

D3

Graphic 1.1



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or binding.

2. The Transect Zone Symbol (depicted by Graphic 1.1) shall regulate the appropriate zoning district for each Archetype.

b. **Section Seven (7) Architectural Standards:**

1. **Architectural Standards** are necessary to preserve and promote a form that is traditional, valued, and timeless. Section Seven (7) provides written Standards for architectural elements that are meaningful and contextually appropriate within the Island's National Historic District.
  - i. All text contained "under" the sub-heading MATERIALS, EXECUTION, and GENERAL NOTES is intended to be legally binding and activated by "shall" when required; "should" when recommended; and "may" when optional.
  - ii. Text accompanied by a Transect Zone symbol (depicted by Graphic 1.1) shall be treated as a legally binding development Standard that is applicable only within the demarcated Transect Zone.
2. The accompanying **Photographs** depict Architectural elements and "real world" examples that visually reinforce the Architectural Standards. However, each Photograph conveys just one means by which a Standard may be interpreted correctly, and shall not be construed as absolute or binding.

**1.3.9** Section Eight (8) contains the definitions for terms that are capitalized in this Appendix. Those terms not defined in Section Eight (8) shall be accorded their commonly accepted meaning.

### 1.4 ADMINISTRATION OF THE CODE

#### 1.4.1 Parameters

- a. The term Planning Director shall represent both the current Director of Planning, as well as the Planning Department Staff. So long as a document is signed or co-signed by the Director of Planning or Assistant Director of Planning it is considered to be issued in his name. This includes written findings of approval and denial.
- b. Approvals shall be granted when the application is in compliance with all applicable regulations; conditional approvals shall be issued when the applications require conditions in order to be found in compliance with all applicable regulations; denials of applications shall be issued if after conditions and safeguards have been considered, the application still fails to comply with all applicable regulations.
- c. Except in the case of conflict or special notation to the contrary, Article III. Administrative Procedures of the Beaufort County ZDSO shall apply.
- d. Final interpretation of all Standards in this Appendix shall be the responsibility of the Planning Director. Section 2.0 General to All Development shall provide guidance to the Planning Director regarding the County's vision for land in any given area.
  1. In addition to this Ordinance, the Planning Director may seek further guidance from:
    - i. ...the larger ZDSO.
    - ii. ...the Development Review Team.
    - iii. ...the Sustainable Planning Team.
    - iv. ...the Daufuskie Island Plan.\*
  2. The ruling of the Planning Director shall be binding and final.
- e. Final interpretation of an issue not addressed by the Standards of this Appendix, or the larger ZDSO, shall be the responsibility of the Planning Director. Interpretation shall not be based on opinion or preference, but rather the fact that the specific issue is either in accordance with, or counter-active to the Guiding Principle(s) of Section 1.2. Therefore, if asked to defend a decision, the Planning Director may state, "In the absence of a clearly defined standard to speak to this issue, I have based my interpretation on the fact that the proposal is in accordance with, or counter-active to, the Guiding Principle(s) of Section 1.2; specifically, Guiding Principle(s) (substitute applicable Guiding Principle(s) here)."<sup>†</sup>

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\* In order to adhere to Section 1.4.5 (m) #5 ii or iii, Approvals and Permitting Process, substitute the words "Planning Director" with "SPT".

† In order to adhere to Section 1.4.5 (m) #5 ii or iii, Approvals and Permitting Process, substitute the words "Planning Director" with "SPT" and "I" with "We" in this sentence.

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- f. Final approval, conditional approval, or denial of an Administrative Form Waiver shall be the responsibility of the Planning Director. Interpretation shall not be based on opinion or preference, but rather the fact that the Administrative Form Waiver is either in accordance with, or counter-active to, the Guiding Principle(s) of Section 1.2. Therefore, if asked to defend a decision, the Planning Director<sup>‡</sup> may state, “my final decision regarding the Administrative Form Waiver is based on the fact that the proposed deviation is in accordance with, or counter-active to, the Guiding Principle(s) of Section 1.2; specifically, Guiding Principle(s) (substitute applicable Guiding Principle(s) here).”
1. The Planning Director\* may consider any of the following in conjunction with the Guiding Principles of Section 1.2 as cause to approve or deny the issuance of an Administrative Form Waiver:
    - i. Section 2.0 General to All Development.
    - ii. Time and Succession.
    - iii. The opinion of the Development Review Team.
    - iv. The opinion of the Sustainable Planning Team.
  2. If the Planning Director approves an Application for an Administrative Form Waiver based on Time and Succession he may (at his discretion, and for a period not to exceed five (5) years) require the issuance of a performance and payment bond.
    - i. This option shall be applicable to:
      - ...any and all Development in the D4, PD, and D5 District.
      - ...Traditional Community Development in the D3 District.
    - ii. If the Planning Director believes Time and Succession are no longer cause for an Administrative Form Waiver, and fewer than five (5) years has passed, he may rescind the Applicant’s Waiver, and require that the Bond be used to achieve Code compliance.
  3. The ruling of the Planning Director shall be binding and final.
- g. A Special Use Permit shall be reviewed by the Planning Director and Development Review Team, with a final decision made by the Zoning Board of Appeals (ZBOA).
1. The following criteria shall be used to determine the appropriateness of a Special Use Permit:
    - i. The Use in question shall not be in conflict with Section Five (5) Use Table Definitions.
    - ii. The Use in question shall not be in conflict with the Guiding Principles of Section 1.2.
    - iii. The Use in question shall not be in conflict with Section 2.0 General to All Development.
    - iv. The manner in which the proposed Use will operate given its specific location and proximity to other uses of varying intensity and character.
    - v. Time and Succession.
    - vi. The opinion of the Sustainable Planning Team.
  2. If the ZBOA approves an Application for a Special Use Permit based on Time and Succession, they may (at their discretion) attach a specific time period upon which the Use shall be permitted to exist / operate. Upon expiration of this period, the Applicant shall be eligible to apply for a new Special Use Permit.
- h. The Planning Director and ZBOA shall not establish a precedent when approving, conditionally approving, or denying a Proposal, a Form Based Waiver, or a Special Use Permit. Nor shall the Planning Commission or ZBOA establish a precedent when hearing an appeals procedure using this Code. Each Application and Issue shall be judged individually, and based on its merit.
- i. When evaluating an appeal regarding final approval of a Proposal or Administrative Form Waiver, the Planning Commission shall primarily evaluate whether or not the legally binding Standards or Procedures outlined in the ordinance were correctly interpreted by the Planning Director. They shall not entertain or engage in debate over the subjective aspects of design and architecture. This includes, but is not limited to: context, intensity, character, style, sustainability, and the like.
- j. Development, construction, assembly, repair, retrofit, upgrade, improvement, or the like, to any structure that is fewer than 120 square feet (information kiosk, storage shed, hen house) and is located in the D1, D2, or D3 Transect Zone shall be exempt from the purview of this code, with the exception of:
  1. ...a Civic Site.
  2. ...a Transit Shelter.
  3. ...Signage.

<sup>‡</sup> In order to adhere to Section 1.4.5 (m) #5 ii or iii, Approvals and Permitting Process, substitute the words “Planning Director” with “SPT” and “my” with “our” in this sentence.

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4. ...Specimen Tree removal.
  5. ...Any action in which Beaufort County requires a building permit and / or development permit.
- k. Development, construction, assembly, repair, retrofit, upgrade, improvement, or the like, to any structure that is fewer than 60 square feet (i.e. a light post, garden shed, swing set) and is located in the D4, PD, or D5 Transect Zones shall be exempt from the purview of this code, with the exception of:
1. ...a Civic Site.
  2. ...a Transit Shelter.
  3. ...Signage.
  4. ...Specimen Tree removal.
  5. ...Any action in which Beaufort County requires a building permit and / or development permit.
- l. Specific Standards regarding both Existing and New Buildings and Structures, including Modifications, are located in Section 3.0 Conservation Zones and Section 4.0 Urban Zones.

### 1.4.2 Administrative Form Waiver

An Administrative Form Waiver (Waiver) is a ruling that would permit specified minor deviations from the provisions of this Appendix. Administrative Form Waivers are intended to relieve practical difficulties in complying with the strict requirements of this Appendix. Administrative Form Waivers are not intended to relieve specific cases of financial hardship, or to allow one to circumvent the Purpose and Intent of this Appendix.



Graphic 1.2

- a. Only those Standards containing a Waiver Sign in the margin (See Graphic 1.2), and / or referencing an Administrative Form Waiver in the text shall be eligible for an Administrative Form Waiver.
- b. An Administrative Form Waiver may not be granted if it conflicts with Federal Law, State Law, or the South Carolina Building Code.
- c. In order to be considered for an Administrative Form Waiver a proposed deviation shall be in accordance with the Guiding Principles of Section 1.2.
- d. The Planning Director\* may consider any of the following in conjunction with the Guiding Principles of Section 1.2 as cause to approve or deny the issuance of an Administrative Form Waiver:
  1. Section 2.0 General to All Development.
  2. Time and Succession.
  3. The opinion of the Development Review Team.
  4. The opinion of the Sustainable Planning Team.
- e. If the Planning Director approves an Application for an Administrative Form Waiver based on Time and Succession he may (at his discretion, and for a period not to exceed five (5) years) require the issuance of a performance and payment bond.
  1. This option shall be applicable to:
    - i. ...any and all Development in the D4, PD, and D5 District. §
    - ii. ...Traditional Community Development in the D3 District.
  2. If the Planning Director believes Time and Succession are no longer cause for an Administrative Form Waiver, and fewer than five (5) years has passed, he may rescind the Applicant's Waiver, and require that the Bond be used to achieve Code compliance.
- f. Section Nine (9) contains a comprehensive list of all Administrative Form Waivers that an Applicant may be eligible to apply for when using this Code.

### 1.4.3 Special Use Permit

A Special Use Permit addresses those Uses listed in this Appendix as "By Special Use Permit" (Table 3.7 *General Uses*, Table 3.8 *Specific Uses*, and Table 4.11 *Specific Uses*). A Special Use Permit shall be reviewed by the Planning Director. Additional review shall take place by the Development Review Team, with a final decision made by the Zoning Board of Appeals (ZBOA).

- a. The following criteria shall be used to determine the appropriateness of a Special Use Permit:
  - i. The Use in question shall not be in conflict with Section Five (5) Use Table Definitions.
  - ii. The Use in question shall not be in conflict with the Guiding Principles of Section 1.2.
  - iii. The Use in question shall not be in conflict with Section 2.0 General to All Development.
  - iv. The manner in which the proposed Use will operate given its specific location and proximity to other uses of varying intensity and character.
  - v. Time and Succession.
  - vi. The opinion of the Sustainable Planning Team.

## Daufuskie Island Code

- b. If the ZBOA approves an Application for a Special Use Permit based on Time and Succession, they may (at their discretion) attach a specific time period upon which the Use shall be permitted to exist / operate. Upon expiration of this period, the Applicant shall be eligible to apply for a new Special Use Permit.

### 1.4.4 Sustainable Planning Team (SPT)

- a. Formation and Parameters
  1. The Beaufort County Planning Department shall recommend, and the Beaufort County Planning Commission shall ratify a five member Sustainable Planning Team (SPT) that, when called upon by the Beaufort County Planning Director, shall convene in order to review applications meeting certain prerequisites and submitted under this Appendix. Staff will convey the specific reason for calling the meeting and outline the issues to be discussed.
  2. The SPT should consist of Island residents or Island landowners with a professional background or significant experience working in a design related industry (architect, urban designer, planner, historic preservationist, landscape architect, interior designer, draftsman, graphic designer) and / or a strong familiarity with the Daufuskie Island Form Based Code. Special effort shall be taken to ensure that Native Island / Gullah Geechee residents are represented on the SPT.
  3. The SPT shall provide the Planning Director with local input regarding the appropriateness of the proposal. Factors used to determine appropriateness include, but are not limited to location, context, form (intensity and character), architecture, style, historical context, function, materials, and sustainable applications.
- b. Operating Procedures
  1. When called upon by the Beaufort County Planning Director, the SPT shall convene for a meeting with a member of the Beaufort County Planning Staff.
  2. The SPT shall establish and adopt Operating Procedures. The SPT will elect a Chairman and Vice-Chairman. Operating Procedures shall be in writing and available for review by the general public in the same manner as this Code.
  3. SPT members shall serve a term of two years, not to exceed six consecutive years. In an effort to encourage staggering amongst future SPT appointments, the initial term of the SPT Chairman and Vice-Chairman shall be three years as opposed to two years, not to exceed seven consecutive years.
  4. SPT members who wish to continue serving past their current term must re-submit their names to the Planning Department.
  5. Reserved.

# Daufuskie Island Code

**Table 1.1**

**Approvals and Permitting Process**

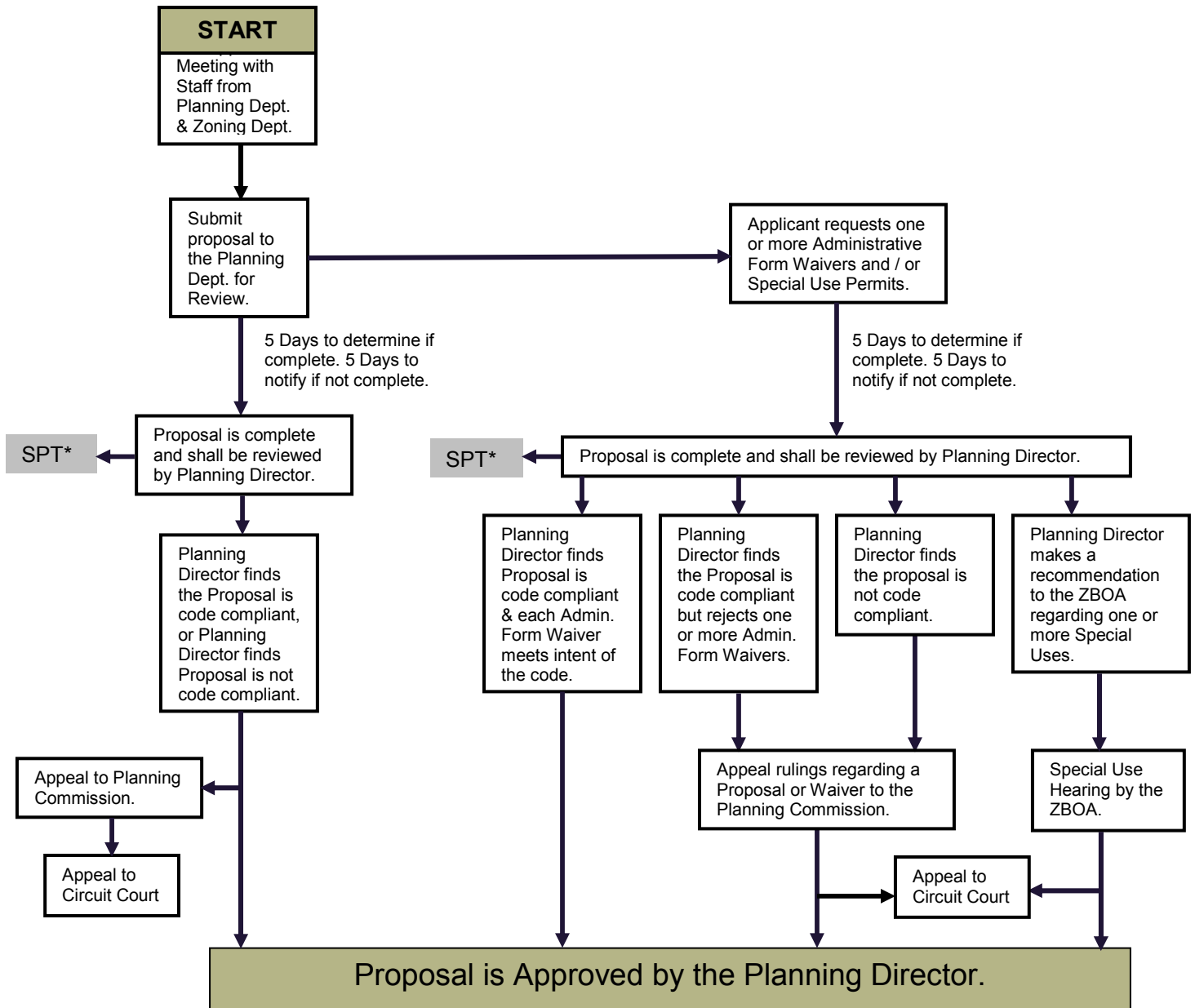


Diagram 1.1 is a general summary of the approvals and permitting process for this Appendix. However, there are additional areas where the procedures of this Appendix differ from those of the ZDSO. These are spelled out in the text, but not necessarily reflected in this Diagram.

\* The Planning Director may call a meeting of the SPT in order to seek local input on a Proposal, Administrative Form Waiver, or Special Use Permit.

## Daufuskie Island Code

### 1.4.5 Approvals and Permitting Process

*This section outlines the chronological process for the review and approval of project applications.*

- a. Prior to submitting an application the prospective applicant shall attend a pre-application meeting with Staff from both the Planning Department and Zoning Department. The intent of this meeting is to obtain information and offer guidance as to matters related to the proposed application.
- b. When the applicant is ready to submit a formal application he will do so to the Planning Department on forms provided therefore. Submittals shall follow standard procedures with the exception that both hard copy and digital submissions are required. The nature of the project, in combination with the pre-application meeting, should result in a shared understanding of the Applicant's submittal material. A submittal package may include any or all of the following:

1. **Site Plan**

The site plan (drawn to scale by a registered civil engineer, registered landscape architect, or registered architect) shall include the following elements: the exact dimensions of the parcel of land under consideration, a schematic representation of types and locations Uses, the density and intensity of the proposed uses, proposed Civic Sites (Civic Space, Gathering Places, Civic Lots, Civic Buildings, Civic Art), any area-wide drainage systems, Circulation Plan (including vehicular and pedestrian circulation (Street Types and Frontage Types), floodplain information, and any other information required by the Planning Director.

2. **Written Report**

A written report shall be submitted by the applicant for review and approval by the Planning Director. Such report shall explain in general the type, nature, intent, and characteristics of the proposed project, and shall specifically include, where applicable:

- i. A general description of the proposal, including:
    - ...Sector.
    - ...Demarcated Place Types.
    - ...Transect Zones.
    - ...Scale of development (Single lot or Traditional Community).
    - ...Circulation (Vehicular and Pedestrian Streets, Street Types, and Frontages)
  - ii. A detailed legal description of the location of the site.
  - iii. A proposed development program, including:
    - ...number of residential units and proposed; densities, lot sizes, archetypes.
    - ...number and square feet of nonresidential uses, generalized intensities, archetypes.
    - ...number and square feet of all Civic Sites (Civic Space, Gathering Places, Civic Lots, Civic Buildings, Civic Art).
  - iv. General plan for the provision of utilities, including water, sewer, and drainage facilities.
  - v. General plan for the provision of Ferry service.
  - vi. Tables showing the total number of acres in the proposed development and the percentage designated for each proposed type of Use, including Civic Sites.
  - vii. A statement of how the proposed development is consistent with the Purpose and Intent of this Appendix and the Daufuskie Island Comprehensive Plan.
  - viii. Requested Waivers and Special Uses.
  - ix. Historic Structures.
  - x. Other relevant information as may be requested by the Planning Director.
- c. The Director of Planning shall oversee **final approval** of proposals associated with this Appendix. He may consult with any official or department in reaching a decision.
    - i. Where final responsibility for issuance lies with other officials or departments, it shall continue to do so. The Planning Director will work in unison with such parties, acting as a project manager or liaison between that party and the applicant.
    - ii. Once required permitting is provided, it shall be up to the Planning Director to provide final approval or denial of a project. He shall do so if he finds that all of the requirements of this Appendix have been met.
  - d. The Applicant shall submit all information discussed and requested during the Pre-application meeting (i.e. Building Plan, Community Master Plan, etc.), as well as any subsequent documentation requested by the Planning Director.
  - e. Pursuant to Section 1.4.5 the applicant shall list all Administrative Form Waivers that he/she is requesting and convey:
    1. ...why the Administrative Form Waiver is necessary and appropriate.
    2. ...why the Administrative Form Waiver is in keeping with Section 1.2 Purpose and Intent.

## Daufuskie Island Code

- f. The Planning Director may determine that a proposal will require an Administrative Form Waiver. The Applicant may submit the appropriate Administrative Form Warrant request without re-submitting the entire application.
- g. Pursuant to Section 1.4.5 the applicant shall list in writing all Special Uses that he / she is requesting and convey:
  - 1. ...why the Special Use is necessary and appropriate.
  - 2. ...why the Special Use is in keeping with, or does not conflict with Section 1.2 Purpose and Intent.
- h. Upon receipt of the required materials, the Planning Director shall review the application for completeness. He shall have up to 5 business days to do so. If the application is incomplete, he shall have up to 5 additional business days to notify the Applicant in writing of each non-compliant component. Otherwise, the application will be considered to be “complete” on the 5<sup>th</sup> business day and the review process shall begin.
- i. The Planning Director shall review a “complete application” and determine whether the proposal complies with the intent, Standards, and vision conveyed in this Appendix. The Planning Director shall consult with other officials or departments as necessary, including the Development Review Team (DRT) and the Daufuskie Island Sustainable Planning Team (SPT).
- j. The SPT shall meet only as requested by the Planning Director. The Planning Director may call a meeting of the SPT for the following reasons only:
  - 1. To seek local input on whether a proposal complies with the intent, Standards, and vision conveyed in this Appendix.
  - 2. To seek local input on whether a proposed Administrative Form Waiver complies with the intent, Standards, and vision conveyed in this Appendix.
  - 3. To seek local input on whether a proposed Special Use complies with the intent, Standards, and vision conveyed in this Appendix.
- k. The Planning Director may consider the input of the SPT in making a final decision regarding a proposal or an Administrative Form Waiver; and when making a recommendation regarding a Special Use permit.
- l. **Where there is no referral to the Sustainable Planning Team, and depending upon the specific request of the applicant, the Planning Director shall:**
  - 1. ...approve, approve with conditions, or deny each Proposal and Administrative Form Waiver.
  - 2. ...issue an intended decision in writing within the number of calendar days typically allotted the request in Article III. Administrative Procedures (keeping in mind the 5 business days allotted to review a proposal for “completeness” and the 5 business days allotted to notify an applicant of an incomplete submission).
  - 3. The decision of the Planning Director shall include an explanation of how the Applicant may appeal the determination.
    - i. Appeals regarding final approval of a Proposal or an Administrative Form Waiver shall be heard by the Planning Commission at the next regularly scheduled meeting occurring a minimum of 10 business days from the time the Planning Director rules.
    - ii. When evaluating an appeal regarding final approval of a Proposal or Administrative Form Waiver, the Planning Commission shall primarily evaluate whether or not the specific Standards and Procedures outlined in the ordinance were correctly interpreted by the Planning Director.
    - iii. An Applicant wishing to appeal the decision of the Planning Commission may file with the circuit court a written appeal petition or a notice of appeal accompanied by a request for pre-litigation mediation. An appeal to the circuit court shall be filed within thirty (30) days after the notice of the decision.
  - 4. **If the matter at hand is a Special Use permit, the Planning Director shall:**
    - i. ...request that the Zoning Department schedule the proposal for the next available session of the DRT.
    - ii. Prior to this meeting the Planning Director shall provide the DRT with a current (updated) staff report that summarizes his recommendation, and describes any items requiring additional discussion. The DRT shall vote on the matter.
    - iii. The Planning Director shall ensure that the findings of the DRT are forwarded to the ZBOA using the procedures outlined in Article III. of the Beaufort County ZDSO.
    - iv. The ZBOA shall rule on the proposal.
    - v. An Applicant wishing to appeal the decision of the ZBOA may file with the circuit court a written appeal petition or a notice of appeal accompanied by a request for pre-litigation mediation. An appeal to the circuit court shall be filed within thirty (30) days after the notice of the decision.

## Daufuskie Island Code

- m. **Should the Planning Director decide to convene the Sustainable Planning Team:**
1. ...the applicant shall be given an opportunity, upon a minimum of 10 days notice, to attend the meeting.
  1. ...the Planning Director shall prepare a staff report, and attend the meeting.
  2. ...the Planning Director shall review the application and staff report with the SPT.
  3. ...the SPT shall provide the applicant with the opportunity to comment and be heard.
  4. ...the SPT shall first refer to Section 1.4.4(a) #3 Sustainable Planning Team Operating Procedures which states:

“The SPT shall provide the Planning Director with local input regarding the appropriateness of the proposal. Factors used to determine appropriateness include, but are not limited to location, context, form (intensity and character), architecture, style, historical context, function, materials, and sustainable applications.”
  5. The SPT shall determine whether:
    - i. ...a proposal complies with the intent, Standards, and vision conveyed in this Appendix.
    - ii. ...an Administrative Form Waiver is in keeping with the requirements conveyed in Section 1.4.2 Administrative Form Waiver (see footnote at the bottom of Pg.14).
    - iii. ...a Special Use Permit is in keeping with the requirements conveyed in Section 1.4.3 Special Use Permit (see footnote at the bottom of Pg.14).
  6. The SPT shall vote on each issue. The SPT may vote to approve, approve with conditions, or deny each issue (Proposal, Administrative Form Waiver, or Special Use Permit) before them. The Planning Director shall document the proceedings of the meeting.
- n. **Following the meeting with the SPT the Planning Director shall:**
1. ...issue written findings to the applicant within 7 business days, and if necessary contact the applicant to ensure that he receives the necessary permits or approvals.
  2. ...request that the Zoning Department schedule the proposal for the next available session of the DRT.
    - i. Prior to this meeting the Planning Director shall provide the DRT with a current (updated) staff report that summarizes the recommendations of the SPT, his recommendation, and describes any items requiring additional discussion. The DRT shall vote on the matter.
    - ii. The Planning Director shall issue written findings within 7 business days of the DRT mtg, and if necessary contact the applicant to ensure that he receives the necessary permits or approvals.
    - iii. Appeals regarding final approval of a Proposal or an Administrative Form Waiver shall be heard by the Planning Commission at the next regularly scheduled meeting occurring a minimum of 10 business days from the time the Planning Director rules.
    - iv. When evaluating an appeal regarding final approval of a Proposal or Administrative Form Waiver, the Planning Commission shall primarily evaluate whether or not the specific Standards or Procedures outlined in the ordinance were correctly interpreted by the Planning Director.
    - v. An Applicant wishing to appeal the decision of the Planning Commission may file with the circuit court a written appeal petition or a notice of appeal accompanied by a request for pre-litigation mediation. An appeal to the circuit court shall be filed within thirty (30) days after the notice of the decision.
  3. **If the matter at hand is a Special Use permit, the Planning Director shall:**
    - i. ...provide the DRT with a current (updated) staff report that summarizes the recommendations of the SPT, the Director’s recommendation regarding the Special Use, and a description of any items requiring additional discussion. The DRT shall vote on the matter.
    - ii. The Planning Director shall ensure that the findings are forwarded to the ZBOA using the procedures outlined in Article III. of the Beaufort County ZDSO.
    - iii. Upon ruling by the ZBOA, the Planning Director shall issue written findings to the applicant within 7 business days, and if necessary contact the applicant to ensure that he receives the necessary permits or approvals.
    - iv. An Applicant wishing to appeal the decision of the ZBOA may file with the circuit court a written appeal petition or a notice of appeal accompanied by a request for pre-litigation mediation. An appeal to the circuit court shall be filed within thirty (30) days after the notice of the decision.



# Daufuskie Island Code

## SECTION 2.0 GENERAL TO ALL DEVELOPMENT

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### 2.1 REGULATING THE VISION

The Daufuskie Future Urbanization Plan, Daufuskie Regulating Plan, and Daufuskie Street Plan provide regulatory maps and standards which are intrinsically related and intended to be used concurrently in order to realize the vision of a coordinated public and private realm across Daufuskie Island.

- 2.1.1 **The Daufuskie Future Urbanization Plan...** uses a regionally scaled rural to urban gradient to divide land into Sectors of varying intensity, allowing for the allocation of future infrastructure, services, transit, and common destinations across Daufuskie Island. Sectors intended for conservation and Sectors intended for growth are clearly depicted and distinguished; as are consolidated settlement patterns and community types deliberate to each.

Daufuskie Island is relatively small. As opposed to designating new rural crossroad communities across the Island the FUP calls for the preservation of large amounts of land, and directs future growth towards existing and planned ferry infrastructure. This is achieved by focusing neighborhood structured urbanism into two pre-determined Place Types: two centrally designated Villages and a number of pre-determined Hamlets of varying expectation. Three low-intensity rural Place Types have also been identified; however, the frequency upon which these are actually constructed, including their siting, will be market-based.

- 2.1.2 **The Daufuskie Regulating Plan...** structured upon the Village and Hamlet Place Types and is applied at the scale of the entire Island. The Island Regulating Map is the official zoning map and it is both definitive and Transect-based. The Transect addresses levels of urbanism (the character and intensity of buildings, landscaping, public spaces, and physical elements) across a rural-to-urban continuum. The Transect Zones (zoning districts) contain the standards necessary to transform hypothetical Place Types into actual places; resulting in the realization of the vision for Daufuskie Island.

#### **In Summary**

The Island Sectors contain...

Place Types that contain...







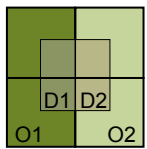
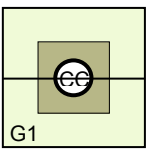
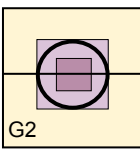
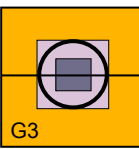
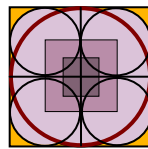
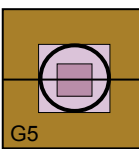
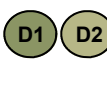
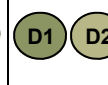
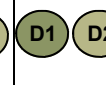
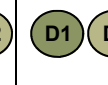

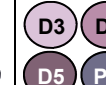

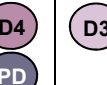




Transect Zones that contain...

Elements appropriate to them.

Daufuskie Island Code

Table 2.1

HOW THE CODE IS STRUCTURED

|                          |                                      |  |   |  |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|--------------------------|--------------------------------------|--|---|--|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| FUTURE URBANIZATION PLAN | 1. Sector Type                       | Conservation Sectors   |   | Urban Growth Sectors   |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|                          | 2. Sector                            |   |    |             |   |   |  |   |   |   |   |   |   |   |   |   |   |   |   |
|                          |                                      | O1   | O2  | G1   | G2   | G3  | G5  |   |   |   |   |   |   |   |   |   |   |   |   |
|                          | 3. Level of Urbanization*            | None   | Low   | Low  | Medium   | High  |   | Medium (Existing)   |   |   |   |   |   |   |   |   |   |   |   |
|                          | 4. TDRs                              |  | Sell to (G3)  |  | Purchase or sell in (G2)   | Purchase from (O2)  |   |   |   |   |   |   |   |   |   |   |   |   |   |
|                          | 5. Permitted Place Types             | Con-servation Easement   | Con-servation Comm-unity  | <u>Conservation Community</u><br>1. Rural Cottage Close<br>2. Farmstead<br>3. Family Cluster |  | Hamlet (D3, D4)   | Hamlet (D3, PD)   | Village (D3, D4, D5)  | Activity Node (D3, D4)  |   |   |   |   |   |   |   |   |   |   |
|                          | 6. Permitted Place Type and Scale... |   |   |             |  |    |   |                              |    |   |   |   |   |   |   |   |   |   |   |
|                          | ...atop the underlying (T) Zone...   | Parcel   |   | Parcel   |  | ¼ Mile Standard Pedestrian Shed   | ¼ Mile Standard Pedestrian Shed   | ½ Mile Long Pedestrian Shed   | ¼ Mile Standard Pedestrian Shed   |   |   |   |   |   |   |   |   |   |   |
|                          | ...atop the underlying Sector        |  |   |  |  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|                          | REGULATING PLAN                      | 7. Transect Type   | Conse :rvation : Transect Zones   |  |  | Urban : Transect Zones  |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 8. (D) Zone              |                                      | D1   | D2  | D2   |  | D3  | D4  | PD  | D3  | D4  | PD  | D3  | D4  | D5  | PD  | D3  | D4  | D5  | PD  |
| 9. Standards             |                                      | <b>SEC. 3.1</b> EXISTING PHYSICAL CONDITIONS<br><b>SEC. 3.2</b> NEW DEVELOPMENT<br><b>SEC. 3.3</b> NATURAL RESOURCES<br><b>SEC. 3.4</b> DENSITY<br><b>SEC. 3.5</b> CIVIC SITES<br><b>SEC. 3.6</b> LOT DESIGN & BUILDING PLACEMENT<br><b>SEC. 3.7</b> BUILDING CONFIGURATION<br><b>SEC. 3.8</b> USE<br><b>SEC. 3.9</b> PARKING<br><b>SEC. 3.10</b> LANDSCAPE and STORMWATER<br><b>SEC. 3.11</b> SIGNAGE<br><b>SEC. 3.12</b> SUBDIVISION |   |  | <b>SEC. 4.1</b> EXISTING PHYSICAL CONDITIONS<br><b>SEC. 4.2</b> NEW DEVELOPMENT<br><b>SEC. 4.3</b> NATURAL RESOURCES<br><b>SEC. 4.4</b> DENSITY<br><b>SEC. 4.5</b> CIVIC SITES<br><b>SEC. 4.6</b> LOT DESIGN and BUILDING PLACEMENT<br><b>SEC. 4.7</b> BUILDING CONFIGURATION<br><b>SEC. 4.8</b> USE<br><b>SEC. 4.9</b> PARKING<br><b>SEC. 4.10</b> LANDSCAPE and STORMWATER<br><b>SEC. 4.11</b> SIGNAGE<br><b>SEC. 4.12</b> SUBDIVISION |   |   | <b>SEC. 4.13</b> TRADITIONAL COMMUNITY DEVELOPMENT<br><b>SEC. 4.14</b> SINGLE LOT URBAN COTTAGE CLOSE COMMUNITY |   |   |   |   |   |   |   |   |   |   |   |
| 10. Permitted (D) Zone   |                                      |   |  |           |   |  |  |                             |  |  |  |  |  |  |  |  |  |  |  |
| 11. Street Type          |                                      | Bikeway or Cartway   | Rear Lane   | Rural Road   | Greenway & Oak Allee   | Bikeway or Cartway  | Rear Alley  | Greenway  | Oak Allee   | Neighborhood Drive  | Main Street   |   |   |   |   |   |   |   |   |
| 12. Frontage Type        |                                      | Island Thoroughfare  | N/A   | Road   | Island Thoroughfare  | Island Thoroughfare   | N/A   | Island Thoroughfare   | Island Thoroughfare   | Street or Scenic Street   | Avenue or Scenic Avenue   |   |   |   |   |   |   |   |   |
| 13. Standards            |                                      | <b>SEC. 2.5</b> DAUFUSKIE STREET PLAN (PROCESS)<br><b>SEC. 2.6</b> DAUFUSKIE STREET PLAN (STANDARDS)   |   |  |  | <b>SEC. 2.7</b> PUBLIC RONTAGE  |   |   |   |   |   |   |   |   |   |   |   |   |   |

\*Level of Urbanization – refers to the allocation of infrastructure, services, transit (IST), and common destinations along a coarse-grained rural-to-urban spectrum. This rating reflects the intensity and spatial pattern with which IST shall be distributed across the Island. The Daufuskie Future Urbanization Plan and

# Daufuskie Island Code

**Daufuskie Regulating Plan** are oriented around existing or planned ferry infrastructure. The former ensures that new growth locates in an area that demonstrates a High Level of Urbanization, while the latter ensures that these areas are dense, walkable, mixed-use environments with pleasant public spaces (Urbanism).

## 2.2 DAFUSKIE FUTURE URBANIZATION PLAN


The Future Urbanization Plan (FUP) provides a checklist to ensure that infrastructure, services, transit, and community destinations are appropriated in a manner consistent with the Island's vision and Regulating Plan (zoning ordinance).

Two types of Sectors are assigned to the Island, those representing land to be conserved, **Conservation Sectors**, and those representing future growth areas, **Urban Growth Sectors**. In the Conservation Sectors, infrastructure and services should be limited, enticing future growth and population to locate in the Urban Growth Sectors. In the Urban Growth Sectors future infrastructure and services should be upgraded and consolidated into sustainable settlements.


### 2.2.1 Conservation Sectors

There are two Conservation Sectors assigned to Daufuskie Island. The (O1) Preserve Open Space Sector, and the (O2) Reserve Open Space Sector.

a.

| Urbanization Level   | <b>LOW</b>  |
|--|---|
|  <b>O1 Preserve Open Space Sector</b> | Includes areas under environmental protection by law or regulation (surface waterbodies, protected wetlands, protected habitat, riparian corridors); as well as land acquired for conservation through Purchase of Development Rights (PDRs), easement, or Transfer of Development Rights (TDRs). |
| <b>Primary Settlement Pattern</b>  | <b>NATURAL</b><br>Land either preserved unoccupied, or occupied by scattered individual parties. Consists principally of cropland, pasture land, and woodland. Infrastructure and Services are not appropriate for community settlements.   |
| <b>Costs</b>   | Taxes and fees generally exceed the modest costs of services and utilities.   |
| <b>Fire / EMS</b>  | Professional service. Response times are lower than in the Growth Sectors. Less infrastructure investment (no fire hydrants).   |
| <b>Safety</b>  | County Sherriff. Response times are lower than in the Growth Sectors.   |
| <b>Health services</b>   | None.   |
| <b>Streets</b>   | Primary (Cross-Island) Streets should be paved, but the majority of streets shall remain unpaved (Rear Lane, Rural Road, Greenway, Oak Alley).  |
| <b>Water &amp; Sewer</b>   | Potable, irrigation, and wastewater provided individually.  |
| <b>Electricity</b>   | Provided by a government-regulated utility.   |
| <b>Stormwater</b>  | Managed on-site and via roadside swales, culverts, and Light Imprint Infrastructure.  |
| <b>Schools</b>   | Primary and Secondary schools are located in a nearby Village or Hamlet center.   |

b.

| Urbanization Level  | <b>LOW</b>  |
|---|---|
|  <b>O2 Reserve Open Space Sector</b> | Includes land that is ideal for preservation, but is not yet protected from development. Land may be acquired for conservation through PDRs, easement, or by TDRs. The area includes flood plains to be acquired, space to be acquired, corridors to be acquired, buffers to be acquired, and viewsheds to be acquired.                         |
| <b>Primary Settlement Pattern</b>   | <b>RURAL</b><br>Sector consists principally of cropland, pasture land, and woodland. Sparse development forces individual land owners to provide for their own convenience without certain services or utilities. Area may develop on a parcel by parcel basis using individual dwelling units or as one of three Conservation Community Types. |
| <b>Costs</b>  | Taxes and fees generally exceed the modest costs of services and utilities.   |
| <b>Fire / EMS</b>   | Professional service. Response times are lower than in the Growth Sectors. There is less infrastructure investment (no fire hydrants).  |
| <b>Safety</b>   | County Sherriff. Response times are lower than in the Growth Sectors.   |
| <b>Health services</b>  | None.   |
| <b>Streets</b>  | Primary (Cross-Island) Streets should be paved, but the majority of streets shall remain unpaved (Rear Ln., Rural Rd., Greenway, Oak Alley), N. Drive 42 by Waiver.   |
| <b>Stormwater</b>   | Managed on-site and via roadside swales, culverts, and Light Imprint Infrastructure.  |
| <b>Water &amp; Sewer</b>  | Potable, irrigation, and wastewater provided individually.  |
| <b>Electricity</b>  | Provided by a government-regulated utility.   |
| <b>Communications</b>   | Wireless telephone service available. Cable and cable Internet service available.   |
| <b>Schools</b>  | Trade schools may locate here. Primary and Secondary schools are located in a Village or Hamlet center.   |




## Daufuskie Island Code

### 2.2.2 Urban Growth Sectors


There are four Urban Growth Sectors assigned to Daufuskie Island. Each Sector represents future development that is increasingly urban and intense in character.

c.

| Urbanization Level  | <b>MILD</b>   |
|---|---|
|  <p><b>G1</b><br/>Restricted Growth Sector</p> | Includes land that has value as Open Space, but nevertheless is subject to development because zoning has already been granted.   |
| Primary Settlement Pattern  | <p style="text-align: center;"><b>CONSERVATION COMMUNITY</b></p> <p>Sector consists principally of cropland, pasture land, and woodland that was originally designated (O2) Open Reserve Sector, but was later developed as a Conservation Community and re-assigned to the (G1) Restricted Growth Sector. The “communal” settlement pattern consists of tightly clustered buildings settled compactly enough to traverse by walking. This pattern allows for the sharing of resources and traditions; be it an extended family, affordable housing, arts colony, or farmstead. The community provides for their own convenience, and that of surrounding uses that lack urban services or utilities. The three (3) types of Conservation Community are Family Cluster, (FCC), Rural Cottage Close (RCC), and Farmstead Community (FC).</p> |
| Costs   | Taxes and fees generally exceed the modest costs of services and utilities.   |
| Fire / EMS  | Professional service. Response times are lower than in other Growth Sectors. There is less infrastructure investment (no fire hydrants).  |
| Safety  | County Sherriff. Response times are lower than in other Growth Sectors.   |
| Health services   | May have a Physician’s Office.  |
| Streets   | Primary and Cross-Island Streets should be paved. The majority of streets shall remain unpaved (Rear Lane, Rural Rd., Greenway, Oak Alley), N. Drive 42 by Waiver.  |
| Stormwater  | Managed among neighbors using retention, detention, and Light Imprint infrastructure.   |
| Water & Sewer   | Package wastewater systems and/or community wells may be used.  |
| Electricity   | Provided by a government-regulated utility.   |
| Communications  | Wireless telephone service is available. Cable and cable Internet service is available.   |
| Schools   | Trade schools. Primary and Secondary schools are located in a Village or Hamlet.  |

Waiver


d.

| Urbanization Level  | <b>MEDIUM</b>   |
|---|---|
|  <p><b>G2</b> Controlled Growth Sector</p> | Includes land that is intended to be walkable and within a neighborhood structure; however, the Sector is not oriented around existing or planned ferry service. Basic services, utilities, and amenities are developer driven, and similar to those found in residential neighborhoods of more urbanized Hamlets.  |
| Primary Settlement Pattern  | <p style="text-align: center;"><b>HAMLET</b></p> <p>The (G2) Sector contains a demarcated Hamlet (See below: Place Types). Neighborhoods within the Hamlet consist primarily of residential house types with a mix of uses clustered around one or two Common Destinations at a major intersection, civic site, or the waterfront. Island-wide infrastructure efforts such as street upgrades, bicycle and pedestrian pathways, parks, and Wayfinding signage are likely.</p> |
| Costs   | The costs of services and utilities are likely to outweigh the modest tax revenue from primarily residential land.  |
| Fire / EMS  | Professional service. Response times are slightly faster than those in the Conservation Sectors, but infrastructure such as fire hydrants is not likely.  |
| Safety  | County Sherriff. Response times are slightly faster than those in Conservation Sectors.   |
| Health services   | May have an on-site physician or health clinic.   |
| Streets   | Primary and Cross-Island Streets within, or bordering and servicing <sup>1</sup> a Hamlet shall be paved (Greenway; Oak Alley; Neighborhood Drive 42, 40; and Main Street).   |
| Stormwater  | Managed among neighbors using retention, detention, and Light Imprint infrastructure.   |
| Water & Sewer   | Local water and sewer shall be provided.  |
| Electricity   | Provided by a government-regulated utility.   |
| Communications  | Wireless telephone service is available. Cable and cable Internet service is available.   |
| Schools   | Primary and Secondary schools are provided in a nearby Village or Hamlet center. Trade schools, colleges, and universities may be actively engaged in the Hamlet.   |

<sup>1</sup> Servicing: functioning as the primary means in ingress and egress to the Community.

## Daufuskie Island Code

e.


|   |  |
|---|--|
| Urbanization Level  | <b>HIGH</b>  |
| <br><b>G3 Intended Growth Sector</b> | Includes land that is intended to be walkable and within a neighborhood structure. The Sector is oriented around existing or planned ferry infrastructure. Public sector investment in transit, services, and utilities is encouraged; as are Island-wide infrastructure efforts such as road improvements, bicycle and pedestrian pathways, parks, and Wayfinding signage.  |
| Primary Settlement Pattern  | <p style="text-align: center;"><b>VILLAGE (MULTIPLE HAMLETS)</b></p> <p>Land assigned to the (G3) Sector shall contain multiple demarcated Hamlets or a demarcated Village (See below: Place Types). A (G3) Village provides the Island with a highly urbanized center for commerce and high-quality amenities. The Village contains commercial, business, residential, and institutional uses. These are competitive at the Island-wide scale, and offer economies of agglomeration and enhanced services.</p> <p>A (G3) Hamlet supports the needs of the modest concentrations of residential, business, retail, and institutional uses that surround it. A Hamlet is centered upon a Main Street or waterfront, both of which are designed to be public spaces. A Hamlet consists of a mix of uses, often clustered around a Common Destination such as a prominent intersection or Civic Site. Both Villages and Hamlets are compact enough to traverse on foot, allowing them to provide enhanced amenities and commercial space to adjacent and nearly adjacent neighborhoods throughout the Sector.</p> |
| Costs   | Taxes, fees, and indirect benefits from businesses are likely to exceed the added costs of services and utilities which benefit the businesses.  |
| Fire / EMS  | Professional service. Response times are faster than those in other Sectors. Additional infrastructure investments such as fire hydrants are provided.   |
| Safety  | County Sherriff. Response times are faster than those in other Sectors.  |
| Health services   | Health Services – Physicians offices, hospitals, medical professional buildings, specialized clinics, small medical professional buildings, and "urgent care." facilities.   |
| Streets   | Cross-Island Streets, major Streets, and secondary Streets within a Village / Hamlet should be paved (Greenway; Oak Alley; Neighborhood Drive 42, 40; and Main Street). Rural Road shall be by Waiver.   |
| Stormwater  | Stormwater is either piped and managed off-site or managed among neighbors using retention, detention, and Light Infrastructure infrastructure.  |
| Water & Sewer   | Local water and sewer are provided.  |
| Electricity   | Provided by a government-regulated utility.  |
| Communications  | Wireless telephone service is available. Cable and cable Internet service is available. Telephone with Digital Subscriber Line (DSL) service is available.   |
| Schools   | Primary and Secondary schools shall locate in a Village and / or Hamlet center at a spacing commensurate with the underlying school population. Magnet schools, trade schools, colleges, and universities may be established or actively engaged.  |



Waiver

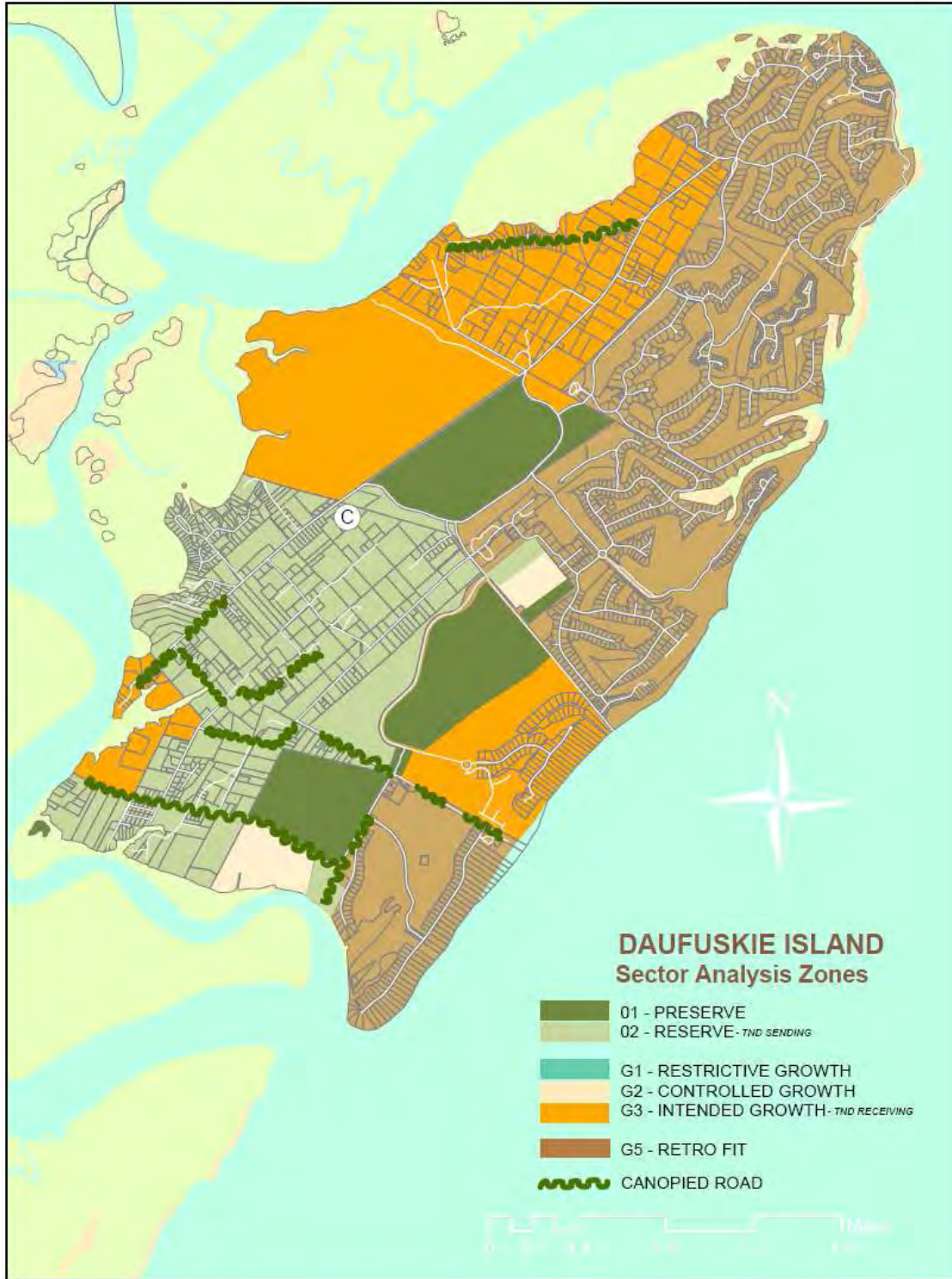
## Daufuskie Island Code

f.

|   |   |
|---|---|
| Urbanization Level  | <b>HIGH</b>   |
|  <b>G5 Infill / Retrofit Growth Sector</b> | The (G5) Sector is assigned to residential subdivisions, private gated communities, or isolated apartments / condominiums that exhibit single-use, disconnected conventional development patterns, but have the potential to be completed or redeveloped into a balanced, mixed-use, walkable place that accommodates a diversity of income levels, building types, modes of transportation, and civic spaces.  |
| Primary Settlement Pattern  | <b>ACTIVITY AREA</b><br>The level of urbanization is already high; however, the intensity and form of the corresponding urbanism is suburban. New Transect-based zoning may be assigned to the demarcated Activity Area, allowing the site to evolve into a Hamlet. The provision of public ferry infrastructure shall determine whether the future space is in keeping with a (G2) Hamlet or (G3) a Hamlet. The site may also be designated as a Special District and assigned special standards. In specific circumstances down-zoning and reprogramming of the existing pattern may occur (i.e. to establish an Agricultural Community Type). Conservation Transect Zones shall also be permitted. |
| Costs   | Taxes, fees, and indirect benefits from businesses are likely to exceed the added costs of services and utilities which benefit the businesses.   |
| Fire / EMS  | Professional service. Response times are faster than those in other Sectors. Additional infrastructure investments such as fire hydrants are provided.  |
| Safety  | County Sherriff. Response times are faster than those in other Sectors.   |
| Health services   | Health Services – Physicians offices, specialized clinics, and "urgent care." facilities.   |
| Streets   | Major streets and secondary streets shall be paved. Alleyways should not be paved. New / re-developed Street Types shall come from those listed in Section 2.5.7 (Pg. 34) and correlate to the appropriate (new) zoning. Streets shall function as public space.  |
| Stormwater  | Stormwater is either piped and managed off-site or managed among neighbors using retention, detention, and Light Imprint infrastructure.  |
| Water & Sewer   | Local water and sewer are provided.   |
| Electricity   | Provided by a government-regulated utility.   |
| Communications  | Wireless telephone service is available. Cable and cable Internet service is available. Telephone with Digital Subscriber Line (DSL) service is available.  |
| Schools   | Primary and Secondary schools are provided in a nearby Village or Hamlet center.  |

# Daufuskie Island Code

**Table 2.2** *Island Future Urbanization Map*



Sector Analysis Zones

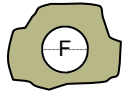


# Daufuskie Island Code

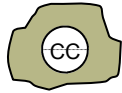
## 2.3 DAUFUSKIE PLACE TYPES PLAN

A framework of traditional Places Types has been identified within each Growth Sector. These include:

### 2.3.1 Place Types (G1 Restricted Growth Sector):



a. **Farmstead Community (FC)** – a Farmstead Community encourages the clustering of residential and light industrial or agricultural buildings into a settlement pattern that resembles a working farm and allows for agricultural and dairy farming, as well as service based businesses that require vehicles, machinery, shop space, etc.

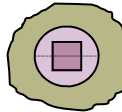


b. **Rural Cottage Close (RCC)** – a settlement pattern that allows for the close clustering of at least four, but not more than eight, Principle Buildings around one or more shared Gathering Places on a one acre parcel. This space may remain natural or be developed for shared use and gathering. The RCC presents an affordable housing alternative to those seeking the benefits of detached community living, including, but not limited to one extended family. The shared community Gathering Place shall be usable for low intensity recreation, and other passive outdoor living purposes (gardening, oyster roasts, bar-b-ques, etc.), or for preserving or accentuating the natural features of the site (water, trees, creek, wetlands, etc).



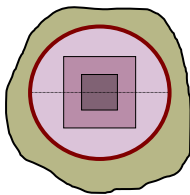
c. **Family Cluster Community (FCC)** – a private residential settlement pattern that permits multiple generations of the same family to occupy three or more buildings on the same parcel without subdivision.

### 2.3.2 Place Types (G2 Controlled Growth Sector / G3 Intended Growth Sector):



a. **Hamlet** – an area of focused urbanism, usually comprised of one or more neighborhoods (defined using a ¼ mile radius Pedestrian Shed) with a main street and surrounding residential. Proximity to the waterfront, transit, or a primary roadway is critical to determining a main street's ability to support mixed use. The urban areas of a Hamlet are defined using a ¼ mile radius Standard Pedestrian Shed or Linear Pedestrian Shed – as depicted in Table 2.3 *Island Place Types Map*. Over time, one or more Hamlets may evolve (morphologically and functionally) into a Village. The three Hamlets at Cooper River and two Hamlets at New River are shown as part of a larger Village. The following Hamlets are demarcated using a ¼ mile radius Standard Pedestrian Shed on Table 2.3 *Island Place Types Map*.

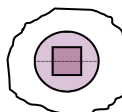
- |                                   |                                  |
|-----------------------------------|----------------------------------|
| 1. Hamlet at Cooper River Landing | 6. Hamlet at Eichelberger Tract  |
| 2. Hamlet at Melrose Landing      | 7. Hamlet at Center Isle         |
| 3. Hamlet at Webb Tract           | 8. Hamlet at Oakridge (N. Beach) |
| 4. Hamlet at Jolly Shores         | 9. Hamlet at McDavid Tract       |
| 5. Hamlet at New River Landing    |                                  |



b. **Village** – an area of focused urbanism, usually comprised of two or more Hamlets and multiple neighborhoods. A Village supports substantial Mixed Use by virtue of its proximity to existing and planned regional ferry service, as well as a planned roadway network. The urban areas of a Village are defined using a ½ mile radius Long Pedestrian Shed on Table 2.3 *Island Place Types Map*. The following Villages are demarcated on Table 2.3 *Island Place Types Map*.

1. Village at Cooper River
2. Village at New River

### 2.3.3 Place Types (G5 Infill / Retrofit Sector):



a. **Activity Node** – an area of focused urbanism, usually comprised of one or more neighborhoods (defined using a ¼ mile radius Pedestrian Shed) centered upon or connected at a main intersection, and surrounded by residential. Activity nodes are found in existing PUDs. They contain infrastructure, services, transit, and a common destination that may evolve into a future Hamlet. The following Activity Nodes are demarcated using a ¼ mile radius Standard Pedestrian Shed on Table 2.3 *Island Place Types Map*.

1. Haig Point Landing Activity Node
2. Melrose Central Activity Node

**Graphic 2.1**  
**Place Type Rendering**

**Traditional Hamlet**

**Description:** Located on the waterfront or center isle, a Hamlet has a small mixed-use main street with one or more surrounding **neighborhoods**. The main street and surrounding residential transitions quickly into agricultural uses and / or the natural environment. A Hamlet may or may not be self-sustaining.

**Typical Size:** 6 – 80 ac.

**Location:** G3 Sector at New River Landing, G2 Sector at Eichelberger.



**Traditional Village**

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

**Typical Size:** 80 – 320 ac.

**Location:** G3 Sector at Cooper River Landing.



# Daufuskie Island Code

**Table 2.3** *Island Place Types Map*



## Daufuskie Island Place Types

## Daufuskie Island Code

### 2.3.4 Place Type Standards

- a. The center of each Pedestrian Shed represents a significant crossroads, potential development opportunity, neighboring development, or prominent natural feature.
- b. Development within a Place Type should be based upon a neighborhood structure (using the ¼ mile pedestrian shed) and assured an appropriate balance by the underlying Transect Zoning.
- c. Pedestrian Sheds may be used to define the center, middle, and edge of new neighborhood development within a Village or Hamlet.
- d. Prior to developing a lot within a Village or Hamlet, the developer shall:
  1. Consider the location of the parcel in relation to the Transect.
  2. Consider the location of the parcel in relation to an existing or proposed neighborhood Pedestrian Shed.
  3. Consider the location of the parcel in relation to the center, middle, and edge of the larger Hamlet or Village (Standard or Long Pedestrian Shed).
- e. In some cases Pedestrian Sheds might overlap. If a development crosses-over into one or more pedestrian sheds, the form of development should account for the parcel's location within the neighborhood Pedestrian Shed, the Place Type Pedestrian Shed, and along the Transect.
- f. Land that falls between or outside of a designated pedestrian shed shall adhere to the underlying zoning and reflect the parcel's location along the Transect.

### 2.3.5 Transfer of Development Rights (TDR) Program

- a. A Transfer of Development Rights (TDR) program applicable solely to land on Daufuskie Island is built into this Appendix. The TDR program:
  1. Provides an incentive-based alternative to Island-wide development by permitting untouched lands to remain in their natural state while allowing development rights to be transferred to areas where future growth is desired.
  2. Provides a means for addressing those lands on Daufuskie Island that are currently zoned for development, yet warrant protection in their current natural condition.
  3. Provides a means for achieving a more sustainable economy by incentivizing intense development in areas with existing facilities and services.
  4. Provides a fair and predictable mechanism for creating, transferring, and redeeming development rights while restricting growth in areas where development rights have been severed.
- b. TDR credits may not be derived from land with the following characteristics:
  1. Land owned by a governmental agency;
  2. Land encumbered by an existing conservation easement or similar restriction that precludes residential, lodging, retail, office, and/or civic development;
  3. Land encumbered by an existing development agreement that converts residential density rights to commercial, industrial, or other land uses;
  4. Land zoned D1 on the Daufuskie Island Regulating Plan.
- c. Land designated on the Future Urbanization Plan as a Controlled Growth Sector shall only be permitted to buy and sell TDR's with other lots located in the Controlled Growth Sector.
- d. TDR credits are created when a landowner holding fee title to property within a designated TDR sending area executes a conservation or agricultural easement that encumbers the land in a manner consistent with this Section and this Appendix.
- e. TDR credits may be redeemed for additional development rights in TDR receiving areas, as conveyed in the Base Residential Density Table (By TDR) for each Transect Zone.
- f. The creation and redemption of TDR credits will take place solely on a voluntary basis between consenting parties. Landowners are not required to create or convey TDR credits. However, TDR credits must be created, conveyed, or redeemed in accord with this Appendix to be recognized by Beaufort County.
- g. Reserved.

### 2.4 DAUFUSKIE REGULATING PLAN

The Daufuskie Regulating Plan appropriates Transect-based zoning to the Island. For purposes of this Code a transect is a cut or cross-section of Daufuskie that exposes the range and variety of habitats located across the Island (see: Daufuskie Island Plan).

Diverse habitats are used to establish zoning districts that range from (and reflect) the most natural environment to the most urban environment. To systemize the analysis and coding of traditional development, a prototypical rural-to-urban transect was divided into six Transect Zones and calibrated locally for application as the Daufuskie Regulating Plan and accompanying Island Regulating Map (See: Pg. 33).

## Daufuskie Island Code



### 2.4.1 Daufuskie Transect

Transect Zones on Daufuskie Island are known as D-zones. Transect Zones or D Zones vary by the ratio and level of intensity of their natural, built, and social components. Even within an individual D zone there exists a range in character and intensity...and thus the building standards.

While the zoning or Regulating Plan is applied at the Island scale, the Transect Zones are intended to be balanced within a neighborhood structure and based on the predetermined Place Types (Hamlet and Village). Ideally, residents of a specific D Zone will walk to different habitats, such as a main street, civic space, or agrarian land. As such, the Daufuskie Transect remains sensitive to change at the scale of the Island, the Community, and the individual parcel.






#### a. Conservation Transect Zones

The following zoning districts are classified as such because they comprise the Conservation Sectors in Table 2.2 *Island Future Urbanization Map*:

1.  Natural Transect Zone
2.  Rural Transect Zone

#### b. Urban Transect Zones

The following zoning districts are classified as such because they comprise the Urban Growth Sectors on Table 2.2 *Island Future Urbanization Map*:

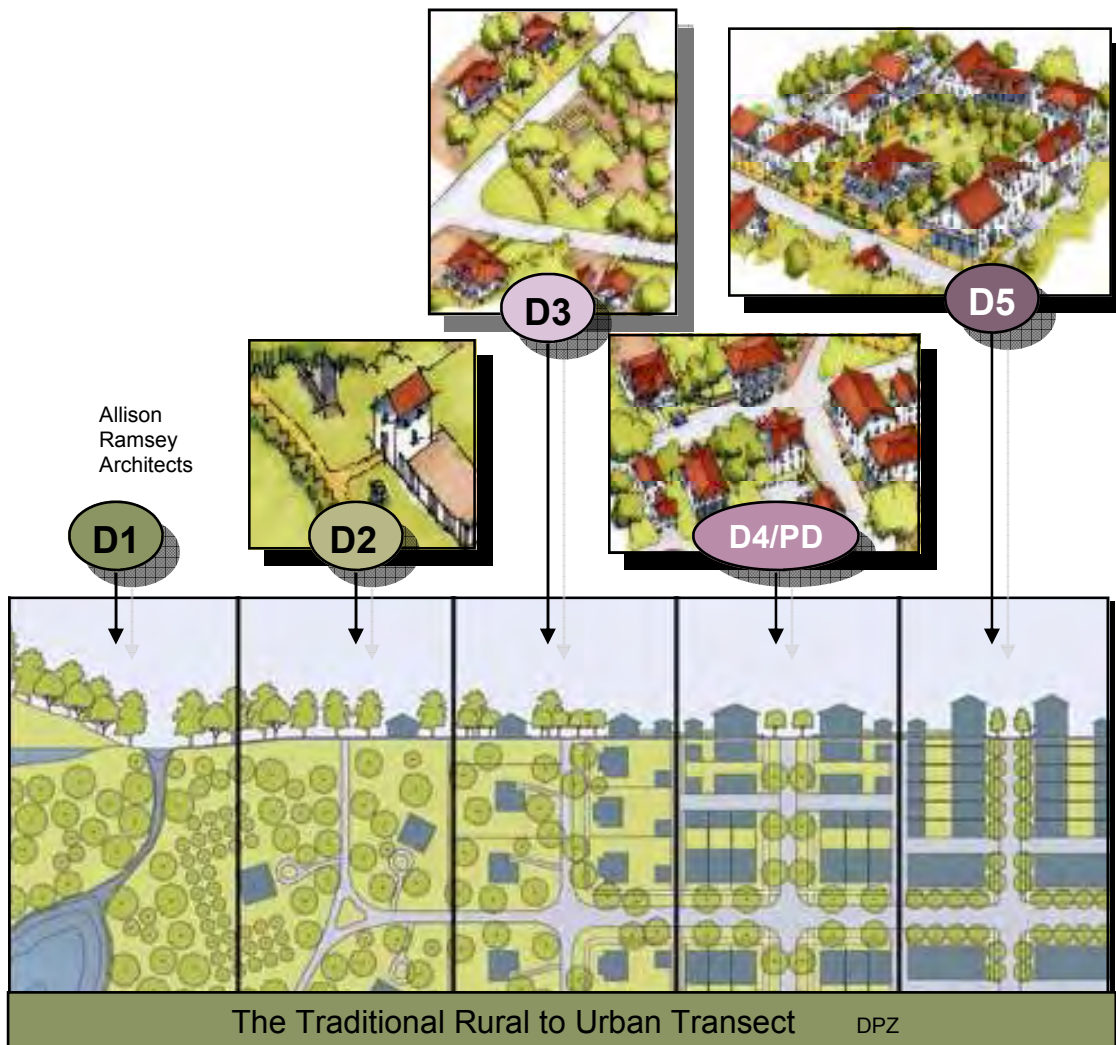
1.  Sub-urban Zone
2.  General Urban Zone
3.  Urban Center Zone
4.  Public District Zone
5.  Planned Unit Development

### 2.4.2 Regulating Plan Standards

- a. The Daufuskie Island Regulating Plan or zoning code and development standards shall apply to all property and proposals located on Daufuskie Island that is not zoned PUD and / or is subject to a building permit.
- b. The Daufuskie Island Regulating Plan or zoning code shall apply to all dwelling units or structures open to temporary or permanent habitation, including, but not limited to: travel trailers, house trailers, trailers used for vending or retail, mobile vending, motorized homes, RV's, mobile units mobile homes, etc. These shall be treated as permanent structures during permitting and administrative review, using both the provisions for the "Everyday Island" archetype and appropriate use standards.

Graphic 2.2

The Daufuskie Island Transect

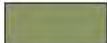
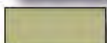
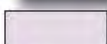
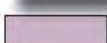

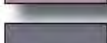



- c. Table 2.4 "Island Regulating Map" (Pg. 33) shall govern the allocation of Transect Zones (zoning districts) on Daufuskie Island.
- d. The Regulating Plan establishes guidelines for design and materials that are genuine to the Island and the Lowcountry region. Guidelines embrace local tradition and history by requiring Lowcountry patterns, form, and architectural typologies. These are not intended to spur historical replication, but rather ensure an authentic sense of order and appearance from which local creativity can flourish.

Table 2.4

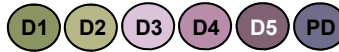
Island Regulating Plan (Zoning Map)



-  D1 - NATURAL ZONE
-  D2 - RURAL ZONE
-  D3 - SUB - URBAN ZONE
-  D4 - GENERAL URBAN ZONE
-  D5 - URBAN CENTER ZONE
-  PD - PUBLIC DISTRICT
-  PUD



## Daufuskie Island Code

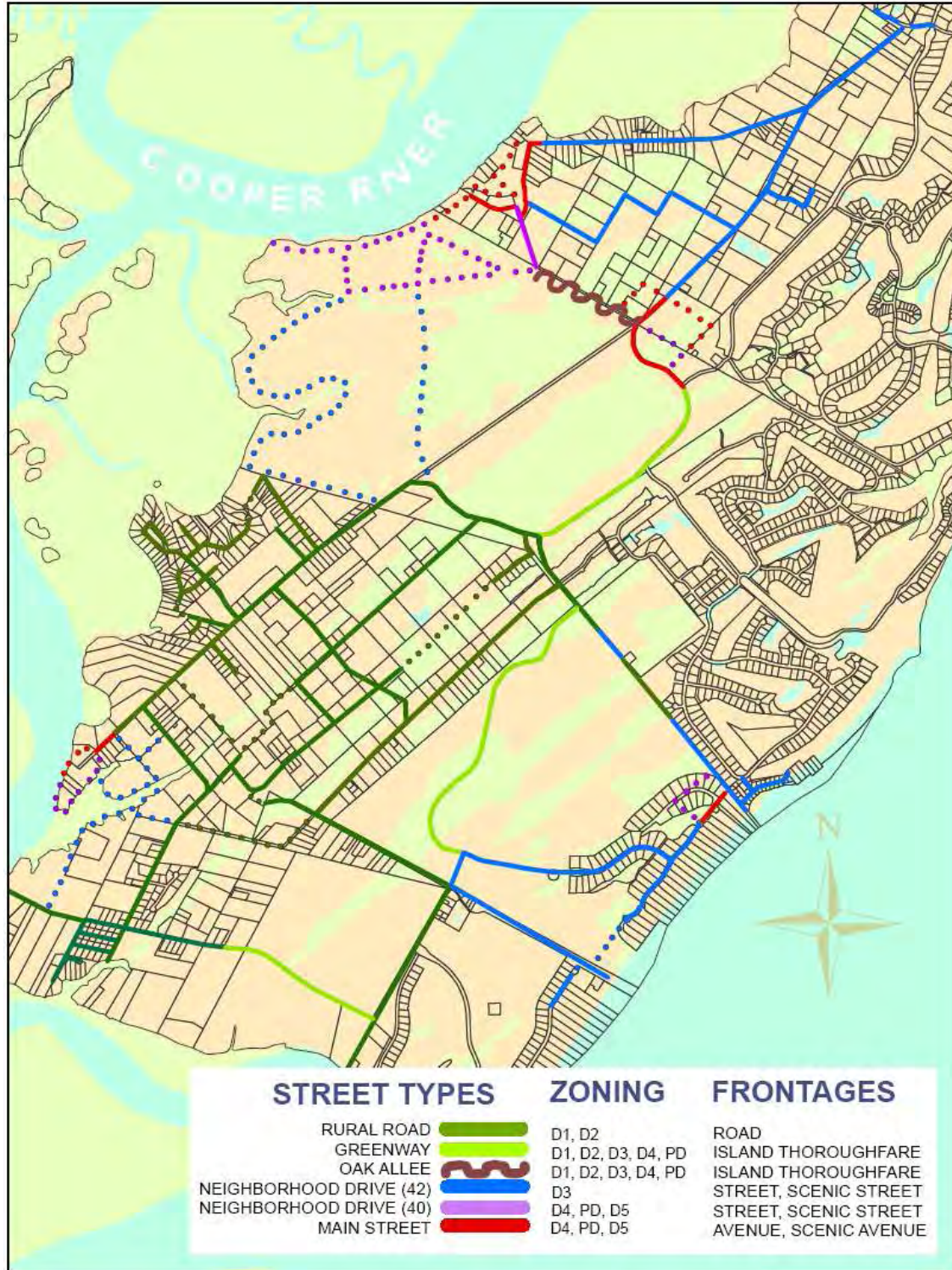


- 2.5 DAUFUSKIE ISLAND STREET PLAN**  
**Street Development Process**
- 2.5.1** Both Public and Private Streets are considered to be part of the Public Realm. They shall be treated similarly in terms of typology, design, standards, and review process.
- 2.5.2** Given the context of the Island, proposed street types are based on the existing network of streets and similar Lowcountry dimensions and designs as opposed to the “level of service”, “number of trips”, and the ability to “manage access”.
- 2.5.3** Streets shall generally consist of, and account for, both the Street Assembly (the width and speed of travel lanes, availability and dimensions of parking lanes, turning radius, etc.) and the Public Frontage Assembly (the area between the private lot line and the edge of the vehicular lane, including the type of walkway, planter, curb, and landscaping).
- 2.5.4** Efforts to construct or upgrade a public or private Street (including ROW’s or prescriptive easements) by either a public or private entity shall require the submittal of an application to the Planning Department. Per Sections 3.10 and 4.10, the Applicant shall submit Landscape Plans for existing and proposed landscape elements in conjunction with the design, development, and construction documents for a Street (Thoroughfare). The application shall be reviewed just like any other application under the purview of this Code.
- 2.5.5** Infrastructure or utility work performed within the right of way of a public or private Street (including prescriptive easements) by either a public or private entity that is not related to any effort to construct or upgrade a Street shall require the submittal of an application to the Planning Department. Per Sections 3.10 and 4.10, the Applicant shall submit Landscape Plans for existing and proposed landscape elements in conjunction with the design, development, and construction documents for a Street (Thoroughfare). The application shall be reviewed just like any other application under the purview of this Code.
- 2.5.6** Table 2.5 *Island Street Map*, Table 2.6 *Public Frontages*, Table 2.7 *Public Frontage Assemblies*, Table 2.8 *Street Assembly Chart*, Graphic 2.13 *Utility Placement*, and Graphic 2.14 *Public Lighting*; as well as standards for Landscaping, Parking, Signage, etc. located throughout Section 3.0 and Section 4.0 shall determine the metrics by which existing Streets are designed and upgraded, or new Streets are designed and constructed.
- 2.5.7** If an existing Street is designed and upgraded, or a new Street is designed and constructed Table 2.5 *Island Street Map* and / or the underlying D zone shall determine:
- a. ...where and which of the following Street Types are appropriate:
    1. *Two Way Cartway /Bikeway* (see Graphic 2.3)
    2. *Rural Road* (see Graphic 2.4)
    3. *Greenway* (see Graphic 2.5)
    4. *Oak Allee* (see Graphic 2.6)
    5. *D3 Neighborhood Drive – Rural Edge – 42* (see Graphic 2.7)
    6. *D3 Neighborhood Drive – Urban Edge – 42* (see Graphic 2.8)
    7. *Rear Lane / Alley* (see Graphic 2.9)
    8. *D4, D5 Neighborhood Drive – 40* (see Graphic 2.10)
    9. *D4, D5 Main Street* (see Graphic 2.11)
  - b. Based on the Street Type selected in 2.5.4a. Table 2.6 *Public Frontages* and Table 2.7 *Public Frontage Assemblies* shall assist in determining the appropriate public frontage requirements.
  - c. Table 2.8 *Street Assembly Chart* provides an overview of the street and frontage standards required for the given Street Type. The Applicant shall adhere to these standards.
  - d. Graphic 2.13 *Utility Placement* demonstrates the manner in which water, sewer, electricity, gas, and communications infrastructure should be installed by Transect Zone.
  - e. Graphic 2.14 *Public Lighting* demonstrates the desired form for public lighting by Transect Zone.














# Daufuskie Island Code

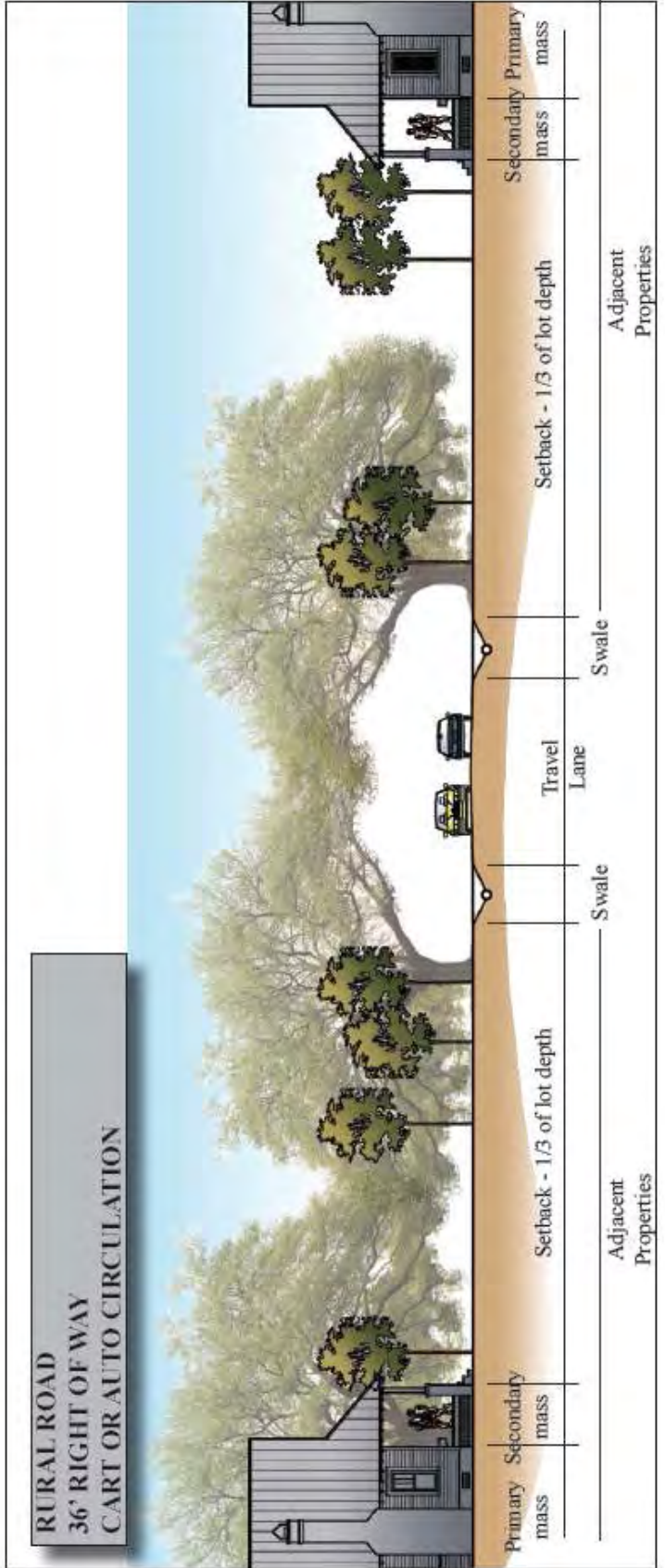
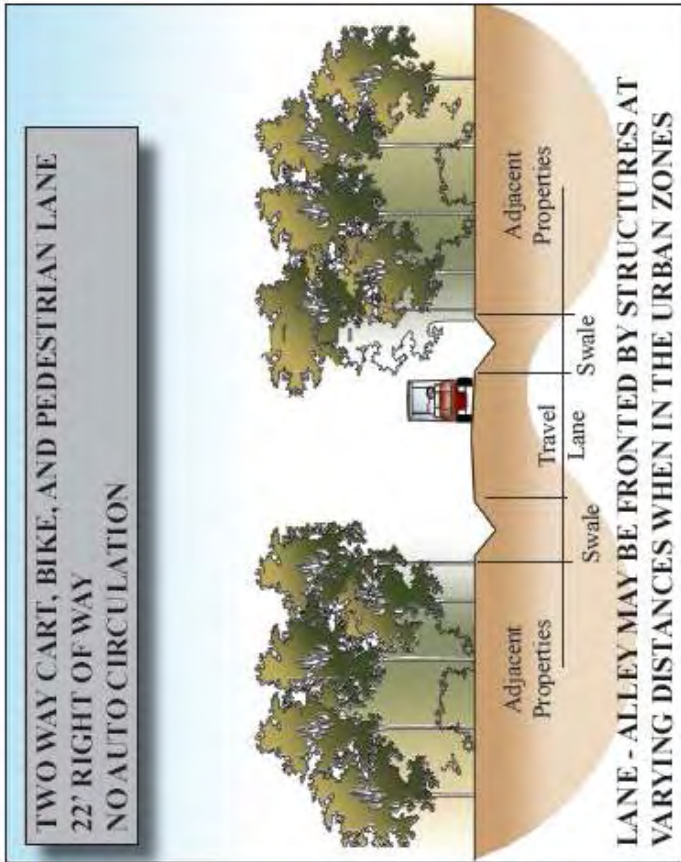
**Table 2.5** *Island Street Map*

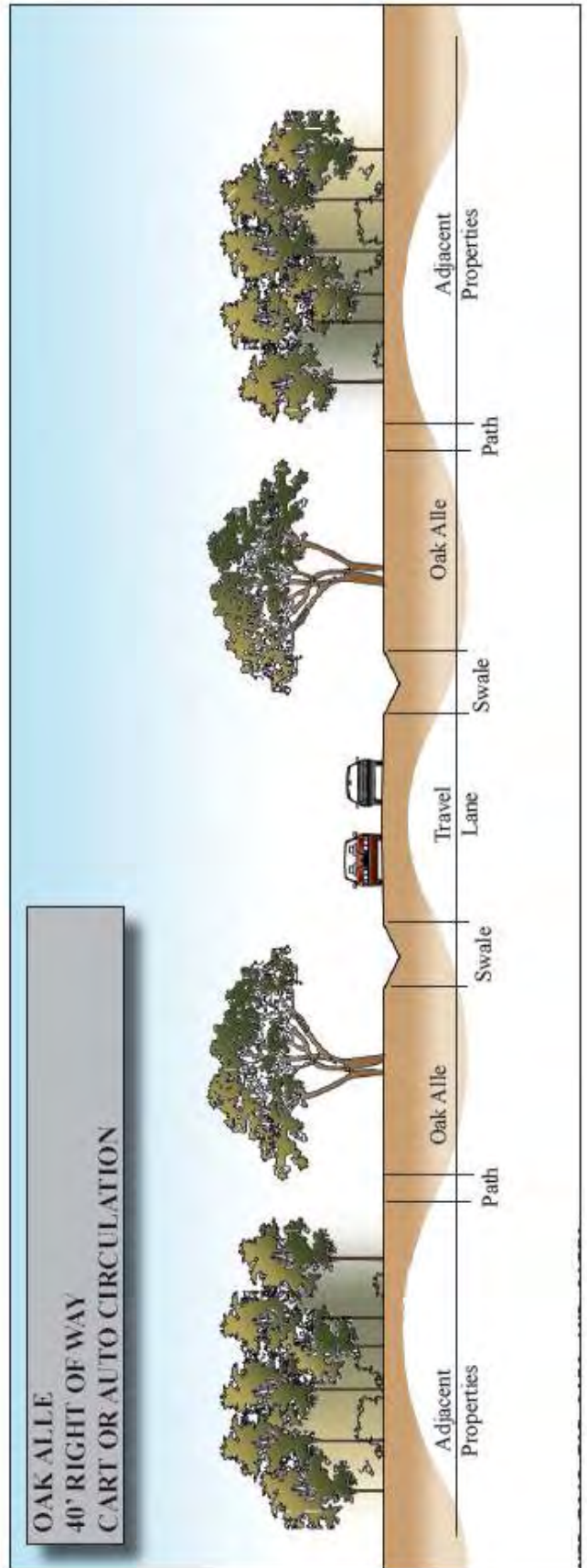
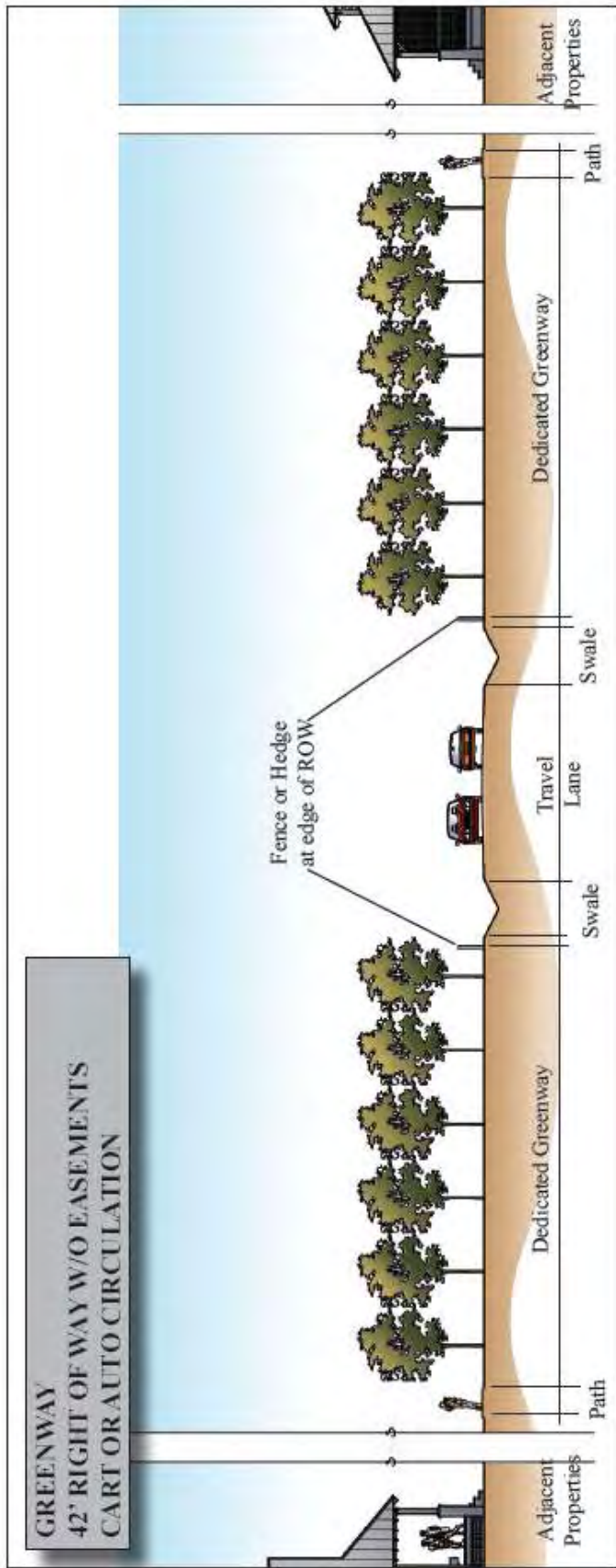


## Daufuskie Island Street Types

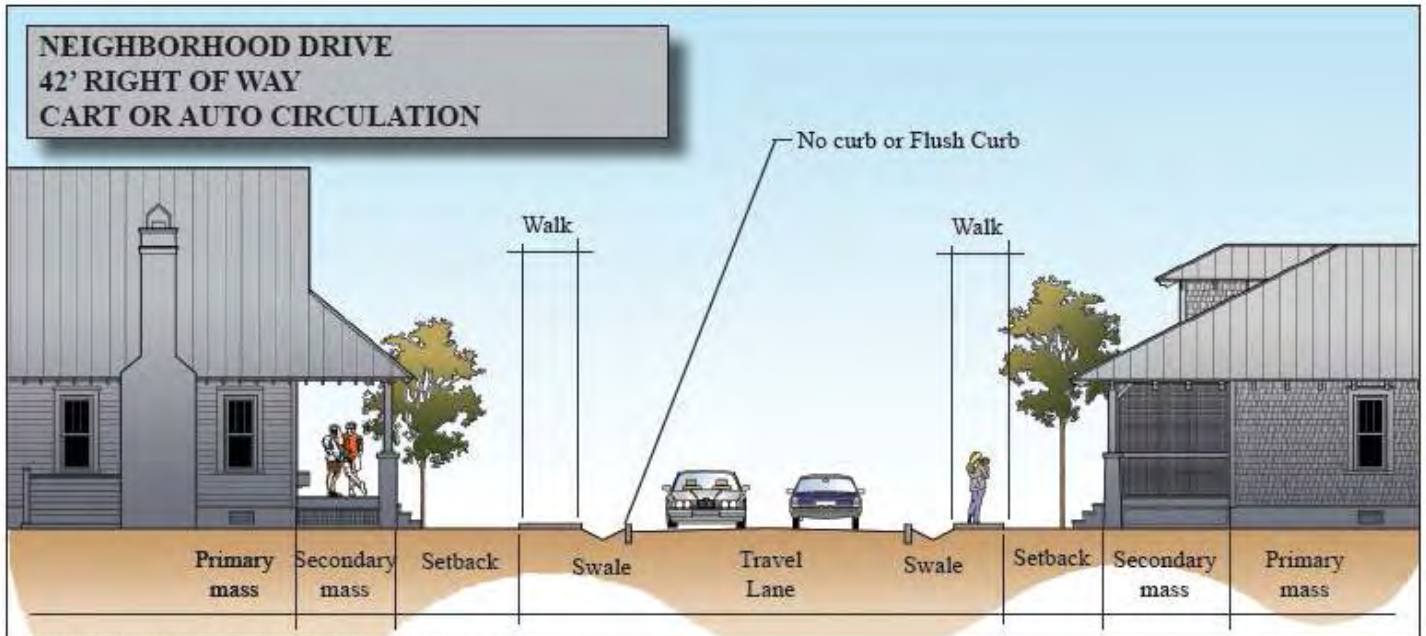
# Daufuskie Island Code

- 2.6 DAUFUSKIE ISLAND STREET PLAN**      
- General Street Standards**
- 2.6.1** Streets are intended for use by vehicular and pedestrian traffic, and to provide access to parcels, lots, civic amenities, and open space.
  - 2.6.2** For purposes of this Appendix, “Vehicular” refers to all “non-pedestrian” means of transportation that are legally permitted and equipped to share the street on Daufuskie Island, including: conventional automobiles, service vehicles, fire and safety vehicles, bicycles, SmartCars, Gem Cars, golf carts, recreational vehicles, and scooters.
  - 2.6.3** All Island Streets shall be designed for smaller scale vehicles in order to account for the high volume of bicycles, SmartCars, Gem Cars, and golf carts predicted in the future; as well as recreational vehicles, service vehicles, and fire trucks.
  - 2.6.4** Island Streets shall respond to the future (or planned) context of their surroundings, including the intensity and character of both the natural and built environment.
  - 2.6.5** Streets shall not exceed two moving lanes. Unless approved using the process for an Administrative Form Waiver, on-street parking shall not be permitted in the Conservation Zoning Districts (D1, D2). 
  - 2.6.6** The standards for vehicular lanes shall be as described in Table 2.8 *Street Assembly* and be approved by the local fire chief.
  - 2.6.7** Vehicular Lanes and Public Frontages of streets that pass from one Transect Zone to another shall be adjusted accordingly using the process for an Administrative Form Waiver. 
  - 2.6.8** In the Conservation Zoning Districts (D1, D2) pedestrian comfort shall be a secondary consideration of the Street. Design conflict between vehicular and pedestrian traffic generally shall be decided in favor of the vehicle. Within the Urban Zoning Districts (D3, D4, PD, D5) pedestrian comfort shall be a primary consideration of the Street. Design conflict between vehicular and pedestrian movement shall be decided in favor of the pedestrian.
  - 2.6.9** The Street network shall be designed to define complete Blocks as follows:
    - a. D1 – No minimum nor maximum perimeter block size.
    - b. D2 – No minimum nor maximum perimeter block size.
    - c. D3 – Block size shall not exceed 3000 feet in perimeter.
    - d. D4 – Block size shall not exceed 2400 feet in perimeter.
    - e. PD – Block size shall not exceed 2400 feet in perimeter.
    - f. D5 – Block size shall not exceed 2000 feet in perimeter.Block 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 Administrative Form Waiver. 
  - 2.6.10** All Streets shall terminate at other Streets, forming a network. Internal Streets shall connect wherever possible to those on adjacent sites. Cul-de-sacs shall be subject to approval by Administrative Form Waiver to accommodate specific site conditions only. Public Art installations may be used to address very specific Cul-de-sac scenarios in a Transect Zone if approved by the Planning Director. 
  - 2.6.11** Prominent streets shall be terminated by natural or manmade vistas. Buildings, statues, ornamentation, or natural features that are used to articulate a terminus shall respond visually to the character of the location.
  - 2.6.12** Each Lot shall front the ROW or Easement for a vehicular street, pedestrian passage, two way cartway / bikeway, or a pedestrian path.
  - 2.6.13** If a parcel abuts a Natural Resource or Civic Site then the nearest adjacent ROW or Easement (Street, Pedestrian Passage, except Lane / Alley) shall be located between the parcel and the Natural Resource or Civic Site.
  - 2.6.14** With the exception of the Scenic Drive and the Scenic Main Street the Street Assembly on one side of the Street shall reflect the Street Assembly on the opposing side of the Street. Significant deviations shall require an Administrative Form Waiver. 
  - 2.6.15** Pedestrian Sidewalks or Pathways shall be required on both sides of the street in Traditional Communities and with every Street Type except the Greenway, Oak Alley, and Rural Road. If required, Pathways on these three (3) Types should only locate to one side of the Street. Neither Sidewalks nor Pathways shall run adjacent to Lanes / Alleys.
  - 2.6.16** A network of 2 way Bikeways and Cartways (a pathway running independently of an Island Street) should be provided throughout the Island and connected to existing vehicular networks wherever possible.

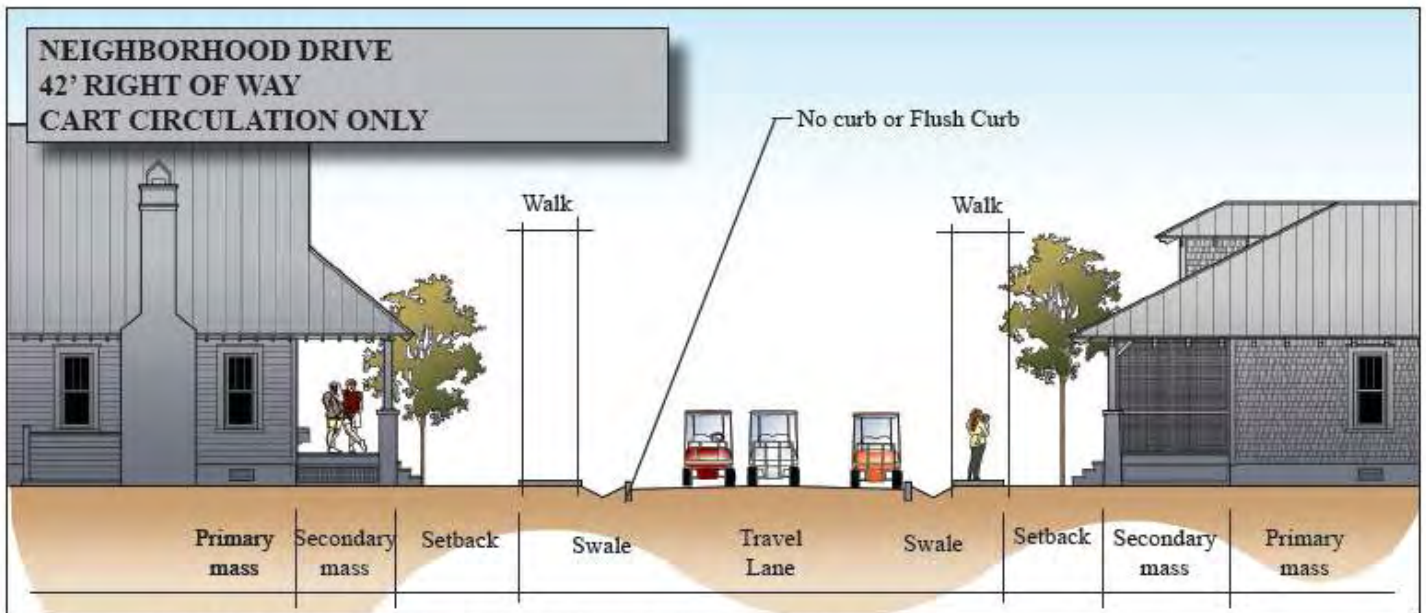




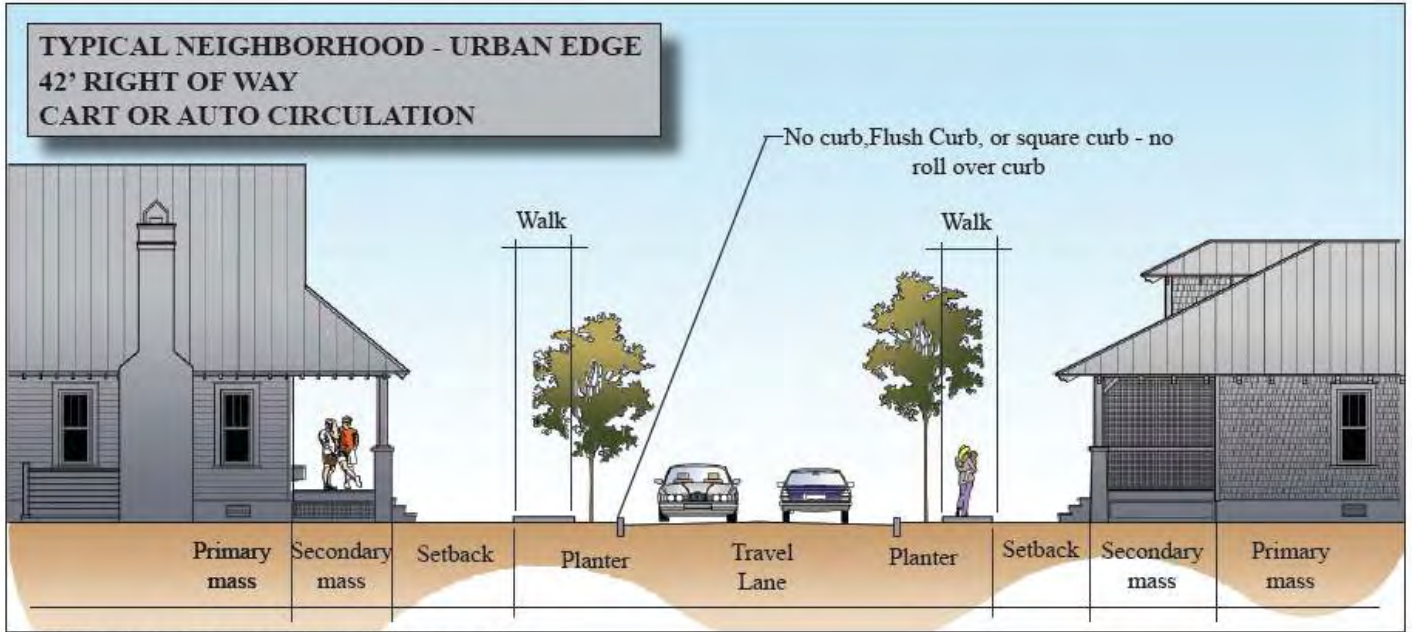
Daufuskie Island Code



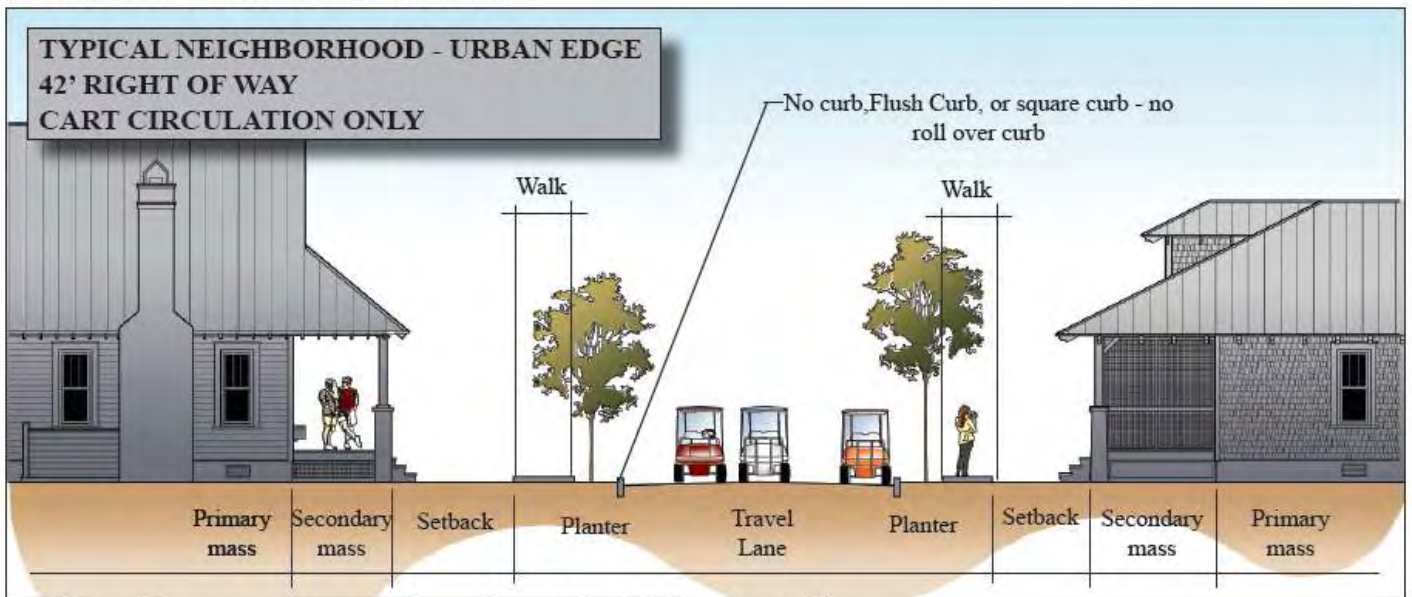
This diagram shows a two way automobile travel lane



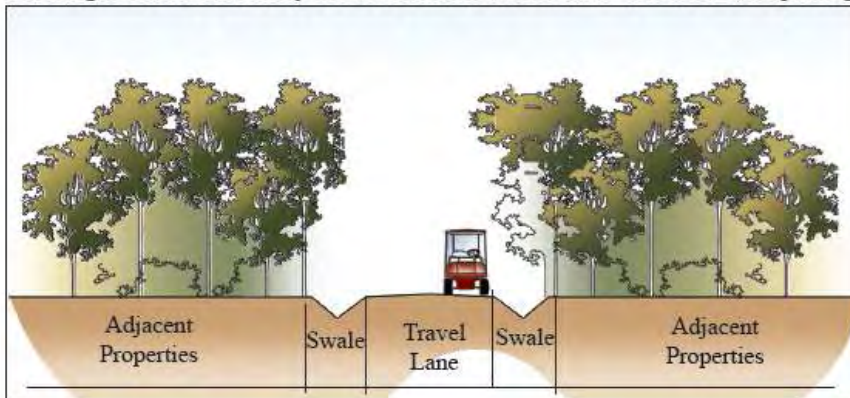
This diagram shows a two way cart travel lane with an additional aisle of street parking



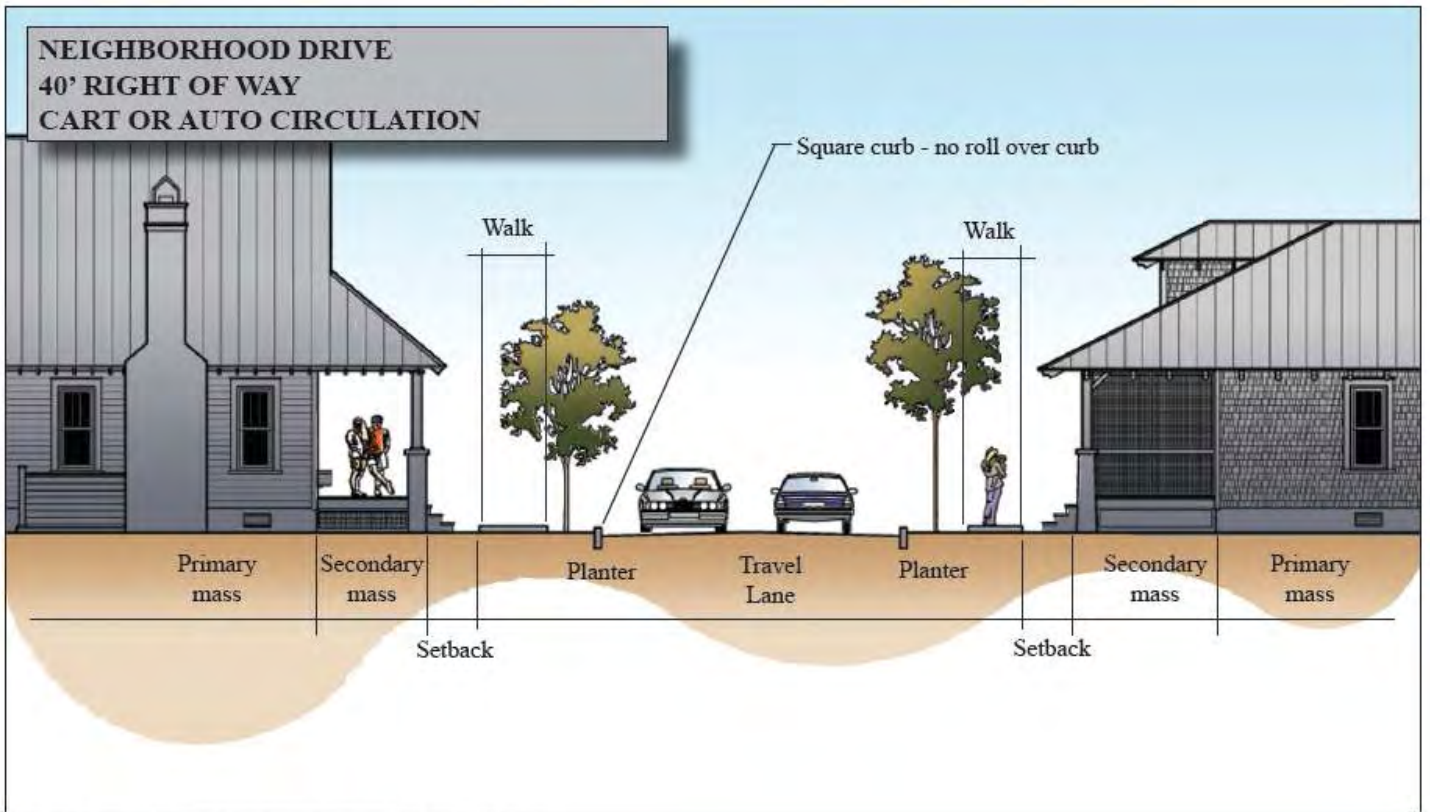
This diagram shows a two way automobile travel lane



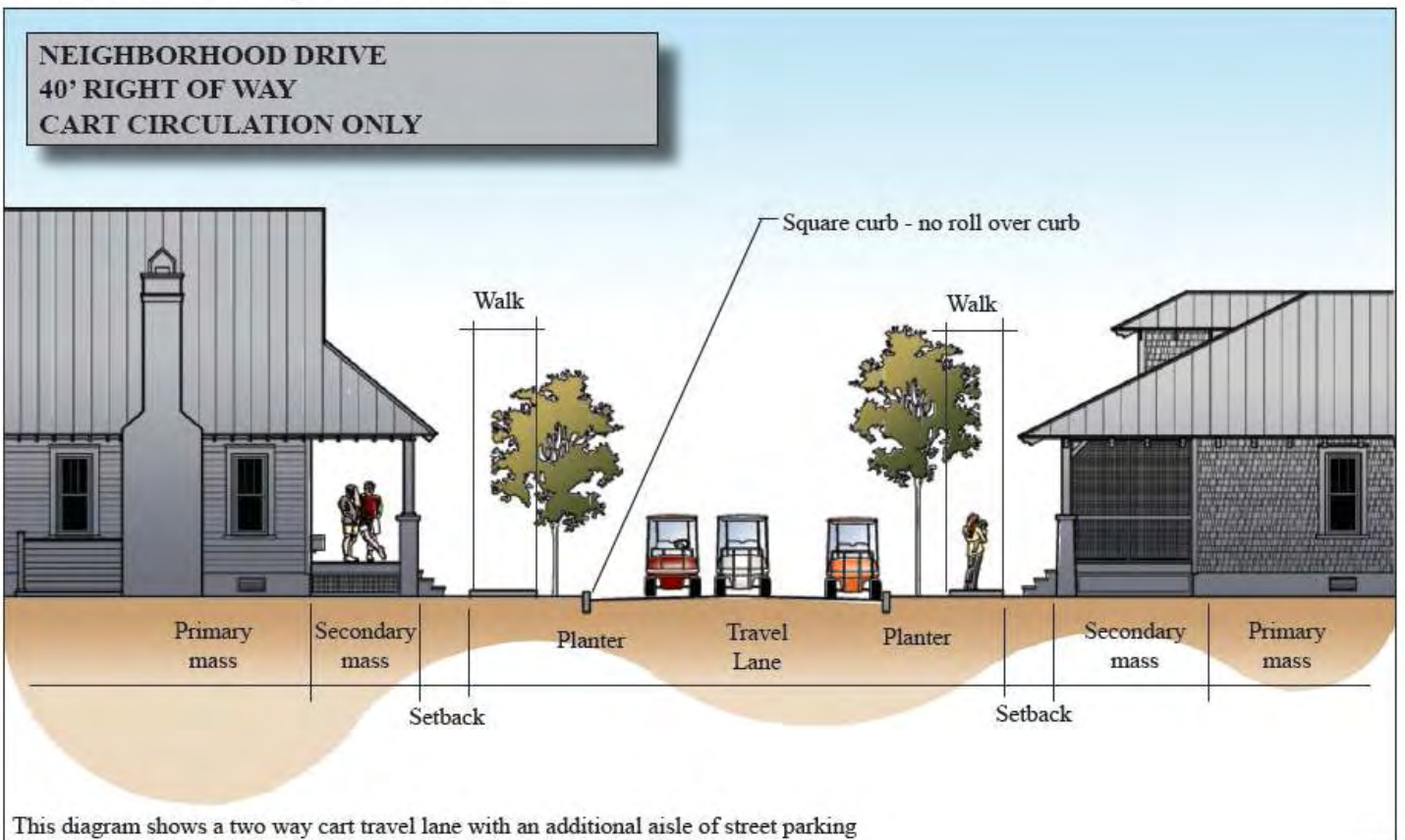
This diagram shows a two way cart travel lane with an additional aisle of street parking



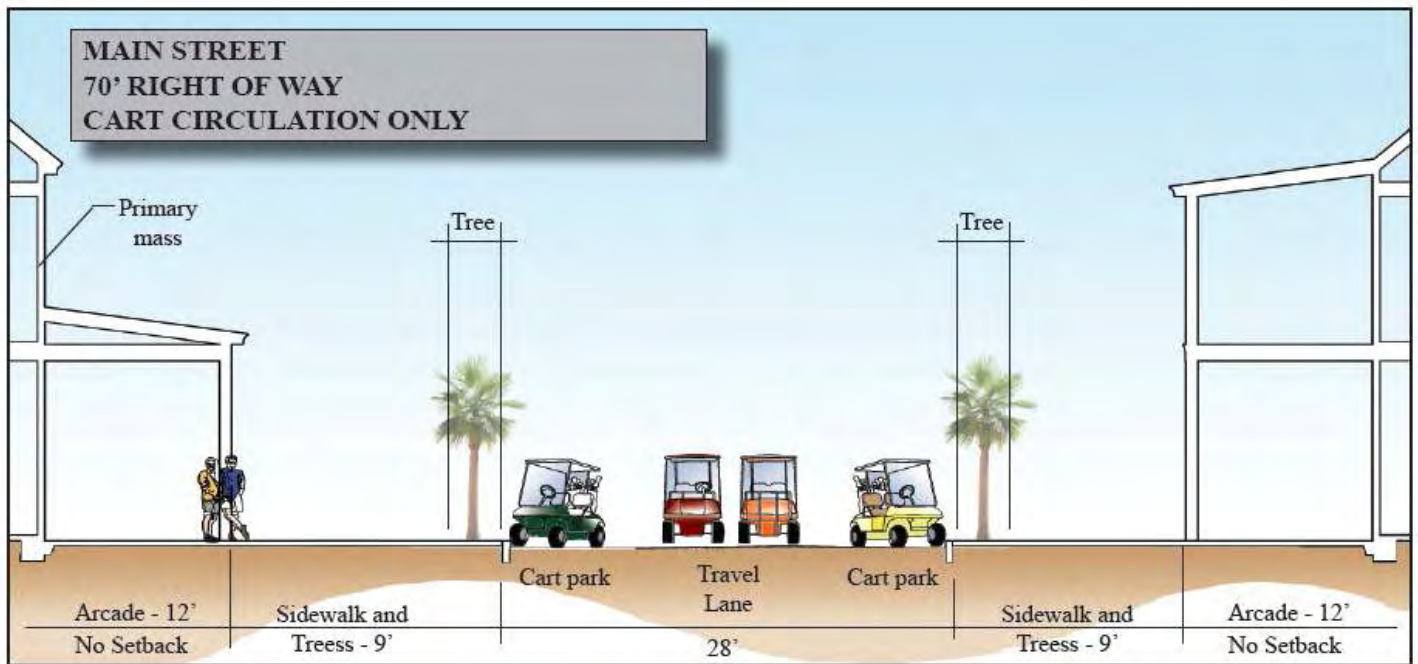
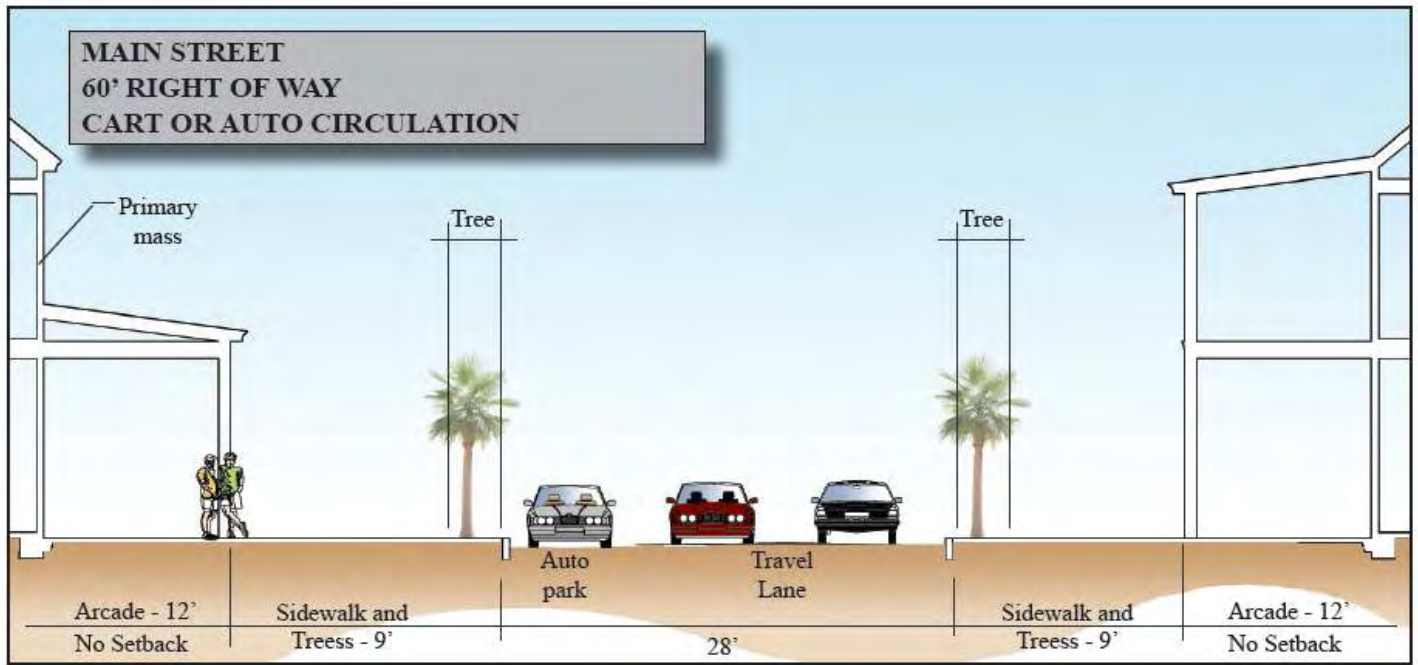
**NEIGHBORHOOD REAR LANE**  
**22' RIGHT OF WAY**  
**CART OR AUTO CIRCULATION**



This diagram shows a two way automobile travel lane



This diagram shows a two way cart travel lane with an additional aisle of street parking





## Daufuskie Island Code

- 2.7 PUBLIC FRONTAGE** **D1** **D2** **D3** **D4** **D5** **PD**
- 2.7.1** The Public Frontage is the area between the private lot line and the edge of the vehicular lane. The Public Frontage contributes to the character of the street and public realm. The Public Frontage generally consists of:
- Planter (trees and landscape)
  - Stormwater Treatment (curb and gutter, swale)
  - Walkway (sidewalks, pathways)
  - Amenities (lighting, furniture, bicycle facilities, signage, etc.)
  - Infrastructure (utilities)
- 2.7.2** The Public frontage shall be designed and allocated as specified in Table 2.6 *Public Frontages*, Table 2.7 *Public Frontage Assemblies*, and Table 2.8 *Street Assembly*.
- 2.7.3** Storm water management, including paving, filtration, and channeling shall be designed and allocated as specified in Table 2.7 *Public Frontage Assemblies*, Table 2.8 *Street Type Assemblies*, Tables 3.9 and 4.9 *Light Imprint Tools* (and accompanying Design Manual).
- 2.7.4** The area between the Lot Line and the building frontage shall be surfaced or paved to match the surfacing or pavement of the Public Frontage, unless specified otherwise by the Planning Director. Plantings are permitted.
- 2.7.5** Sidewalk activity, such as outdoor dining or the displaying goods is permitted in the Public Frontage so long as 4 feet of clearance remains for the passerby.
- 2.7.6** Street trees shall be arranged in the Planter as specified in Table 2.6 *Public Frontages*, Table 2.7 *Public Frontage Assemblies*, and Table 2.8 *Street Assembly*. Existing trees may count towards the street tree requirement. Proposed Street Tree height and type shall be appropriate for the Frontage conditions, with canopy branching height adhering to the following clearance requirements (Measurements shall be taken at the bottom of the main canopy):
- Trees with existing or potential canopy covering Sidewalks, Driveways, Paths, Plazas, Alleys, Lanes, Parking Spaces or Street Surfaces shall be of a type that, at maturity or with minor pruning at installation, provide a clear height of 8 feet for Sidewalks and Paths, 12 feet for Driveways, Parking Spaces and Streets, and 15 feet for Loading Areas, exclusive of Tree grates or planting areas with gravel mulch. Trees covering more than one element shall default to the higher number.
  - Evergreen trees shall have 18 – 24” minimum clearance of any sidewalk or pavement edge at the Lot line.
- 2.7.7** Public utilities (water, sewer, electric, gas, cable) shall be buried. Utility lines should be planned and constructed to use the right of way or easement associated with the Street, Rear Lane, or Rear Alley as depicted in Graphic 2.3 *Utility Placement*.
- 2.7.8 Specific to D1, D2, D3:**
- The Public Frontage shall include trees of various species, naturalistically clustered, as well as understory. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization, and maintenance.
  - Public Lighting shall be controlled and placed as needed for safety. Design shall be as allocated in Table 2.9 *Public Lighting*. Street Lights shall not exceed 25 feet in height. On pedestrian scaled Street Lights fixtures shall be located between twelve (12) feet and sixteen (16) feet above the sidewalk with a maximum average spacing (per block face) of 90 feet on center in D3. Pedestrian street lights shall be placed a minimum of two (2) feet from the back of the curb (street surface if no curb), adjacent to all two-way cartways / bikeways, sidewalks, or pathways. Street lighting and street trees should not conflict.
  - Lots with Lanes / alleys shall have lighting fixtures within 5 feet of the alley's edge of pavement (surface). When a structure in the lot is within 5 feet of the alley's edge, the lighting fixture shall be attached to the structure and not to a light pole.
    - Cobra Head fixtures shall not be permitted.
    - The lighting level measured at the building Frontage Line shall not exceed 1.0 fc.
    - The sound level measured at the building Frontage Line shall not exceed 65 decibels from sunrise to midnight and 55 decibels from midnight to sunrise.
- 2.7.9 Specific to D4, PD, D5:**
- The Public Frontage shall include trees planted in a regularly-spaced Allee pattern of single or alternated species. At Retail Frontages, the spacing of the trees may be irregular, to avoid visually obscuring the shopfronts. Streets with a Right-of-Way width of 40 feet or less shall be exempt from the tree requirement.
  - The introduced landscape shall consist primarily of durable species tolerant of soil compaction.

## Daufuskie Island Code

- c. Public lighting shall be as necessary for safety and commercial appeal. Design shall be as allocated in Table 2.9 *Public Lighting*. All fixtures shall be located between twelve (12) feet and sixteen (16) feet above the sidewalk with a maximum average spacing (per block face) of 60 feet on center. Pedestrian street lights shall be placed two (2) feet from the back of the curb (street surface if no curb), adjacent to all two-way cartways / bikeways, sidewalks, or pathways. Street lighting and street trees should not conflict.
- d. Two-way cartways / bikeways, or pathways that do not parallel a Street shall be lighted as necessary for safety with fixtures located between twelve (12) feet and sixteen (16) feet above the path.
- e. Light fixtures should include an optional bracket (either single or double sided) to attach banners and other temporary graphic elements to.
- f. Lots with alleys shall have lighting fixtures within 5 feet of the alley's edge of pavement (surface). When a structure in the lot is within 5 feet of the alley's edge, the lighting fixture shall be attached to the structure and not to a light pole.
- g. No lighting level measured at the building Frontage shall exceed 1.0 fc.
- h. Sound levels measured at the building Frontage Line shall not exceed 65 decibels from sunrise to midnight and 55 decibels from midnight to sunrise.
- i. In D4 / PD the awning on the Principle Building may encroach the lot line and sidewalk (ROW or Prescriptive Easement) to within 2 feet of the Curb but must clear the sidewalk vertically by at least 8 feet.

### 2.7.10 Specific to D5:

- a. No lighting level measured at the building Frontage shall exceed 2.0 fc.
- b. Sound levels measured at the building Frontage Line shall not exceed 70 decibels from sunrise to midnight and 60 decibels from midnight to sunrise.
- c. Porch steps, Stoops, Balconies, and Bay Windows on the Principle Building may encroach upon the lot line and sidewalk (ROW/Prescriptive Easement) up to 4 feet, so long as 4 feet of clearance remains.
- d. Awnings, Arcades, and Galleries on the Principle Building may encroach upon the Sidewalk (ROW or Prescriptive Easement) to within 2 feet of the Curb. Awnings, Arcades, and Galleries shall clear the Sidewalk vertically by at least 8 feet.

# Daufuskie Island Code

**Table 2.6**

**Public Frontages**

**PUBLIC FRONTAGES** - The Public Frontage is the area between the private lot line and the edge of the vehicular lanes.

**ISLAND THOROUGHFARE:** This Frontage has open Swales drained by percolation, Bicycle Trails are recommended and no parking is provided. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or foliage.

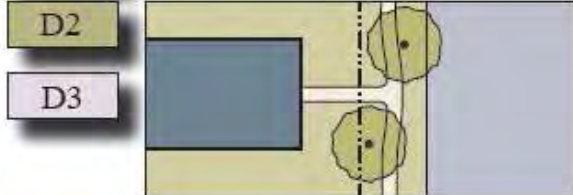
**ROAD:** This Frontage has open Swales drained by percolation and a walking Path or Bicycle Trail along one or both sides. Yield parking is permitted. The landscaping consists of multiple species arrayed in naturalistic clusters.

**STREET:** This Frontage has Sidewalks or paths separated from the vehicular lanes by individual or continuous Planters, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced Allee, with the exception that Streets with a right-of-way (R.O.W.) width of 20 feet or less are exempt from tree requirements.

**SCENIC STREET:** This Frontage has principle structures on only one side with a Sidewalk or paved Path related to a Greenway or waterfront. Sidewalks or paths are separated from the street by Continuous Planters, with parking on one or both sides. The landscaping consists of trees of a single or alternating species regularly spaced, with the exception that Streets with a right-of-way width of 20 feet or less are exempt from tree requirements.

**AVENUE:** This Frontage has raised or flush Curbs and a wide Sidewalk or paved Path separated from the vehicular lanes by a narrow continuous Planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced Allee.

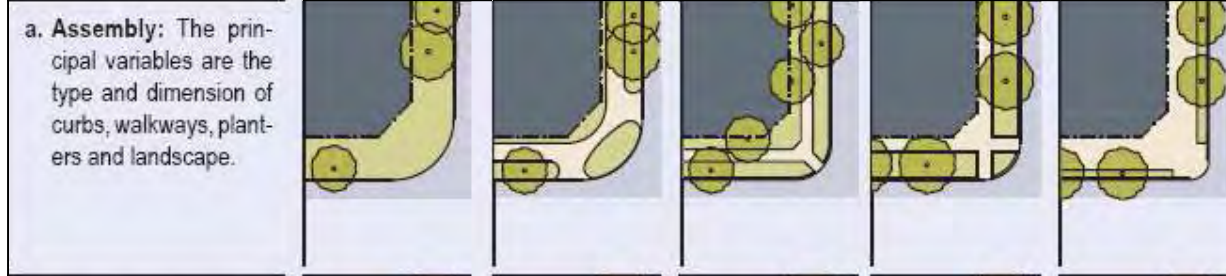
**SCENIC AVENUE:** This Frontage has principle structures on only one side with raised or flush Curbs and a wide Sidewalk or paved Path along one side, related to a Greenway or waterfront. It is separated from the vehicular lanes by individual or continuous Planters. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced Allee.



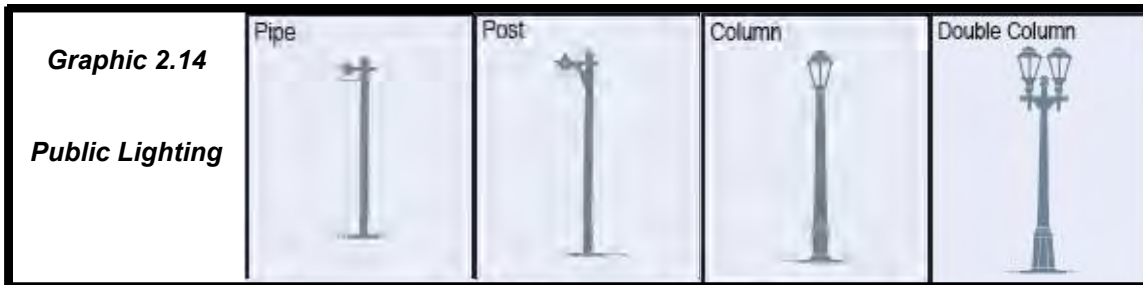
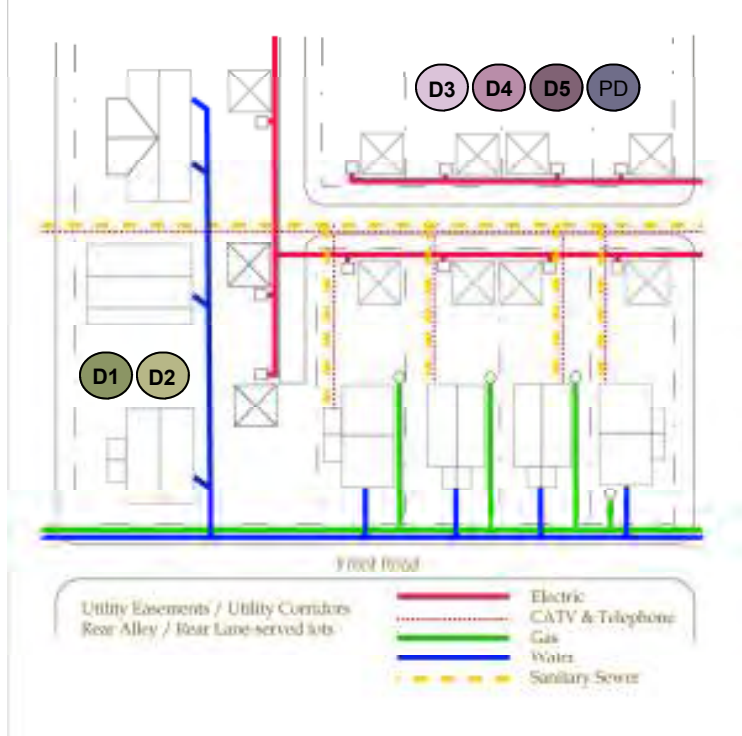
# Daufuskie Island Code

**Table 2.7**

**Public Frontage Assemblies**

| TRANSECT ZONE<br>Public Frontage Type  | D1  | D2 | D3 | D1  | D2 | D3 | D3   | D4 | PD | D4  | D5 | PD | D4  | D5 | PD |
|--|---|----|----|---|----|----|--|----|----|---|----|----|---|----|----|
|  | Isle Thoroughfare Road                        |    |    | Isle Thor, Road, Street, Sc. Street           |    |    | Street, Scenic Street                            |    |    | Street, Scenic Street                       |    |    | Avenue, Scenic Avenue                       |    |    |
| <p><b>a. Assembly:</b> The principal variables are the type and dimension of curbs, walkways, planters and landscape.</p>  |   |    |    |   |    |    |  |    |    |   |    |    |   |    |    |
| <p><b>b. Curb:</b> The detailing of the edge of the vehicular pavement, incorporating drainage.</p> <p style="text-align: right;">Type _____<br/>Radius _____</p>  | <br>Open Swale<br>10-30 feet                  |    |    | <br>Open Swale<br>10-30 feet                  |    |    | <br>Raised Curb<br>5-20 feet                     |    |    | <br>Raised Curb<br>5-20 feet                |    |    | <br>Raised Curb<br>5-20 feet                |    |    |
| <p><b>c. Walkway:</b> The pavement dedicated exclusively to pedestrian activity.</p> <p style="text-align: right;">Type _____</p>  | <br>Path Optional                             |    |    | <br>Path                                      |    |    | <br>Sidewalk                                     |    |    | <br>Sidewalk                                |    |    | <br>Sidewalk                                |    |    |
| <p><b>d. Planter:</b> The layer which accommodates street trees and other landscape.</p> <p style="text-align: right;">Arrangement _____<br/>Species _____<br/>Planter Type _____</p>                        | <br>Clustered<br>Multiple<br>Continuous Swale |    |    | <br>Clustered<br>Multiple<br>Continuous Swale |    |    | <br>Regular<br>Alternating<br>Continuous Planter |    |    | <br>Regular<br>Single<br>Continuous Planter |    |    | <br>Regular<br>Single<br>Continuous Planter |    |    |

**Graphic 2.13** Utility Placement



- D1 D2 D3
- D2 D3 D4 PD
- D3 D4 D5 PD
- D5

## Daufuskie Island Code

**Table 2.8 Street Assembly Summary**

| Abbreviation                    | B/C                    | RL / RA                | RR                         | GW  | OA   | ND - 42                            | ND - 40                       | MS                                      |
|---------------------------------|------------------------|------------------------|----------------------------|---|--|------------------------------------|-------------------------------|---|
| <b>Street Type</b>              | Bikeway / Cartway      | Rear Lane Rear Alley   | Rural Road                 | Greenway  | Oak Allee  | Neighborhood Drive                 | Neighborhood Drive            | Main Street                             |
| <b>Frontage Type</b>            | Island Thoroughfare    | N/A                    | Road                       | Island Thoroughfare                                     | Island Thoroughfare                                  | Street, Scenic Street              | Street, Scenic Street         | Avenue, Scenic Avenue                   |
| <b>Transect Zone</b>            | D1, D2, D3, D4, PD, D5 | D1, D2, D3, D4, PD, D5 | D1, D2,                    | D1, D2, D3, D4, PD                                      | D1, D2, D3, D4, PD                                   | D3                                 | D4, PD, D5                    | D4, PD, D5                              |
| <b>ROW Width</b>                | 22 ft.                 | 22 ft.                 | 36 ft.                     | 42 ft. plus min. 68 ft. of dedicated greenway per side. | 42 ft. plus min. 65 ft. of buffer for Oaks per side. | 42 ft.                             | 40 ft.                        | 60 ft.                                  |
| <b>Pavement Width</b>           | 12 ft.                 | 12 ft.                 | 18 ft.                     | 22 ft.  | 22 ft.   | 22 ft.                             | 22 ft.                        | 30 ft.                                  |
| <b>Surfacing</b>                | LINU and Asphalt       | LINU                   | LINU and Asphalt           | LINU and Asphalt  | LINU   | LINU                               | LINU                          | LINU                                    |
| <b>Movement</b>                 | Yield                  | Yield                  | Slow                       | Slow  | Slow   | Slow                               | Slow                          | Slow                                    |
| <b>Design Speed</b>             | 10 mph.                | 10 mph.                | 20 mph.                    | 20 mph.   | 20 mph.  | 20 mph.                            | 20 mph.                       | 20 mph.                                 |
| <b>Pedestrian Crossing Time</b> | 3.5 sec.               | 3.5 sec.               | 5.1 sec.                   | 6.0 sec.  | 6.0 sec.   | 6.0 sec.                           | 6.0 sec.                      | 7.8 sec.                                |
| <b>Traffic Lanes</b>            | N/A                    | N/A                    | 2 lanes                    | 2 lanes   | 2 lanes  | 2 lanes                            | 2 lanes                       | 2 lanes                                 |
| <b>Car Parking Lanes</b>        | None                   | None                   | None                       | None  | None   | None                               | None                          | Car-one side @ 8 ft. marked             |
| <b>Cart Parking Lanes</b>       | None                   | None                   | None                       | None  | None   | Cart-one side @ 7 ft. marked.      | Cart-one side @ 7 ft. marked. | Both sides angled at 8 ft. marked.      |
| <b>Curb Radius</b>              | N/A                    | Taper                  | 10-30 ft.                  | 10-30 ft.   | 10-30 ft.  | 5-20 ft.                           | 5-20 ft.                      | 5-20 ft.                                |
| <b>Walkway Type</b>             | N/A                    | None                   | Path (No Path – By Waiver) | Path (No Path – By Waiver)                              | Path (No Path – By Waiver)                           | Min. 5 foot Sidewalk or Path       | Min. 5 foot Sidewalk          | Min 6 foot Sidewalk Max 9 foot Sidewalk |
| <b>Planter Type</b>             | N/A                    | None                   | Continuous Swale           | Continuous Swale  | Continuous Swale                                     | 4 foot Continuous Swale or Planter | 4 foot Continuous Planter     | 3 foot Continuous Planter               |
| <b>Curb Type</b>                | LINU                   | Inverted crown         | Swale                      | Swale   | Swale  | Raised Curb or Swale               | Raised Curb                   | Raised Curb                             |
| <b>Landscape Type</b>           | Clustered              | None                   | Clustered                  | Clustered   | Regular at 30' on center avg.                        | Regular at 30' on center avg.      | Regular at 30' on center avg. | Regular at 30' on center avg.           |
| <b>Canopy*</b>                  | Full                   | Minimal                | Partial to Enclosed        | Partial to Full   | Enclosed   | Partial to Full (one side)         | Partial to Full (one side)    | Minimal to Partial (one side)           |

Waiver

**\*Canopy**

A **Minimal** canopy consists of planted trees that when in bloom provide a street edge with varying degrees of shade.

A **Partial** canopy consists of planted trees that when in bloom provide a street edge with occasional overhang, and significant shade.

A **Full** canopy consists of planted and / or organic trees that when in bloom provide a street edge, with significant overhang and shade.

An **Enclosed** canopy consists of planted or organic trees that when in bloom provide a street edge with complete enclosure and shade. The Street feels like a room with walls and ceiling.

**SECTION 3.0**  
**CONSERVATION TRANSECT ZONE STANDARDS**


**D1 Natural Transect**

**D2 Rural Transect**

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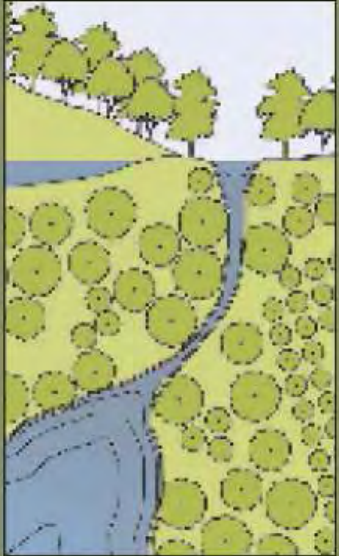
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Waiver



### D-1 NATURAL CHARACTERISTICS

- Consists of lands approximating or reverting to a wilderness condition.
- Includes lands unsuitable for settlement due to topography, hydrology or vegetation.
- The D1.1 designation shall be assigned to areas that have value as open space but nevertheless are subject to development because the zoning has already been granted. Clustered land Development shall be permitted by right.

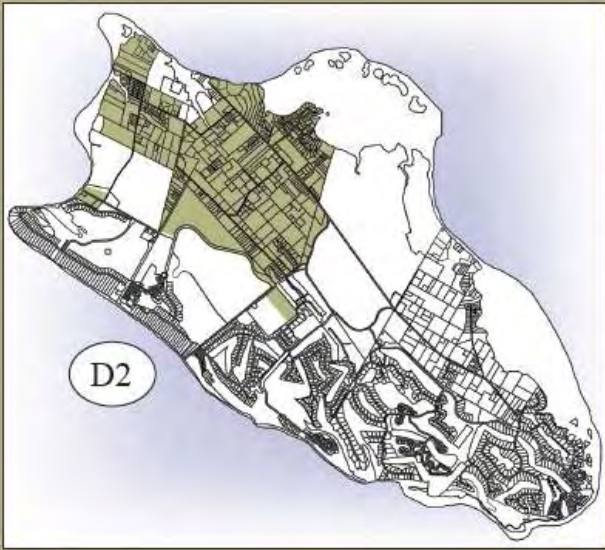




The D-1 Natural areas include but are not limited to forests, fields, marshes, wetlands, parks, and other land set aside for preservation.



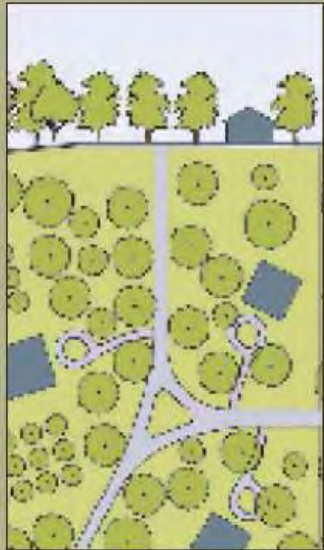




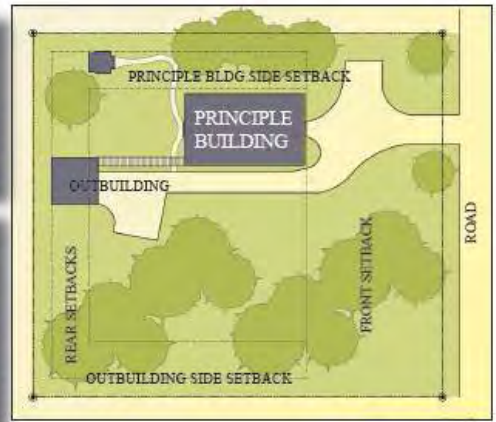
D2

### D-2 RURAL CHARACTERISTICS

- Primarily agricultural with woodlands and wetlands - scattered buildings.
- Variable generous setbacks.
- One and two story structures of a residential aesthetic.
- Parks and greenways are common.
- Single Family, Family compound, Farmstead, and adaptive residential commercial types are appropriate.
- TDR Zone - units transferred from this Zone. Not transferred to this zone, except by variance.



| <b>D-2 RURAL BUILDING FUNCTION</b>  |  |
|---|--|
| Residential   | Restricted Use   |
| Lodging   | Restricted Use   |
| Office  | Restricted Use   |
| Retail  | Restricted Use   |
| <b>BUILDING CONFIGURATION</b>   |  |
| Principle Building  | 2 stories max.   |
| Outbuilding   | 1 1/2 stories max.   |
| <b>SETBACKS – PRINCIPLE BUILDING</b>                                      |  |
| Front - Primary Mass  | 1/3 of lot depth - min.  |
| Front - Secondary Mass  | 1/3 of lot depth - min.  |
| Side Setback  | 30 feet min.   |
| Rear Setback  | 30 feet min.   |
| Frontage Build out  | not applicable   |
| Exception- Rural Cottage Close has a 30 foot minimum setback at all sides |  |
| <b>SETBACKS – OUTBUILDING</b>   |  |
| Front Setback   | Face of outbldg. to be a min of 20 feet behind front face of principle bldg. |
| Side Setback  | 10 feet min.   |
| Rear Setback  | 10 feet min.   |
| <b>BASE RESIDENTIAL DENSITY</b>   |  |
| By Right  | 1 unit per acre - gross  |
| By TDR  | variance only  |
| Other Functions   | Restricted   |
| <b>BLOCK SIZE</b>   |  |
| Block Perimeter   | no max. - no min.  |
| <b>LOT OCCUPATION</b>   |  |
| Lot Width   | by warrant   |



### D2 VISIONING

The D2 area of Daufuskie is really the heart of the island. The D2 development zone is an area that is proposed not to grow denser, but instead, to grow into a more rural place. A place of farms, forests, fields, large lots, and wide open spaces. The majority of the CP district will end up in the D-2 zone. Current and proposed property holders will have the option of selling allowable density to the more dense zones through the TDR program. This will cause the potential growth on Daufuskie to the more intense and smaller zones of the island. The intent is to preserve the character of the island. The winding tree canopied roads, grassed fields, wetlands, and marshes characterize the zone. Singular homesteads and the occasional residence formed into a small store or gallery dot the landscape.



Homesites are spread out and usually screened by large areas of foliage or long distances

Paddocks surrounded by split rail or wire fence.



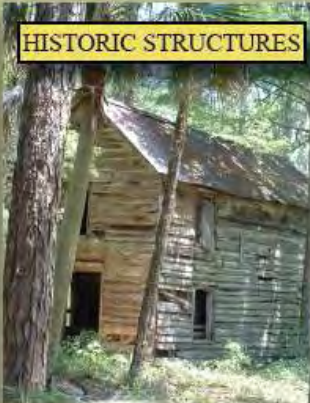
Roads are generally located due to topography, natural boundaries, or property delineations

# ART AND ARTIFACT PARKS

NEIGHBORHOOD PARKS

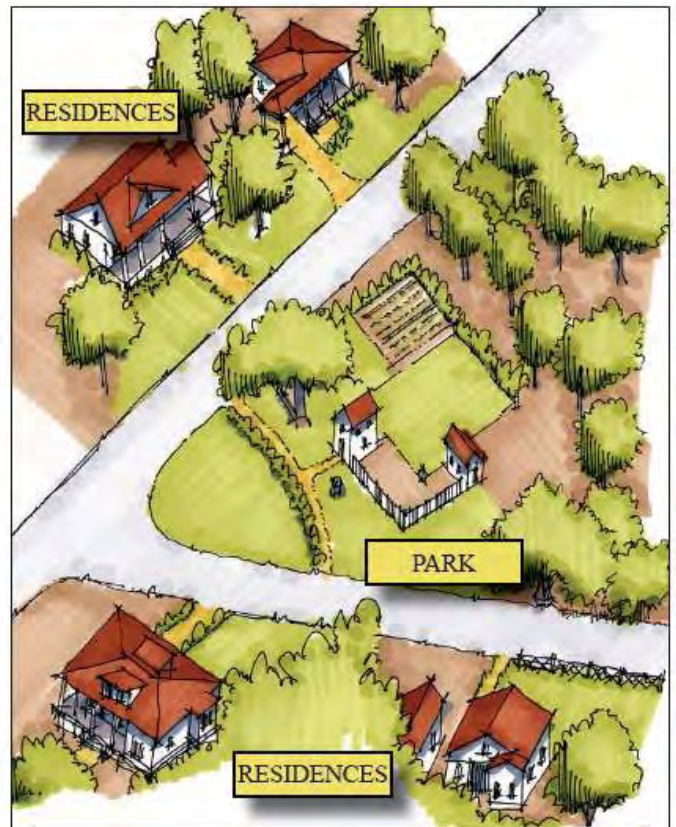


HISTORIC STRUCTURES



ART PARK

In an effort to give local artisans a public place to display their works as well as to inspire cultural and artistic expression these parks can happen wherever planned. Anything from enviromental art as seen in this photo to a covered pavillion providing a place for basket weaving is possible and would act as a focal point for any park, which then act as anchors for neighborhoods of any transect zone.



ARTIFACT PARK


One way in which to save the disappearing elements of daufuskies history is to create small public parks based on historic structures or types important to Daufuskie. These parks can happen wherever the artifacts sit or items can be moved to a newly developed site as a centerpiece. These items can vary from old farm machines to actual saved oyster houses to an old tabby foundation. These artifacts can be used as a purely visual usage to a hands on educational

# Daufuskie Island Code

D1 D2

## 3.1 EXISTING PHYSICAL CONDITIONS

### 3.1.1 Existing “Conventionally Platted” D2 Subdivisions

- a. Currently, there exist several clusters of small subdivided lots throughout the Island that are zoned D2. These have been platted and recorded, often in the form of a conventional suburban subdivision. This settlement pattern is not in keeping with the Purpose and Intent of this Code; however, these lots were established with certain expectations, and were lawfully permitted by Beaufort County using the previous ordinance.
  1. Using the process for an Administrative Form Waiver, an Applicant may request that these communities be re-interpreted, re-formatted, and re-programmed using the standards for any of the Traditional Communities contained in this appendix. 
  2. In order to qualify the Applicant’s plat shall depict a “Conventional Suburban Subdivision” of four (4) or more acres that was platted and recorded in the D2 Transect Zone prior to January 1, 2011 in which:
    - i. ...90% of the lots are one (1) acre in size or smaller; AND...
    - ii. ...there is only one form of ingress and egress providing access to the majority of lots (one way in and one way out); OR,
    - iii. ...one or more Streets (ROW’s Easements) terminate in a cul-de-sac; OR,
    - iv. ...the Planning Director agrees with the Applicant that the current plat is in conflict with the Purpose and Intent of this Code, AND meets the definition of Conventional Suburban Subdivision.
  3. If approved, the Administrative Form Waiver shall permit the Applicant and Planning Director to:
    - i. ...re-design, and re-program the subdivision into the Traditional Community type.
    - ii. Utilize specific D3 or D4 standards within the D2 Transect Zone upon the approval of the Planning Director.
  4. Creativity is required of both the Applicant and the Regulator to effectively address such un-sustainable subdivisions. This provision provides a means of generatively intensifying or de-intensifying an area using pre-determined standards, but without requiring zoning and / or text amendments. As such, any changes shall be in keeping with both the character and desires of the community. It is strongly recommended that the Applicant and Planning Director meet with the SPT with the hopes of ensuring one common vision and expectation.

### 3.1.2 Buildings and Structures (Conforming and Non-Conforming / Active and Inactive)

#### a. No Modification Request

1. An existing, active Building (Principle Building, Secondary Living Unit, Backbuilding / Outbuilding with or without an Accessory Dwelling Unit - ADU) or Structure is a Building or Structure that is currently open and operating as the function for which it was approved.
2. An existing, active Building or Structure that conforms to the provisions of this Code may continue to function as is.
3. An existing, active Building or Structure that does not conform to the provisions of this Code may continue to function as is.
4. A conforming or non-conforming Building or Structure that has been closed or abandoned for less than one full year, and for which no modification is requested, shall be permitted to re-open as:
  - i. ...the most recent former use in D2.
  - ii. ...a Permitted Use.
  - iii. ...A permitted Special Use.
5. A conforming or non-conforming Building or Structure that has been closed or abandoned for one full year or longer, and for which no modification is requested, shall be permitted to re-open as:
  - i. ...a Permitted Use.
  - ii. ...A permitted Special Use.

#### b. Request to Modify

1. If a Modification is requested for a conforming or non-conforming Building or Structure that is either active, or has been closed or abandoned for less than one full year, and the Modification:
  - i. ...is one hundred and twenty (120) square feet or greater in size, **or**
  - ii. ...involves a Civic Site, Transit Shelter, Signs, removal of a Specimen Tree, **or**
  - iii. ...requires the Applicant to obtain a Building Permit and / or Development Permit from Beaufort County, then...

## Daufuskie Island Code

...the Building or Structure shall be reviewed as if it is New Development, requiring the owner to submit an application for approval. Upon approval of the Modification the Building or Structure shall be permitted to function as:

- i. ...the existing or most recent former use in D2.
  - ii. ...a Permitted Use.
  - iii. ...a permitted Special Use.
2. If a Modification is requested for a Conforming or Non-Conforming Building or Structure that has been abandoned for one (1) full year or longer, and the Modification:
- i. ...is one hundred and twenty (120) square feet or greater in size, **or**
  - ii. ...involves a Civic Site, Transit Shelter, Signs, removal of a Specimen Tree, **or**
  - iii. ...requires the Applicant to obtain a Building Permit and / or Development Permit from Beaufort County, then...

...the Building or Structure shall be reviewed as if it is New Development, requiring the owner to submit an application for approval. Upon approval of the Modification the Building or Structure shall be permitted to re-open as:

- i. ...a Permitted Use.
- ii. ...a permitted Special Use.

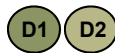
**3.1.3 Existing Historic Buildings and Structures (as determined by the HPRB) that are preserved to the standards of the HPRB and Planning Director may:**

- a. Re-open as the most recent use, regardless of how long the structure has been closed or abandoned (See Section 3.8 *Use*, Table 3.7 *General Uses*, and Table 3.8 *Specific Uses*).
- b. Function as a permitted Residential or Lodging structure that is “open to permanent overnight habitation”, an Office Use, or a Commercial Use (See Table 3.7 *General Uses*).
- c. Request a Special Use Permit for “Other Uses” not currently permitted in the D1 and D2 Transect Zones.

**3.1.4** When a residential building is “adaptively re-used” such that the primary use is no longer residential, the Applicant shall utilize one (1) of the Adaptive Residential Archetypes located in Section 6.0 *Daufuskie Archetypes* of this Appendix.

**3.1.5** The restoration or rehabilitation of an existing building should not require the provision of parking in addition to that which is present. However, the Planning Director shall maintain the right to request additional parking (based on Table 3.9 *Required Parking*) or reduce existing parking which exceeds that which is required by this Code.

**3.1.6** The restoration or rehabilitation of an existing building should not require on-site stormwater retention / detention in addition to that which already exists. However, the Planning Director shall maintain the right to request specific standards when necessary (based on Section 3.10 *Landscape and Stormwater*, and Table 3.10 *Light Imprint Tools*).



**3.2 NEW DEVELOPMENT**

**3.2.1 General to D1, D2**

- a. Land in the D2 Rural Transect Zone that is placed in permanent conservation (through easement, Purchase of Development Rights PDR, or Transfer of Development Rights TDR) is eligible for rezoning to the D1 Natural Transect Zone.
- b. All new development shall be Transect based and adhere to the standards of this Code.
- c. A Typical Lot shall consist of one (1) Principal Building at the Frontage, and one (1) or more Backbuildings / Outbuildings to the rear of the Principal Building.
- d. A Secondary Living Unit shall only be permitted on a lot as part of a Conservation Community (See Section 13.12 *Subdivision* to determine which Conservation Communities permit Secondary Living Units).
- e. A Backbuilding / Outbuilding shall be considered to be a structure containing parking (garage, port-cochere), storage space, or an Accessory Dwelling Unit (ADU).
- f. An Accessory Dwelling Unit (ADU) shall be considered to be a habitable use (Residential, Lodging, Office, Commercial) occurring within a Backbuilding and / or Outbuilding.
- g. Only one (1) Backbuilding / Outbuilding with Accessory Dwelling Unit (ADU) shall be permitted per Principle Building, per lot.
- h. A Backbuilding / Outbuilding (with or without an ADU) may be constructed prior to the Principle Building on the same parcel.

**3.2.2 Specific to D1**

## Daufuskie Island Code

- a. The D1 Transect Zone consists of lands approximating or reverting to a wilderness condition. As a result of topography, hydrology, vegetation, or public desire, the majority of land shall not be utilized for development.
- b. New Development is permitted in D1; however:
  1. The Design of each new Principle Building shall be per Administrative Form Waiver.
  2. Dwelling units or structures open to permanent overnight habitation shall not be permitted.
- c. The D1 Transect Zone may include both public or private institutional amenities and/or infrastructure. These structures shall be limited to agricultural activity, educational activity and recreational activity. This includes, but is not limited to:
  1. Buildings and structures used for farming (barns, crops, gardens),
  2. Educational interpretation or recreation (historic sites, overlooks, bird or deer viewing towers picnic sheds).
  3. Trail systems (walking and bicycle trails).

Waiver

### 3.2.3 Specific to D2

- a. The D2 Transect Zone is primarily agricultural with woodlands, wetlands, and scattered buildings that limit the ability for pedestrian activity. These natural resources are sometimes organized into formal civic spaces, such as Parks and Greenways. Buildings in D2 are one (1) or two (2) stories, residential in character, and contain generous setbacks.
- b. Reserved

### 3.3 NATURAL RESOURCES



- 3.3.1 Resource protection is important to maintaining the character, culture, and economic potential of Daufuskie Island. Section 3.3 is intended to address the Island's natural resources in relation to the Transect. Transect Zones manifest a range of natural and urban conditions. In case of conflict, natural resource protection shall have priority in the Conservation Zoning Districts (D1, D2) and the built environment shall have priority in the Urban Zoning Districts (D3, D4, PD, D5).
- 3.3.2 In the Conservation Zoning Districts (D1, D2) the primary objective is to protect significant portions of undisturbed land and accompanying natural resources. Land in the D2 Natural Transect Zone that is placed in permanent conservation (through conservation easement, Purchase of Development Rights PDR, or Transfer of Development Rights TDR) should be rezoned D1 Rural Transect Zone when the Planning Department decides to do so.
- 3.3.3 Table 3.2 *Resource Protection Levels* requires that all or a percentage of specific resources be reserved as open space and left undisturbed by any development. The protection level for each resource is the decimal value or percentage of the resource that is to remain permanent "open space". For example, a protection level of 0.70 means that 70 percent of the land in that resource shall be fully protected. The level of protection may vary by zoning district.
- 3.3.4 All development (Traditional Community development and Single Lot development) shall demonstrate that it adheres to the protection levels of Table 3.2 *Resource Protection Levels*.
- 3.3.5 Natural features not specifically addressed in Table 3.2 *Resource Protection Levels* (i.e. water, marsh, ponds, creeks, vegetation, rookery's, etc.) may be determined by the Planning Director to be Natural Resources. As such, the Natural Resource requirements of this Appendix shall apply.
- 3.3.6 Article VII, Division 3 NATURAL RESOURCE PROTECTION STANDARDS shall apply, however the following standards shall be substituted for Sec. 106-1845. River buffer. (4) Setbacks. The following setbacks from the OCRM critical line shall apply to all new development:
  - a. In D1 Permitted structures not open to permanent habitation shall be set back 50 feet.
  - b. In D2 Residential and Non-residential buildings shall be set back 50 feet.
  - c. Tile fields or septic tanks are prohibited in the river buffer, and shall not be placed within 100 feet of the OCRM critical line.
  - d. Agricultural uses and golf courses shall be set back 50 feet.
- 3.3.7 Table 3.3 *Uses Resource Areas* lists uses permitted in open space in the Conservation Zoning Districts (D1, D2) in addition to those already permitted by Table 106-1876. Any use not listed shall be considered prohibited. Special standards for specific uses found in Sec. 106 – 1907-16 shall apply.

## Daufuskie Island Code

**Table 3.2 Resource Protection Levels**

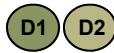
| Natural Resource            | D1  | D2   | Other Standards,<br>See Section: |
|-----------------------------|---|------|----------------------------------|
| Non-tidal wetlands          | 1.00                                      | 1.00 | 106-1843                         |
| Beach-dune                  | 1.00                                      | 1.00 | 106-1844                         |
| River buffer                | 1.00                                      | 1.00 | 106-1845                         |
| Maritime forest             | 0.70                                      | 0.70 | 106-1845                         |
| Mixed upland forest, mature | 0.55                                      | 0.55 | 106-1845                         |
| Pine forest, mature         | 0.40                                      | 0.40 | 106-1845                         |
| Mixed upland forest, young  | 0.25                                      | 0.25 | 106-1845                         |
| Endangered species areas    | 1.00                                      | 1.00 | 106-1847                         |
| Specimen trees              | See subsection 106-1846(b) and article VI |      | --                               |
| Historic sites              | See article X                             |      | --                               |

**Table 3.3 Uses in Resource Areas**

| Non-tidal Wetland                            |  | River Buffer  |   | Beach Dune  |             | All Forest Types (Sec. 106-1813)                                  |   | Endangered Species  |   |
|--|--|---|---|-------------|-------------|---|---|---|---|
| D1   | D2   | D1  | D2  | D1          | D2          | D1  | D2  | D1  | D2  |
| Light Imprint storm-water filtration storage | Light Imprint storm-water filtration storage | Light Imprint storm-water filtration storage surfacing channeling | Light Imprint storm-water filtration storage surfacing channeling | Beach       | Beach       | Light Imprint storm-water filtration storage surfacing channeling | Light Imprint storm-water filtration storage surfacing channeling | Light Imprint storm-water filtration storage surfacing channeling | Light Imprint storm-water filtration storage surfacing channeling |
| Nature area                                  | Nature area                                  | Beach   | Temp. festival  | Nature area | Nature area | Trails  | Temp festival   | Public/Private road   | Public/Private road   |
| Trails                                       | Trails                                       | Nature area   | Beach   | Trails      | Trails      | Nature area   | Trails  | Nature area   | Nature area   |
|  |  | Trails  | Nature area   |             |             | Public/Private road   | Nature area   | Trails  | Trails  |
|  |  | Private Road*   | Trails  |             |             | Bikeway / Cartway   | Picnic shed/ area   |   |   |
|  |  | Bikeway / Cartway*  | Private Road*   |             |             |   | Public/Private road   |   |   |
|  |  |   | Bikeway / Cartway*  |             |             |   | Bikeway / Cartway   |   |   |

\*See 3.5.13 and 3.12.2.m

# Daufuskie Island Code



## 3.4 DENSITY

### 3.4.1 General to D1, D2

- a. Density shall be expressed in terms of dwelling units per acre or du./ac.
- b. Density exchange – Density shall be exchanged at the following rate:
  - 1. Residential:
    - i. One (1) Single-Family House within a Principle Building or Secondary Living Unit = one (1) dwelling unit.
    - ii. One (1) Two-Family House within a Principle Building or Secondary Living Unit = two (2) dwelling units.
    - iii. One (1) Home Office within a Principle Building or Secondary Living Unit = one (1) dwelling unit.
    - iv. One (1) Live-Work within a Principle Building or Secondary Living Unit = one (1) dwelling unit.
    - v. Accessory Dwelling Units within a Backbuilding / Outbuilding shall not count toward the gross Density of a lot. One (1) Accessory Dwelling Unit (Residential ADU) within a Backbuilding / Outbuilding = zero (0) dwelling units.
  - 2. Lodging:
    - i. D1 – One (1) Single-Family House Rental within a Principle Building = one (1) dwelling unit.
    - ii. D2 – Two (2) B&B bedrooms within a Principle Building or Secondary Living Unit = one (1) dwelling unit.
    - iii. Accessory Dwelling Units within a Backbuilding / Outbuilding shall not count toward the gross Density of a lot. One (1) two (2) bedroom Accessory Dwelling Unit (Lodging ADU) within a Backbuilding / Outbuilding = zero (0) dwelling units.
  - 3. Office:
    - i. 1000 square feet of Office within a Principle Building or Secondary Living Unit = one (1) dwelling unit.
    - ii. Accessory Dwelling Units within a Backbuilding / Outbuilding shall not count toward the gross Density of a lot. One (1) Accessory Dwelling Unit (Office ADU) within a Backbuilding / Outbuilding = zero (0) dwelling units.
  - 4. Commercial:
    - i. 1000 square feet of Commercial within a Principle Building or Secondary Living Unit = one (1) dwelling unit.
    - ii. Accessory Dwelling Units within a Backbuilding / Outbuilding shall not count toward the gross Density of a lot. One (1) Accessory Dwelling Unit (Commercial ADU) within a Backbuilding / Outbuilding = zero (0) dwelling units.
- d. Historic Structures (recognized by the HPRB) that are preserved to the standards of the Secretary of Interior, or the HPRB shall not count towards the gross density of a parcel or Conservation Community. The historic structure(s) may function as a Principal Building, Secondary Living Unit, or Backbuilding / Outbuilding. The Planning Director shall determine the standards to be used and discuss Historic Preservation goals and incentives at the Pre-application meeting.

### 3.4.5 Specific to D1

- a. In the D1 Transect Zone Density or Dwelling Units per acre (du./ac.) shall be approved on a parcel by parcel basis using an Administrative Form Waiver.
- b. Reserved.



### 3.4.6 Specific to D2

- a. The total Density on an individual parcel shall not exceed that specified in the Base Residential Density.
- b. In the D2 Transect Zone B&B lodging shall be restricted to a Principle structure or Conservation Community with no more than 12 total bedrooms on one parcel.



# Daufuskie Island Code



## 3.5 CIVIC SITES

3.5.1 A Civic Site is a space dedicated for public use.

3.5.2 An Applicant, including a public sector agency, may submit a proposal that contains one (1) or more of the following Civic Site Typologies:

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

iv. A **Civic Space (CS)** is a site for use by the public and designed in accordance with Table 3.4 *Civic Space*. A Civic Space often begins as little more than a reserved **Civic Lot (CL)**. However, once developed, the Civic Space should become a green, park, playground, community garden, or Farm Plot. As it evolves, the Civic Space should accrue structures and increased activity. This might include a **Civic Building (CB)**, **Civic Art (CA)**, or a focused activity area or **Gathering Place (GP)**. If permitted as a Use, each Civic Site shall be subject to individual review using the process for an Administrative Form Waiver.



v. The Conservation Zoning Districts (D1, D2) permit the following types of transect appropriate Civic Spaces:

- a. **GREEN (D2)**: Open space consisting of lawn and informally arranged trees and shrubs, typically furnished with paths, benches, open shelters, and Civic Art. Greens are spatially defined by abutting streets. Civic Buildings and Playgrounds are sometimes front or are sited within a Green. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.
- b. **PARK (D1, D2)**: Natural landscape consisting of open and wooded areas, typically furnished with paths, benches, open shelters and occasional Civic Art. Neighborhood parks are often irregularly shaped but may be linear when parallel to water or when designed to establish a green corridor or finger. Civic Structures and Playgrounds are common within a Park, especially along the waterfront. "Pocket Parks" may resemble the diagram for Playgrounds in Table 3.4 Civic Space. Parks shall have no minimum nor maximum size requirement.
- c. **PLAYGROUND (D1, D2)**: Fenced open space, typically interspersed within residential areas that is designed and equipped for the recreation of children. Playgrounds may be freestanding or located within parks, greens, or school sites. Civic Art is strongly encouraged. There shall be no minimum or maximum size.
- d. **COMMUNITY GARDEN (D1, D2)**: Grouping of garden plots available to nearby residents for small-scale cultivation. Though not required, the Community Garden provides an ideal Civic Space for a Rural Cottage Close (RCC) community or Family Cluster Community (FCC); as well as D2 land within a Traditional Community. The minimum size shall be 1/2 acre and the maximum shall be 2 acres.
- e. **FARM PLOT (D1, D2)**: Plot dedicated primarily to food production for local consumption and managed so as to avoid adverse impacts to nearby residential neighborhoods. Though not required, a Farm Plot is an ideal Civic Space for D2 land within a Traditional Community, or as part of a Farmstead Community (FC). The minimum size shall be 5 acres.

3.5.5 A **Civic Building (CB)** is a structure generally operated by a not-for-profit organization dedicated to culture, education, religion, government, transit, or other public use. Civic Buildings should be sited at prominent locations (e.g. a Civic Lot abutting a Civic Space, or the axial termination of a street), and in accordance with Graphic 4.14 *PD Typical Civic Lot Type Civic Lot Type*, Pg. 131. Civic Buildings should contain examples of Civic Art.

3.5.6 A **Civic Lot (CL)** is a type of lot, at least 10,000 square feet in size, reserved specifically for a future Civic Building and demarcated as such on a master plan. A Civic Lot may abut or run adjacent to a Civic Space. Prior to construction of the Civic Building, the empty lot may function as part of the Civic Space.

3.5.7 A **Gathering Place (GP)** is a publicly or privately owned "space" that functions as an amenity or "third place" (not home, not work) for members of the community to assemble and interact. Typically, the space is smaller in scale and less formal than a traditional Civic Space. Examples include: an open air structure such as a public pavilion, community pier, communal oyster pit, grand oak with attached rope swing; as well as privately owned "space", including: a sidewalk café, a bookstore, etc.

- a. All Gathering Places shall be clearly delineated on the Applicant's proposal and reviewed by the SPT.

## Daufuskie Island Code







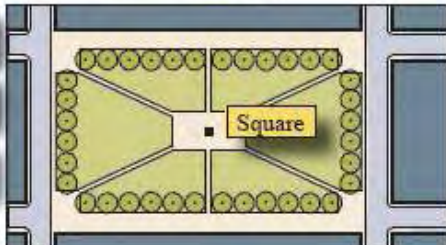
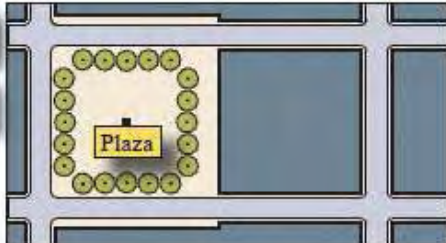
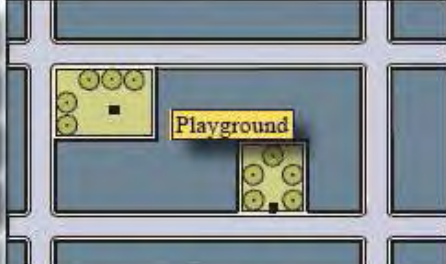
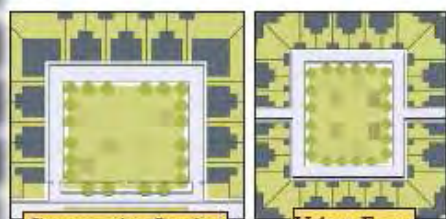
- b. A Gathering Place may serve a dual purpose as amenity or “third place”, as well as providing stormwater infrastructure for channeling, storage and filtration purposes. A dual purpose amenity might include a natural or manmade water feature that is clearly designed around the public’s enjoyment. Their use should be encouraged. Examples include, but are not limited to: a wetland, creek, canal, pond, paved basin, waterscape, etc.
- 3.5.8 Civic Art (CA)** refers to works of art in any media that are planned and executed with the specific intention of being sited or staged in the public realm or prominent space. Civic Art is usually outside and accessible to all, including publicly accessible buildings. Civic Art may be used to express shared experiences values, or culture; commemorate noteworthy people, places, and events; or stimulate the senses. Interactive Civic Art is designed to encourage public participation, such as a fountain that is also a musical instrument. Monuments, memorials, architectural sculpture, fountains, statuary, and murals comprise the most common types of Civic Art; however, most components of the built environment may also be considered. This includes, but is not limited to: street furniture, lighting, water features, water towers, bus sheds, fire hydrants, infrastructure, etc.
- a. Civic Art shall be delineated on the Applicant’s proposal. The Planning Director shall have the final say as to whether or not a Civic Art (CA) proposal shall be permitted.
- b. Civic Art shall be contextual with its surroundings and Transect Zone (in scale, configuration, materials, etc.) and compliant with the standards set forth in this Appendix.
- c. An Applicant may propose a type of regenerative Civic Art, such as a stage in which regular dance, procession, or street theater will take place.
- d. Civic Art may serve a dual purpose as both public amenity and stormwater infrastructure. Such an amenity presents as a work of public art, while also functioning as a stormwater channeling, storage, or filtration device. Examples include, but are not limited to: a fountain, waterscape, sculpted watercourse, French drain, Archimedean screw, etc.
- 3.5.9** Unless approved using the process for Administrative Form Waiver:
- a. Civic Space in the form of a Green shall front on a minimum of 2 streets, public Rights of Way or Easements. A Civic Space in the form of a Park shall front on a minimum of 1 street, ROW or Easement. A body of water or similar natural feature may be substituted for a Street, ROW, or Easement. The Street, ROW, or Easement shall connect to adjacent development. 
- b. Reserved.
- 3.5.10** Civic Space proposals shall be reviewed by the Planning Director.
- 3.5.11** When proposing to build a Civic Space, a Landscape plan shall be submitted for existing and proposed landscape elements in compliance with Section 3.10.2 and Section 3.10.5
- a. Specific to Parks
1. Parks may be programmed, natural, or a Conservation area.
2. Turf-grass area and grass fields shall be planted or managed with appropriate low care and drought tolerant grasses that are mown to a high cut height or left uncut to provide a grass meadow.
3. Specific to Recreation Parks (Playing Fields) – Turf-grass recreational fields and high use areas shall be carefully graded, leveled, and sodded or seeded with an appropriate playfield turf-grass mix.
- b. Specific to Greens
1. Turf-grass area shall be planted or managed with appropriate low care and drought tolerant grasses that are mown to a high cut height.
2. Reserved.
- 3.5.12** Parking for Civic Sites shall utilize pervious materials in substitute of pavement per Table 3.10 *Light Imprint Tools* (and accompanying Design Manual) or, if approved by Administrative Waiver, the site may remain unpaved if graded, compacted, and possibly landscaped. 
- 3.5.13** Parking for a Gathering Place is permitted, but not mandatory unless required by the Planning Director. If the Gathering Place also functions as a Retail use (e.g. bookstore), the Gathering Place shall meet the parking requirements for the use. Parking shall utilize pervious materials in substitute of pavement per Table 3.10 *Light Imprint Tools* (and accompanying Design Manual) or, if approved by Administrative Waiver, the site may remain unpaved if graded, compacted, and possibly landscaped. 
- 3.5.14** Civic Sites shall not be subject to the critical line setback.
- 3.5.15** Every Civic Space shall include a minimum of one (1) example of Civic Art per Civic Space.
- 3.5.16** Civic Art placed on an otherwise empty Civic Lot may be credited against the requirement for Civic Art in a Civic Space or a Traditional Community.
- 3.5.17** Civic Buildings are not limited to the Building Archetypes found in this code. The particulars of the design shall be determined by Administrative Form Waiver. 

Table 3.4

Civic Space

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

# Daufuskie Island Code

D1 D2

## 3.6 LOT DESIGN AND BUILDING PLACEMENT

### 3.6.1 Lot Design

- a. Newly platted Lots in D1 shall be dimensioned or determined using the process for an Administrative Form Waiver.
- b. Newly platted Lots in D2 shall be dimensioned according to the specifications found in Table 3.1 *D2 Metrics Summary*.
  - 1. Lot width shall be determined by Administrative Form Waiver.
  - 2. Reserved.

Waiver

Waiver

### 3.6.2 Building Placement

- a. D1 Buildings shall be disposed by Administrative Form Waiver.
- b. Exceptions to required setbacks shall be granted for avoiding trees with calipers greater than eight (8) inches, OR Magnolias, Dogwoods, and Redbuds with calipers greater than four (4) inches.
- c. In D2 the Front Setback for both the Primary and Secondary Mass of the Principal Building shall be a minimum of 1/3 of the depth of the lot.
- d. In D2 the Side and Rear Setback for a Principle Building shall be a minimum of thirty (30) feet.
- e. In D2 the Front Setback for an Outbuilding (with or without an ADU) shall be a minimum of twenty (20) feet behind the front face (Primary Mass or Secondary Mass) of the Principal Building.
- f. In D2 the Front Setback for a Secondary Living Unit that is not part of a Conservation Community shall be determined by Administrative Form Waiver.
- g. In D2 the Side and Rear Setback for a Secondary Living Unit or Outbuilding (with or without an ADU) shall be a minimum of ten (10) feet.
- h. Where Buildings (Principle, Secondary, Backbuilding / Outbuilding) exist on adjacent lots, the Planning Director may request that a Building match one (1) or the other of the adjacent Setbacks and / or Heights rather than the provisions of this Code.
- i. In D2 Setbacks may be adjusted at the discretion of the Planning Director for the benefit of the local community.
- j. Setbacks for Civic Buildings shall be determined using the process for an Administrative Form Waiver.
- k. Facades shall be built parallel to a rectilinear Principal Frontage Line, or to the tangent of a curved Principal Frontage Line, and along a minimum percentage of the lot width (determined by Administrative Form Waiver).

Waiver

Waiver

Waiver

Waiver

D1 D2

## 3.7 BUILDING CONFIGURATION

### 3.7.1 Specific to D1

- a. In D1 the Archetype for a new structure shall be allocated per Administrative Form Waiver.
- b. In D1 Private Frontage for a new structure shall be allocated per Administrative Form Waiver.

Waiver

Waiver

### 3.7.2 Specific to D2

- a. The Principle Building and Secondary Living Unit shall use as its basic form one (1) of the archetypes permitted in Section 6.0 *Daufuskie Archetypes* and summarized by Table 3.6 *Conservation Archetypes*.
  - 1. Style is not regulated by this ordinance. However, every effort shall be made to utilize a typology, form, material, massing, and detailing that is contextual with the timeless architecture of Daufuskie Island. The Diagrams and Photographs of Section 6.0 provide the user with an "architectural starting point", or the basic pattern, features, Volume and Massing of the building, including some real world examples to visually reinforce each Archetype. These are not intended to represent the final concept (Scale, Articulation, Style), but rather to ensure that each new structure contributes to, and reinforces the neighborhoods of the National Historic District.
  - 2. An individual photograph depicts just one (1) means by which an Archetype or Guideline may be interpreted appropriately, and shall not be construed as absolute or binding.
  - 3. The particulars of the design for the "Everyday Island" archetype (including the setbacks, lot coverage, opacity, glazing, etc.) shall be determined using the process for an Administrative Form Waiver.
    - i. Should the Planning Director find that the structure exhibits significant architectural merit, the setbacks and opacity may be adjusted.
    - ii. Should the Planning Director find that the site merits additional screening, the site may be required to achieve a level of opacity between fifty percent (50%) and one (1) hundred percent (100 %) at maturity, as viewed from the nearest street (Street ROW or Prescriptive Easement).

Waiver

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- b. Civic Buildings shall not be limited to the Building Archetypes found in this code. The particulars of the design shall be determined using the process for an Administrative Form Waiver. 
- c. A Principle Building or Secondary Living Unit that changes its primary use (away from Residential) shall utilize the process for an Administrative Form Waiver to determine which alterations from the Adaptive Residential archetypes are necessary. 
- d. The Private Frontage of a Principle Building or Secondary Living Unit shall adhere to the standards conveyed in Table 3.6 *Private Frontage*; and ensure coordination with the appropriate Public Frontage. Therefore, the user shall also review Section 2.6 General to All (Section 2.5-2.6 *Daufuskie Island Street Plan*, Table 2.5 *Island Street Plan*, Graphics 2.3 – 2.10 *Street Sections*, Section 2.7 *Public Frontage*, Table 2.6 *Public Frontages*, Table 2.7 *Public Frontage Assemblies*, and Table 2.8 *Street Assembly Summary*). Additional guidance may also be found in Section 3.10 *Landscape and Stormwater*.
1. The Principle Building on a parcel in which two or more sides abut a Right of Way (ROW) or Easement (Street and / or Pedestrian Passage, except Lane / Alley) shall front or address each Right of Way (ROW) or Easement.
  2. In D2 If a parcel abuts a Natural Resource or Civic Site then the nearest adjacent ROW or Easement (Street, Pedestrian Passage, except Lane / Alley) shall be located between the parcel and the Natural Resource or Civic Site. The Principle Building shall front and / or address both the ROW or Easement and adjacent Natural Resource or Civic Site. The Principle Building shall not turn its back to the ROW or easement and adjacent Natural Resource or Civic Site without acquiring an Administrative Form Waiver. 
- e. The Façade of a Principle Building (excluding the Everyday Island archetype) shall be glazed with clear glass no less than 30% of the first Story.
- f. Building height for the Principle Building shall be a maximum of 2 ½ stories. Building height for a Secondary Living Unit or Outbuilding (with or without an ADU) shall be a maximum of 2 stories.
1. Building height shall be measured in number of Stories, from the lowest ground elevation to the eave or roof deck.
  2. A Story shall constitute the Habitable level within a Building or structure of a maximum fourteen (14) feet in Height between the upper surface of a floor and the lower surface of the ceiling or exposed roof next above. If permitted, using the process for an Administrative Form Waiver, a ground level (Retail, Civic, Civil Support, or Agricultural Industrial) story may exceed this limit. 
  3. Mezzanines shall not exceed thirty-three percent (33%) of the Habitable Space Floor Area.
  4. Each story used exclusively for parking vehicles is also counted as a story.
  5. The height of Fences and walls shall be measured in feet from the lowest ground elevation.
- g. All specified Building Heights may be increased by the difference between the actual lot elevation and the base elevations required by applicable FEMA standards, provided that any first story space shall be designed for use as:
1. ...parking or storage space set into the structure a minimum of 10 feet behind the front face of the principle building, and concealed from view of all streets,
  2. ...an open market, a loggia or porch or combination thereof, or other open-air area for recreation, relaxation or gathering, or
  3. ...enclosed Commercial or Retail space, to the extent permitted by applicable FEMA requirements, or other use permitted by the Planning Department.
- h. Roof structures and parapet walls may exceed the maximum height limit provided there is no habitable space inside the roof structure.
- i. **Appurtenances**
1. Architectural Appurtenances such as cupolas, clerestories, clock towers, towers, steeples, etc. may extend a maximum of 15 feet above the height limit, and shall not exceed 250 square feet in size when combined. If a proposal fails to meet these standards the Applicant shall apply for an administrative Form Waiver. 
  2. Mechanical or structural Appurtenances such as elevator and stairwell enclosures, air-conditioning equipment, water tanks, and solar energy collectors may extend a maximum of 15 feet above the height limit. Such appurtenances shall not exceed 250 square feet in size when combined. Appropriate screening shall be provided. If a proposal fails to meet these standards the Applicant shall apply for an Administrative Form Waiver. 
- j. The scale and massing of a Secondary Living Unit or Outbuilding shall relate to that of the Principle Building. If a Secondary Living Unit has an Outbuilding the scale and massing of the Outbuilding shall relate to that of the Secondary Living Unit.

Table 3.5

Private Frontage (Primary or Secondary)

**PRIVATE FRONTAGES** - The Private Frontage is the area between the building Facades and the Lot lines.

**COMMON YARD:** A planted Frontage wherein the Facade is set back substantially from the Frontage line. the front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed thoroughfares.

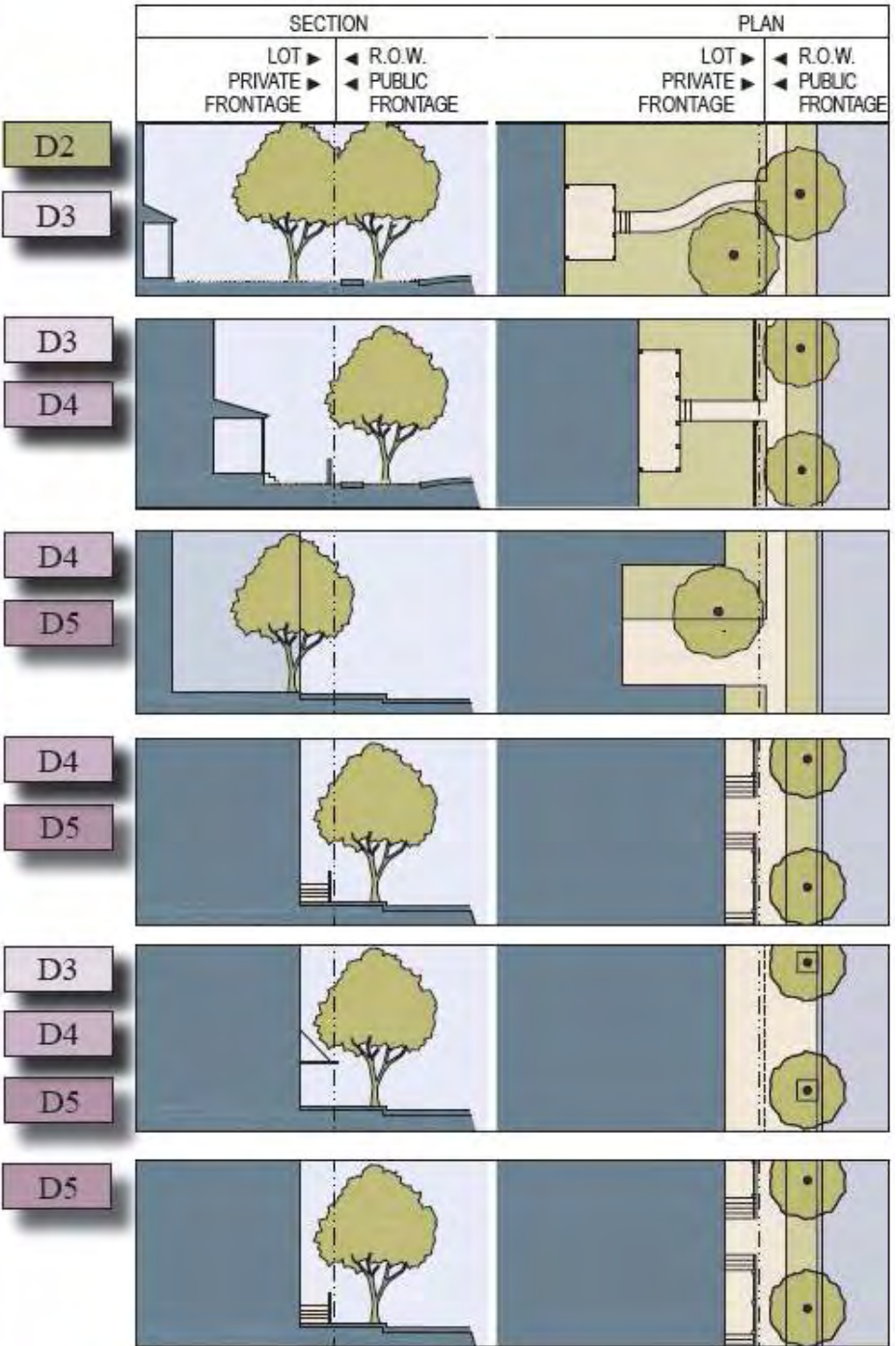
**PORCH and FENCE:** A planted Frontage wherein the Facade is set back from the Frontage line with an attached porch permitted to encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.

**FORECOURT:** A Frontage wherein a portion of the Facade is close to the Frontage Line and a portion is set back. The Forecourt created is suitable for vehicular drop-offs. this type should be allocated in conjunction with other Frontage types.

**STOOP:** A Frontage wherein the Facade is aligned close to the Frontage line with the first Story elevated from the Sidewalk to secure privacy. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.

**SHOPFRONT:** A Frontage wherein the Facade is aligned close to the Frontage Line with the entrance at Sidewalk grade. This type is conventional for Retail use. It has a substantial glazing on the Sidewalk level and an awning that should overlap the Sidewalk.

**ARCADE:** A colonnade that overlaps the Sidewalk, while the Facade at Sidewalk level remains at or behind the Frontage Line. This type is conventional for retail use. The arcade shall be no less than 10 feet wide.



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**Table 3.6 Conservation Archetypes**

|                             | D2 Residential | D2 Adaptive Residential | D2 Commercial | See Section six(6) |
|-----------------------------|----------------|-------------------------|---------------|--------------------|
| Everyday Island             | ●              | ●                       | ○             | Pg.140             |
| Cochere Cottage             | ●              | ●                       | ○             | Pg.141             |
| Dormered Cottage            | ●              | ●                       | ○             | Pg.142             |
| Gable End Cottage           | ●              | ●                       | ○             | Pg.143             |
| Simple Hipped Cottage       | ●              | ●                       | ○             | Pg.144             |
| Gable Attached Shed Cottage | ●              | ●                       | ○             | Pg.145             |
| Gable Detached Shed Cottage | ●              | ●                       | ○             | Pg.145             |
| Eclectic Cottage            | ●              | ●                       | ○             | Pg. 146            |
| Porched Square              | ●              | ●                       | ○             | Pg.147             |
| Oyster House                | ●              | ●                       | ○             | Pg.148             |
| Double Gallery Square       | ●              | ●                       | ○             | Pg.149             |
| Porch Wrap Cottage          | ●              | ●                       | ○             | Pg.150             |
| 'L' House                   | ●              | ●                       | ○             | Pg.151             |
| One Story Fabric            | ○              | ○                       | ○             | Pg.152             |
| Two Story Fabric            | ○              | ○                       | ○             | Pg.153             |
| Double Gallery              | ○              | ○                       | ○             | Pg.154             |
| Mass Over Arcade            | ○              | ○                       | ○             | Pg.155             |
| Porch over Arcade           | ○              | ●                       | ●             | Pg.156             |
| Farmstead                   | ●              | ●                       | ●             | Pg. 157            |

Daufuskie Archetypes are located in Section Six (6); Architectural Guidelines are located in Section Seven (7).


**3.8 USE** D1 D2  
**3.8.1 Non-Conforming Use**

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

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- c. A previously conforming Use that has been abandoned for one (1) full year or longer, and as a result of this code, no longer conforms to the Use Standards for the underlying zoning district shall be permitted to operate as:
  - 1. ...a permitted use.
  - 2. ...a permitted Special Use.
- d. An existing non-conforming Use that wishes to continue operations, but fails to conform to the Use Standards of this Appendix, may apply for a Special Use permit in order to become conforming.

### 3.8.2 New and Conforming Use

- a. New Uses shall be allocated per Section 3.8 Use, Table 3.7 *General Uses*, Table 3.8 *Specific Uses* and Section 5 *Use Table Definitions*.
- b. Any Use that traditionally falls under one (1) of the Functions listed in Table 3.7 *General Uses* shall be permitted as indicated in Table 3.7 and Section 5 *Use Definitions*.
- c. Any Use located within a Principle Building, Secondary Living Unit, Backbuilding / Outbuilding, or on a parcel, ROW/Easment shall adhere to the standards found in Section 3.8 *Use*, Table 3.7 *General Uses*, Table 3.8 *Specific Uses*, and Section 5 *Use Table Definitions*.
  - 1. Secondary Living Units shall only be permitted as part of a Conservation Community. See Section 3.12 *Subdivision* for additional standards pertaining to Use in each Conservation Community type.
  - 2. A Backbuilding / Outbuilding shall be considered to be a structure containing non-habitable / non-heated space and uses such as a garage, port-cochere, parking area, storage space, garden shed, etc.
  - 3. A Backbuilding / Outbuilding shall be considered to be an Accessory Dwelling Unit (ADU) if a portion, or all of the building contains a Use requiring habitable, heated, or overnight space (i.e. Residential, Lodging, Office, Commercial, and other indoor functions).
  - 4. A parcel may have as many Backbuildings / Outbuildings (not considered to be Accessory Dwelling Units) as necessary.
  - 5. Each Principle Building shall be limited to one (1) Backbuilding / Outbuilding containing an Accessory Dwelling Unit; unless the Principle Building is designed and functioning as a Two-Family House, in which case the Two-Family House may have one (1) Backbuilding / Outbuilding (containing an Accessory Dwelling Unit) per residence.
  - 6. Each Secondary Living Unit shall be limited to one (1) Backbuilding / Outbuilding containing an Accessory Dwelling Unit; unless the Secondary Living Unit is designed and functioning as a Two-Family House, in which case it may have one (1) Backbuilding / Outbuilding (containing an Accessory Dwelling Unit) per residence.
- d. In Table 3.8 *Specific Uses*:
  - 1. ...those Uses that are both listed and demarcated with a \* shall be permitted "By Right".
  - 2. ...those Uses that are listed, but are not demarcated with a \* shall be prohibited, and shall not be eligible for consideration as a Special Use.
  - 3. ...those Uses that are not listed (Other Uses) shall be eligible for a Special Use Permit as indicated.
- e. Existing Historic Buildings and Structures (as determined by the HPRB) that are preserved to the standards of the HPRB and Planning Director, may Re-open as the most recent former use, regardless of how long the structure has been closed or abandoned.
- f. A Principle Building or Secondary Living Unit that changes its primary use (away from Residential) shall utilize the process for an Administrative Form Waiver to determine which alterations from the Adaptive Residential archetypes are necessary. 
- g. This Appendix does not contain "lodging specific" archetypes. As such, lodging shall utilize one (1) or more Transect appropriate Residential or Adaptive Residential Archetypes from Section 6 *Daufuskie Archetypes*.
  - 1. Two (2) lodging types are identified and permitted within the Conservation Zones: Single Family House Rental in D1, and B&B in D2.
  - 2. In D2, B&B Lodging shall be restricted to Principle Buildings, Secondary Living Units (if permitted) and / or ADU's on one lot. No more than 12 total bedrooms shall be permitted in a Principle Building, Secondary Living Unit, or combination of the two. Rooms in an ADU shall not be counted.
- h. Uses that are viewed by the Planning Director as hazardous, noxious (producing noxious or nuisance-oriented emissions), or "adult" in character shall not be permitted within the Zoning Districts of this Appendix. These include, but are not limited to medium to heavy industrial uses, medium to heavy manufacturing uses, and adult-oriented uses.
- i. Civil Support and Industrial/Agricultural uses shall not produce vibration levels that are received at residential property lines, shall not produce noxious or nuisance-oriented



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emissions, shall not include the manufacturing of hazardous chemicals, and must present a street frontage that appears to be Residential, Business, or Commercially oriented.

- j. Private Docks, Boardwalks, Courts, and Pools shall be permitted if all other regulations are fulfilled.

### 3.8.3 Specific to D1

- a. Dwelling units or structures open to permanent overnight habitation (Residential, Lodging, Office, or Commercial uses) shall not be permitted unless the dwelling is deemed to be “historically significant” by the Beaufort County HPRB, and the building is being preserved to the standards of the HPRB and Planning Director (See 3.1.4).
- b. D1 structures that do not comply with 3.8.2a. shall be restricted to agricultural activity, educational activity and recreational activity. This includes, but is not limited to: buildings and structures used for farming (barns, crops, gardens), educational interpretation or recreation (historic sites, overlooks, bird or deer viewing towers picnic sheds), trail systems (walking and bicycle trails), and Civic Art.
- c. The Use standards of 3.8.2 (b) shall apply to both public and private institutional amenities or infrastructure.

**Table 3.7** **General Uses**

| Function/<br>D Zone | Residential<br>Use   | Lodging<br>Use  | Office<br>Use  | Commercial<br>Use   | Other<br>Use   |
|---------------------|--|---|--|---|--|
| D1                  | <p><b>Restricted Residential:</b></p> <ol style="list-style-type: none"> <li>1. <u>Single-Family House</u>: permitted.</li> <li>2. <u>Home Office</u>: permitted.</li> <li>3. <u>Accessory Dwelling Unit</u> (Residential Backbuilding / Outbuilding): permitted.</li> <li>4. <u>Two-Family House</u>: permitted.</li> <li>5. <u>Live-Work</u>: permitted.</li> </ol> <p>Dwelling units or structures open to permanent overnight habitation shall not be permitted unless the dwelling is deemed to be “historically significant” by the Beaufort County HPRB, and the building is being preserved to the standards of the HPRB and Planning Director (See 3.1.4). In such a case the Residential use shall be “restricted” to those listed above, in either a Principle Building and / or Backbuilding / Outbuilding.</p> <p>The number of Residential Dwelling Units on each lot is</p> | <p><b>Restricted Lodging:</b></p> <ol style="list-style-type: none"> <li>1. <u>Historic House Rental</u>: permitted.</li> <li>2. <u>Accessory Dwelling Unit</u> (Lodging Backbuilding / Outbuilding): permitted.</li> </ol> <p>Dwelling units or structures open to permanent overnight habitation shall not be permitted unless the building is deemed to be “historically significant” by the Beaufort County HPRB, and the building is being preserved to the standards of the HPRB and Planning Director (See 3.1.4). In such case the Lodging use shall be “restricted” to the rental of a permitted Single-Family House (Principle Building) and may include a Backbuilding / Outbuilding ADU.</p> <p>ADU’s shall not count toward Density.</p> | <p><b>Restricted Office:</b></p> <ol style="list-style-type: none"> <li>1. <u>Office</u>: permitted.</li> <li>2. <u>Accessory Dwelling Unit</u> (Office Backbuilding / Outbuilding): permitted.</li> </ol> <p>Office uses shall not be permitted unless the building in which they occur is deemed to be “historically significant” by the Beaufort County HPRB, and the building is being preserved to the standards of the HPRB and Planning Director (See 3.1.4). In such a case the Office use shall be “restricted” to a Principle Building or a Backbuilding / Outbuilding ADU.</p> <p>ADU’s shall not count toward Density.</p> | <p><b>Restricted Commercial:</b></p> <ol style="list-style-type: none"> <li>1. <u>General Commercial</u>: permitted.</li> <li>2. <u>Accessory Dwelling Unit</u> (Commercial Backbuilding / Outbuilding): permitted.</li> </ol> <p>Commercial uses shall not be permitted unless the building in which they occur is deemed to be “historically significant” by the Beaufort County HPRB, and the building is being preserved to the standards of the HPRB and Planning Director (See 3.1.4). In such a case Commercial Uses shall be “restricted” to the Principle Building or the Backbuilding / Outbuilding ADU.</p> <p>ADU’s shall not count toward Density.</p> | <p>A pre-existing structure deemed to be “historically significant” by the Beaufort County HPRB, and preserved to the standards of the HPRB and Planning Director, shall have the right to use the Special Use process for “Other Uses” within the Principle Building and / or a Backbuilding / Outbuilding.</p> <p>No other Special Use Permits shall be granted for structures in D1. Uses in “non-historic” structures shall be “restricted” to Civic Uses geared towards community, agricultural, educational, or recreational uses.</p> |

## Daufuskie Island Code

|    |  |  |  |  |               |
|----|--|--|--|--|---------------|
|    | limited to 1 within a Principal Building (2 for Two-Family House), and 1 within each Backbuilding / Outbuilding. ADU's shall not count toward Density.   |  |  |  |               |
| D2 | <p><b>Restricted Residential:</b></p> <p>1. <u>Single-Family House</u>: permitted.</p> <p>2. <u>Home Office</u>: permitted.</p> <p>3. <u>Accessory Dwelling Unit</u> (Residential Backbuilding / Outbuilding): permitted.</p> <p>4. <u>Two-Family House</u>: permitted.</p> <p>5. <u>Live-Work</u>: permitted.</p> <p>The number of Residential Dwelling Units on each lot is limited to 1 within a Principal Building (2 for Two-Family House), and 1 within each Backbuilding / Outbuilding. ADU's shall not count toward Density.</p> | <p><b>Restricted Lodging:</b></p> <p>1. <u>B&amp;B</u>: permitted.</p> <p>2. <u>Accessory Dwelling Unit</u> (Lodging Backbuilding / Outbuilding): permitted.</p> <p>3. <u>Guest House Rental</u>: permitted.</p> <p>The B&amp;B shall be owner or operator occupied. Food service may be provided in the a.m. only. The maximum length of stay shall not exceed 30 nights. A maximum of 12 bedrooms (6 d/u's) shall be permitted. Rooms located in a Backbuilding / Outbuilding ADU shall not count toward the total number of permitted bedrooms.</p> | <p><b>Restricted Office:</b></p> <p>1. <u>Office</u>: permitted.</p> <p>2. <u>Accessory Dwelling Unit</u> (Office Backbuilding / Outbuilding): permitted.</p> <p>ADU's shall not count toward Density.</p> | <p><b>Restricted Commercial:</b></p> <p>1. <u>Food Service</u>: permitted.</p> <p>2. <u>Alcohol Service</u>: permitted.</p> <p>3. <u>General Commercial</u>: permitted.</p> <p>4. <u>Open Air Retail</u>: permitted.</p> <p>5. <u>Accessory Dwelling Unit</u> (Commercial Backbuilding / Outbuilding): permitted.</p> <p>ADU's shall not count toward Density.</p> | See Table 3.8 |

Any Use that traditionally falls under one (1) of the Functions listed in Table 3.7 *General Uses* shall be permitted as indicated in the Table, and Section 5 *Use Definitions*.

**Table 3.8** **Specific Uses**

| Permitted Uses               | D1  | D2                    |
|------------------------------|---|-----------------------|
| <b>CIVIC</b>                 |   |                       |
| Ballfields                   |   | Special Use           |
| Civic Art                    | *   | *                     |
| Community Center             |   | *                     |
| Community Clubhouse          |   | *                     |
| Information Kiosk            | *   | *                     |
| Meeting Hall                 |   | *                     |
| Museum / Interpretive Center | *   | *                     |
| Nature Area / Trails         | *   | *                     |
| Nature Center                | *   | *                     |
| Picnic Shed / Area           | *   | *                     |
| Public Boardwalk             | *   | *                     |
| Public Dock                  | *   | *                     |
| Public Pier                  | *   | *                     |
| Public Restrooms             | *   | *                     |
| Religious Assembly           |   | *                     |
| Temporary festival           | *   | *                     |
| Trading Post                 |   | *                     |
| Vending Cart                 | *   | *                     |
| Other                        | By Special Use Permit –<br>Historically Significant<br>Buildings Only | By Special Use Permit |

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| <b>CIVIL SUPPORT</b>                                    |   |                       |
|---|---|-----------------------|
| Heliport  |   | By Special Use Permit |
| barge landing   |   | By Special Use Permit |
| Bulkheads, Riprap, Erosion Control Structures           | *   | *                     |
| Bus Shelter   |   | *                     |
| Cemetery  |   | By Special Use Permit |
| Electric Lines / Substation                             | *   | *                     |
| Gas Substation  | *   | *                     |
| Landing Strip   |   | By Special Use Permit |
| Public / Private Street                                 | *   | *                     |
| Public Parking affiliated with Uses(s)                  | *   | *                     |
| Public Parking not Use affiliated                       |   | By Special Use Permit |
| Septic Tank   | *   | *                     |
| Solid Waste Gathering, Transfer, and Recycling Facility |   | *                     |
| Solid Waste Long term Disposal and Storage (i.e. Dump)  |   |                       |
| Stormwater Channeling / Filtration / Storage            | *   | *                     |
| Telephone / Cable Transmission                          | *   | *                     |
| Water / Sewer Pump Station                              | *   | *                     |
| Water / Sewer Lines                                     | *   | *                     |
| Water Supply Facility                                   |   | *                     |
| Water Tank  | *   | *                     |
| Wind / Solar Farm                                       | *   | *                     |
| Wireless Transmitter                                    | *   | *                     |
| Other   | By Special Use Permit<br>– Historically Significant<br>Buildings Only | By Special Use Permit |
| <b>EDUCATION</b>  |   |                       |
| Childcare   |   | *                     |
| Trade School  |   | *                     |
| Other   | By Special Use Permit<br>– Historically Significant<br>Buildings Only | By Special Use Permit |
| <b>AGRICULTURAL &amp; INDUSTRIAL</b>                    |   |                       |
| Commercial Nursery                                      |   | *                     |
| Crops   | *   | *                     |
| Farmers Market (on site, permanent or temporary)        |   | *                     |
| Grain Storage   | *   | *                     |
| Greenhouse  | *   | *                     |
| Growing, Manufacturing and Processing                   | *   | *                     |
| Light Industrial Facility                               |   | *                     |
| Livestock Pen   | *   | *                     |
| Mill  | *   | *                     |
| Orchards  | *   | *                     |
| Pasture   | *   | *                     |
| Produce Storage   | *   | *                     |
| Products and Services                                   |   | By Special Use Permit |
| Stables   | *   | *                     |
| Storage and Distribution                                |   | By Special Use Permit |
| Vehicle Related Industrial                              |   | By Special Use Permit |
| Waste Transfer  |   | *                     |
| Winery / Distillery                                     |   | *                     |
| Other   | By Special Use Permit –<br>Historically Significant<br>Buildings Only | By Special Use Permit |

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

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

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

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## 3.9 3.9.1

### **PARKING** **General to All**

- a. Parking for all Principle Buildings, Secondary Living Units, and Backbuildings / Outbuildings (with or without an Accessory Dwelling Unit) shall adhere to the standards of Section 3.9 *Parking* and Table 3.9 *Required Parking*.
- b. A parking plan shall be presented at the time of submittal. Every approved parking plan shall include:
  1. A site plan of all relevant buildings, structures, and parking spaces located on and off-site; including those located within one-eighth (1/8<sup>th</sup>) mile of the building.
  2. A pedestrian circulation plan that shows connections and walkways between all parking areas and Uses.
  3. Provisions for bicycle parking and / or storage.
- c. New lots created as a result of subdivision shall gain entry from a rear lane or alleyway.
- d. Parking areas shall be designed per Table 3.10 *Light Imprint Tools* (and accompanying Design Manual) and surfaced using transect appropriate materials (e.g. compacted earth, wood planks, crushed stone, gravel, shell, etc.)
- e. Parking for the Principle Building, Secondary Living Unit and Backbuilding / Outbuilding shall be consolidated, clustered, or spread out to minimize the visual impact on the site.
- f. A landscape median of at least six feet in width shall be provided between parking aisles of either head-in or diagonal parking. Each landscape median shall have at least one (1) tree for every (20) linear feet, or portion thereof. In addition, no more than six (6) consecutive vehicular or (8) consecutive cart parking stalls are permitted without a landscape island of at least six (6) feet in width extending from the landscape median to the end of the parking stall. Each landscape island shall have at least one (1) tree. Low-water vegetative ground cover (native shrubs and plantings) other than turf shall be encouraged in landscape medians and islands.
- g. The minimum and maximum number of parking spaces allotted to each Use shall be determined using Table 3.9 *Required Parking* and apply to both automobiles and carts. Parking "maximum" refers to "on-site" parking only. Additional parking may be provided offsite as is necessary. Parking shall be provided (as is necessary) to meet the requirements of the Americans with Disabilities Act.
- a. A portion or all required parking spaces for automobiles may be substituted with parking spaces for "carts", resulting in a mix of both "automobile and cart" parking, "cart-only" parking or "automobile-only" parking.
- b. A "cart" parking space shall be sized to:
  1. Head-in or diagonal – 6'x12'.
  2. Parallel – 6'x12'.
- c. A "vehicular" parking space shall be sized to:
  1. Head-in or diagonal – 8'x18'.
  2. Parallel – 7'x20'.
- d. **However, a single automobile space may be substituted with two "cart" spaces. As a result, the Maximum number of automobile spaces allotted for each Use in Table 4.12 *Required Parking* may be doubled for "cart" parking".**
- e. Required parking for a building may be satisfied by counting on-street parking (provided along the public frontage line of the lot on which the building sits) if the design is deemed acceptable by the Planning Director.
- f. Required parking for a building may be satisfied by counting spaces either purchased or leased from a Civic Parking Reserve within one-eighth 1/8<sup>th</sup> mile of the building provided the design is deemed acceptable by the Planning Director.
- g. If a site contains a mix of uses (defined as two dissimilar functions occurring within the same block) parking is calculated by adding the total number of spaces required for each individual function.
- h. The minimum and maximum number of parking spaces required may be reduced or exceeded using the process for an Administrative Form Waiver. If the maximum number of parking spaces is permitted to exceed the current standard the excess parking shall be in the form of "cart" spaces only.



### 3.9.2 **Non-Residential Parking**

- a. Parking shall be placed in small, strategically located on-site lots. Parking lots shall be located behind buildings, such that buildings separate parking areas from the street. Parking may also locate to the side of a building; however, a side parking lot shall not extend into the front setback beyond the primary mass of the Principle Building.

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- b. One (1) row of front loaded, informal “pull-in” parking shall be permitted directly in front of an existing building whose Use is retail oriented. Such parking is considered to be part of the private frontage. The row for parking (the lot) shall contain no curbing or raised planter strips. The character is intended to be highly organic and rural (materials shall consist of compacted earth, wood planks, crushed stone, gravel, or shell). The form should reflect that of a rural country store. Such front-loaded parking shall require an Administrative Form Waiver.
- c. Drive aisles in parking lots shall be 22 feet wide for two-way vehicular circulation (16 feet wide for two-way cart circulation) and provide adequate backup space for 90 degree head-in parking. Diagonal parking and parallel parking spaces may be accessed with one-way ten (10) foot wide drive aisles for vehicles (8 foot wide drive aisles for carts). Parking shall be provided as necessary to meet the requirements of the Americans with Disabilities Act.

Waiver

### 3.9.3 Residential Parking

- a. Front loaded attached garages shall not be permitted.
- b. The garage door of an Outbuilding “garage” shall be set back a minimum of 20 additional feet beyond the front Setback of the Primary Mass of the Principle Building.
- c. Principle Buildings in a Cottage Close Community front inward onto a common space. Detached Outbuilding “garages” shall be sited around the exterior of the close and should front outward.

**Table 3.9 Required Parking**

| TRANSECT               | D1  |                    |                 | D2                  |                    |                 |
|------------------------|---|--------------------|-----------------|---------------------|--------------------|-----------------|
| RANGE                  | Min.<br>Auto & Cart   | Max.<br>Automobile | Max.<br>Cart    | Min.<br>Auto & Cart | Max.<br>Automobile | Max.<br>Cart    |
| Residential            | 1 per<br>Du.  | 3 per<br>Du.       | 6 per<br>Du.    | 1 per<br>Du.        | 3 per<br>Du.       | 6 per<br>Du.    |
| Lodging                | 1 per<br>Rm.  | 1 per<br>Rm.       | 2 per<br>Rm.    | 1 per<br>Rm.        | 1 per<br>Rm.       | 2 per<br>Rm.    |
| Office                 | 1 per<br>1000sf   | 2 per<br>1000sf    | 4 per<br>1000sf | 1 per<br>1000sf     | 2 per<br>1000sf    | 6 per<br>1000sf |
| Retail                 | 1 per<br>1000sf   | 2 per<br>1000sf    | 4 per<br>1000sf | 1 per<br>1000sf     | 2 per<br>1000sf    | 6 per<br>1000sf |
| Civic                  | To be determined using the process for an Administrative Form Waiver. |                    |                 |                     |                    |                 |
| Civil Support          |   |                    |                 |                     |                    |                 |
| Education              |   |                    |                 |                     |                    |                 |
| Agriculture & Industry |   |                    |                 |                     |                    |                 |

### 3.10 LANDSCAPE and STORMWATER

D1 D2

- 3.10.1 Transect-based Landscape and Stormwater Plans provide many aesthetic, ecological, functional and health/safety benefits.
- 3.10.2 Each proposal submitted under this Appendix shall include a site plan showing and describing in detail by species and size all existing trees, including any trees proposed to be removed, and all proposed new trees, shrubs and other landscape components. Compliance of the proposal with the existing Tree Ordinance shall be subject to the approval of the Planning Department.
- 3.10.3 The transect based, Light Imprint Stormwater standards contained in this Appendix shall only apply if the performance standards required by the Beaufort County Stormwater Ordinance are achieved. In such case the requirements of both the Beaufort County Stormwater Ordinance and the Daufuskie Island Code shall be integrated in a manner that ensures optimal design without sacrificing performance. Compliance of the proposal with the existing Stormwater Ordinance shall be subject to the approval of the Planning Department.
- 3.10.4 Impermeable surface in D2 shall be confined to the ratio of Lot coverage as determined using the process for an Administrative Form Waiver.
- 3.10.5 Landscape and Stormwater Design Standards
  - a. Type, size and limits of existing vegetation shall be indicated on the landscape plan.
  - b. Preservation of on-site existing trees and vegetation is encouraged and may be used to fulfill the landscape requirements.
  - c. Priority shall be given to preserving and protecting significant Trees that provide screening, buffering, wildlife habitat and/or linkages to wildlife habitat.

Waiver

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1. An applicant that proposes to remove mature, healthy, non-invasive Specimen Trees located outside of the proposed footprint of the Principle Building, Secondary Living Unit, and Outbuilding shall do so using the process for an Administrative Form Waiver.
2. The Planning Director shall have the right to require an applicant to replace the otherwise mature, healthy, non-invasive Specimen Trees that were removed from the site (3.10.9d,6,i) with Trees of the same or similar species whose combined Caliper dimensions equal that of the Trees removed.
- d. The landscape installed shall consist primarily of native species requiring minimal irrigation, fertilization, and maintenance.
- e. All plant materials shall meet with the minimum container size, class and other requirements outlined in American Standard for Nursery Stock (ANSI Z60.1-2004) published by the American Nursery and Landscape Association (ANLA), or other local Nursery Association Standards as determined by the Planning Director.
- f. The spacing and placement of plants shall be adequate and appropriate for the typical size, shape, and habit of the plant species at maturity.
- g. Plants shall have normal, well-developed branches and vigorous root systems.
- h. Proposed Trees and Understory Trees shall be centered horizontally and minimally:
  1. Two (2) feet from walkways, curbing, and other impervious pavements when planted in a tree well or continuous planter;
  2. Three (3) feet from walkways, curbing and other impervious pavements when planted in a continuous swale;
  3. Five (5) feet from street lights, underground utilities, utility meters and service lines, fences, walls and other ground level obstructions;
  4. Six (6) feet from porch eaves, and awnings and similar overhead obstructions associated with the ground level of buildings;
  5. Eight (6) feet from balconies, verandas, building eaves and cornices, and similar overhead obstructions associated with the upper stories of buildings.
- i. Proposed Trees shall be a minimum height of ten (10) feet and / or three (3) inches in caliper.
- j. Proposed Understory Trees shall be a minimum of eight (8) feet in height and/ or two-and-one-half (2-1/2) inches in caliper.
- k. Proposed Shrubs shall be of a five (5) gallon container minimum. Shrubs shall be 18" – 24" minimum clear from any sidewalk or pavement edge at the Lot line.
- l. Ground vegetation or Shrub plantings with spines, thorns or needles that may present hazards to pedestrians, bicyclists or vehicles are prohibited in the first two (2) feet of the front setback from the lot line, as well as the first two feet of the side setback on a corner lot.
- m. Bare and exposed ground on the site and / or in landscaped areas shall be covered with live plant materials and/or mulch, with the following exceptions:
  1. Naturally occurring dunes, creek beds, rock outcroppings or similar landscape features typically lacking in vegetation.
  2. Agricultural fields seasonally tilled for cultivation.
  3. Hiking trails and/or traces.
  4. Clay or sand surfaces associated with recreation fields and facilities.
- n. The area between the Lot Line and the Principle Setback line shall remain unpaved, with the exception of pathways and driveways leading to rear parking areas.
  1. Driveways shall be at least 50% pervious (e.g. Hollywood driveway).
  2. Hardscaping shall be designed per Table 3.7 *Light Imprint Tools* (and accompanying Design Manual).
  3. 90% or more of the Frontage Setback shall have vegetative cover.
- o. Artificial plants or artificial turf shall be prohibited.
- p. Buffers and screening elements shall be used to screen parking areas from public view, to screen service yards and other places that are unsightly.
- q. Irrigation Ponds and Retention Basins shall be integrated landscape features, rather than single-purpose flood control and stormwater management ponds.
- r. Irrigation Ponds and Retention Basins shall be planted with appropriate Trees, Shrubs and grasses. Plants in basin areas prone to submersion shall be hydrophilic.
- s. Rain Gardens and Bioswales may be installed to infiltrate runoff from parking lots, Streets, and other impervious surfaces.
- t. Where vegetative solutions are necessary, yet not feasible, porous concrete, porous asphalt, or other porous materials should be specified for Sidewalks, Pathways, parking lots, etc. to infiltrate stormwater.

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- u. Buildings may be equipped with roofs of shallow 4-inch soils and drought tolerant plants. Buildings approved for Intensive Green Roofs may hold soils deeper than 4" and larger plants and trees.
- v. Balconies should be equipped with planter boxes designed to capture runoff from the balcony.
- w. Green walls, if provided, shall be restricted to non-invasive species.
- x. Cisterns may be used to capture and recirculate stormwater from buildings.

### 3.10.6 Landscape and Stormwater Construction Standards

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

### 3.10.7 Landscape and Stormwater Maintenance Standards

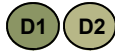
- a. Grass and vegetation shall be lightly fertilized to avoid fertilizer pollution to groundwater, streams and ponds.
- b. No disturbed ground shall be left exposed. Turf-grass and other approved and appropriate groundcovers or mulch shall cover all (disturbed) non-paved and non-built developed areas.
- c. It shall be the responsibility of the property owner(s) or his assigned agent(s) to maintain and keep all screening and fencing in good condition at all times.

**Table 3.10** *Light Imprint Tools*

| D1, D2 LIGHT IMPRINT TOOLS        | D1 Natural<br>Transect Zone | D2 Rural<br>Transect Zone |
|-----------------------------------|-----------------------------|---------------------------|
| <b>SURFACING TOOLS</b>            | <b>D1</b>                   | <b>D2</b>                 |
| Compacted Earth                   | *                           | *                         |
| Wood Planks                       | *                           | *                         |
| Stabilization Mat                 | *                           | *                         |
| Crushed Stone / Gravel / Shell    | *                           | *                         |
| Asphalt / Blacktop                | *                           | *                         |
| Reserved                          |                             |                           |
| <b>CHANNELING TOOLS</b>           | <b>D1</b>                   | <b>D2</b>                 |
| Natural Creek                     | *                           | *                         |
| Terracing                         | *                           | *                         |
| Vegetative Swale                  | *                           | *                         |
| Drainage Ditch                    | *                           | *                         |
| Stone / Rip Rap Channel           | *                           | *                         |
| Vegetative/Stone Swale            | *                           | *                         |
| <b>STORAGE TOOLS</b>              | <b>D1</b>                   | <b>D2</b>                 |
| Irrigation Pond                   | *                           | *                         |
| Retention Basin with Sloping Bank | *                           | *                         |
| Retention Basin with Fence        | *                           | *                         |
| <b>FILTRATION TOOLS</b>           | <b>D1</b>                   | <b>D2</b>                 |

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|                      |   |   |
|----------------------|---|---|
| Wetland / Swamp      | * | * |
| Filtration Ponds     | * | * |
| Shallow Marsh        | * | * |
| Surface Landscape    | * | * |
| Natural Vegetation   | * | * |
| Constructed Wetland  | * | * |
| Bio-Retention Swale  | * | * |
| Purification Biotope | * | * |
| Green Finger         | * | * |
| Green Roof           | * | * |





### 3.11 SIGNAGE

- 3.11.1** Signage in the Conservation Zones shall be Transect-based and controlled by Materials, Lighting, Use, and Size.
- 3.11.2** Up to One (1) of each of the following sign types may be permanently affixed to the Building or sited on the parcel for each non-Residential Use, and externally lighted.
- 3.11.3 Sign Body Materials**  
Signs and their supporting structure shall be comprised of:
- a. ...natural materials including wood (natural or painted), stone, and other regional materials, or;
  - b. ...brick pavers, tabby, or;
  - c. ...metal such as copper, brass, or galvanized steel, or;
  - d. ...Canvas awnings (which may be painted), or;
  - e. ...Paint (applied directly onto window glass, or directly onto building walls) or engraving.
- These shall reflect the unique, sometimes eclectic nature of the Island.
- 3.11.4 Graphic Materials**  
Sign graphic materials shall be one of the following:
- a. ...Paint.
  - b. ...Cut vinyl.
  - c. ...Incisions into smooth-faced building materials such as signs inscribed into a stone or stucco frieze board.
- 3.11.5 Lighting**
- a. Signs may be externally lit by full-spectrum bulbs in a visible fixture above the sign.
  - b. Reserved.
- 3.11.6 Residential and Non-Residential Buildings**
- a. One (1) Address Sign (with number) shall be permitted per Residential Dwelling Unit or Non-Residential Use for each Lot Line adjacent to a Street or ROW / Easement. The Address Sign shall be:
    1. ... attached to a building in proximity to an Entrance, or...
    2. ... displayed on the parcel, in proximity to a vehicular or pedestrian entryway, and...
    3. ...visible to fire and safety vehicles utilizing the nearest Street or ROW / Easement, and...
    4. ...limited to a maximum of two (2) square feet.
  - b. Temporary Window Signs shall be limited to one (1) per Residential Dwelling Unit and / or Non-Residential Use and shall not exceed two (2) square feet in Area.
- 3.11.7** If permitted by the underlying Transect Zone, each business may permanently affix one (1) of each of the following Sign Types to their Building or property.
- a. **Text-Free Symbols (D1,D2)**
    1. Text-free symbols – such as barber poles – may be attached to a Building or Structure in which a Use takes place. The Text-free Symbol should be visible from the nearest Street, and adjacent to the nearest path, sidewalk, or 2 way Bikeway / Cartway.
    2. Text-free symbols shall not exceed 4 square feet if flat or 6 cubic feet if three-dimensional.
    3. The top of a Text-Free Symbol shall not be located more than 14 feet above the nearest path, sidewalk, or 2 way Bikeway / Cartway.
  - b. **Board Sign (D1,D2)**
    1. The Board Sign shall consist of painted or vinyl lettering and/or graphics on a signboard that may be attached to any part of a building, but is most often attached to a wall.
    2. The cumulative square footage of all Board Signs on one Frontage of an establishment shall be limited to the width of the Frontage in feet multiplied by 2.
    3. No single Board Sign shall be larger than:
      - i. ...six (6) square feet if the bottom of the sign is located eight (8) feet or less above the pathway / sidewalk.



## Daufuskie Island Code

- ii. nine (9) square feet if the bottom of the sign is eight (8) feet to less than twelve (12) feet above the pathway / sidewalk.
  - iii. twelve (12) square feet if the bottom of the sign is located at the maximum height of twelve (12) feet above the pathway / sidewalk.
- c. **Pylon Sign (D1,D2)**
1. A Pylon Sign is most appropriate in cases where an establishment is not close enough to allow for an attached sign that is readable from the Street.
  2. A Pylon Sign consists of painted or vinyl lettering and/or graphics on wood or metal sign board supported by a structure, and attached to the ground.
    - i. The structure may consist of a single sign pole, a double sign pole, or a trussed sign tower.
    - ii. Double or trussed structures shall be detailed lightly so that the aggregate width of all structural members does not exceed eight (8) inches at any given location below the bottom of the sign board.
  3. A Pylon Sign shall be located adjacent to a path, sidewalk, or two-way Bikeway / Cartway. The bottom of the signboard shall not be more than twelve (12) feet above the pathway.
  4. The height of the signboard should not exceed three (3) feet, and the width should not exceed four (4) feet.
  5. The Pylon Sign may be front-lit with gooseneck lights attached to the supporting structure.
- d. **Island Eclectic Sign (D1,D2)**
1. In D3 the Island Eclectic Sign shall be permitted using the process for an Administrative Form Waiver. 
  2. The Island Eclectic Sign is intended to be unique and one of a kind.
  3. Communication / Advertising is only part of the message conveyed by this type of sign. The sign may symbolize the distinct heritage of the Island, or reflect the unique products produced or sold by an Island establishment. For instance, a sign representing an art gallery may include a sculptural element or a sign representing a heritage museum might include a cut-out of a fisherman.
  4. The scale and placement of the Island Eclectic Sign shall be determined by the Applicant.
  5. The body of the Island Eclectic Sign shall be limited to 6 feet in height and 6 feet in width, unless approved by Administrative Form Waiver. 



### 3.12 SUBDIVISION

#### 3.12.1 Conservation Communities

- a. Subdivision shall only be permitted in the D2 Transect Zone for purposes of establishing a Conservation Community, or as a means of adhering to State law.
- b. All submissions requiring subdivision shall address the requirements conveyed to the Applicant during the pre-application meeting and adhere to the standards of this Appendix. This includes providing the Planning Director with a comprehensive community master plan.
- c. Three types of single-lot Conservation Community are encouraged in the D2 Rural Transect Zone: Family Cluster Community (FCC), Rural Cottage Close (RCC), Farmstead Community (FC)

#### 3.12.2 General Conservation Community Standards

- This section conveys standards that reinforce or build upon the Conservation Transect Zone Standards of Section 3.1 to 3.11. Standards are communicated in the context of a complete community plan, and in accordance with the provisions of this Code.
- a. A Conservation Community may comprise a portion of a larger "Traditional Community" that extends into the D2 Rural Transect Zone.
  - b. In addition to functioning as a D2 Community Place Type, a Conservation Community may be used as an archetype for multi-building or campus-like settlements in D3, D4, PD, and D5. Examples include Lodging (Family Cluster, Farmstead), a Seminary (Family Cluster), a Pet Spa / Grooming (Farmstead), a Pre-school (Family Cluster, Cottage Close), etc.
  - c. The Principle Building and Secondary Living Unit in a Conservation Community shall use as its basic form one (1) of the archetypes permitted in Section six (6) Daufuskie Archetypes and summarized by Table 3.5 Conservation Archetypes.
  - d. The square footage of a Secondary Living Unit (when permitted) shall not exceed 50% of the Principle Building.
  - e. Unless specifically stated otherwise in Section 3.12 Principle Buildings that comprise a D2 Conservation Community shall be limited to the following Uses:
    1. Single-Family House
    3. Home Office
    5. Food Service

## Daufuskie Island Code

- |                     |              |                       |
|---------------------|--------------|-----------------------|
| 2. Two-Family House | 4. Live-Work | 6. Alcohol Service    |
|                     |              | 7. General Commercial |

Additional uses shall be treated as Special Uses.

- f. A Backbuilding / Outbuilding (with or without an ADU) may be constructed prior to the Principle Building or Secondary Living Unit (when permitted) on the same parcel.
- g. When permitted, a Secondary Living Unit may be constructed prior to a Principle Building on the same parcel.
- h. Backbuildings / Outbuildings (with or without an ADU) shall not count towards the gross density of the Community.
- i. Historic Structures (recognized by the HPRB) that are preserved to the standards of the Secretary of Interior, or the HPRB shall not count towards the gross density of the Conservation Community. The Planning Director shall determine the standards to be used and discuss Historic Preservation goals and incentives at the Pre-application meeting.
- j. Parking standards for structures comprising a Conservation Community shall adhere to Section 3.9 Parking and Table 3.9 Required Parking. If the primary use of a Principle Building, Secondary Living Unit, or Outbuilding changes the parking standards should be adjusted to adhere to those of Table 3.9 Required Parking.
- k. All Conservation Communities that comprise the landward edge of Daufuskie Island, thereby fronting a significant water-based natural resource such as a creek, river, tidal marsh, ocean, etc. shall provide a minimum 8 ft. public Right Of Way (ROW) or Easement (natural or formal pathway - includes the 2 way Bikeway / Cartway Street type with Island Thoroughfare frontage) running approximately parallel to the resource.
- l. The land surrounding the ROW or Easement may be left in its natural state or designed to include designated Civic Sites. The ROW / Easement shall run the entire distance that the community fronts the resource and connect to adjacent development.
- m. In order to incentivize the creation of a sustainable public waterfront, the ROW or Easement shall not be subject to the critical line setback if it:
  - 1. ...is designed per Table 3.10 *Light Imprint Tools*
  - 2. ...is light on the land (primarily pervious)
  - 3. ...will result in a more convivial waterfront.
  - 4. ...provides the public waterfront access.
  - 5. ...potentially increases connectivity.

### 3.12.3 Family Cluster Community (FCC)

- a. Within the (G1) Restricted Growth Sector and the (G2) Controlled Growth Sector a FCC master plan shall be permitted as a "Conservation" community in the D2 Rural Transect Zone.
- b. An FCC is intended as a private residential settlement pattern that permits multiple generations of the same family to occupy three (3) or more buildings on the same parcel with or without subdivision, and at the discretion of the Planning Director.
- c. A FCC master plan shall require a minimum one (1) acre site.
- d. A FCC shall include one (1) Principle Building (Estate House) and two or more Secondary Living Units on the parcel as depicted in Graphic 3.6 *Family Cluster Community* on Pg. (79).
- e. A FCC may include one or more Backbuildings / Outbuildings per Principle Building. These shall be located to the side or rear of the Principle Building.
- f. A FCC may include one or more Backbuildings / Outbuildings per Secondary Living Unit. These shall be located to the side or rear of the Secondary Living Unit.
- g. Only one (1) Backbuilding / Outbuilding with Accessory Dwelling Unit (ADU) shall be permitted per Principle Building.
- h. Only one (1) Backbuilding / Outbuilding with Accessory Dwelling Unit (ADU) shall be permitted per Secondary Living Unit.
- i. The Primary Mass and Secondary Mass of the Principle Building shall maintain a minimum setback of sixty (60) feet or 1/3 of the depth of the parcel (whichever is greater).
- j. The front, side, and rear setback for a Secondary Living Unit or Backbuilding / Outbuilding shall be a minimum of 10 ft.
- k. Gross Density shall be no greater than 3.0. and trade as allocated in Section 3.4 Density.
- l. A minimum of 50% of the Community shall remain undeveloped and be permanently allocated to Open Space.
- m. The "Cluster" shall gain entry / access from a primary driveway that terminates at the Principle Building. Secondary driveways shall be prohibited.
- n. A Secondary Living Unit may be used for Residential and non-Residential uses.

### 3.12.4 Rural Cottage Close (RCC)

- a. Within the (G1) Restricted Growth Sector and the (G2) Controlled Growth Sector a RCC master plan shall be permitted as a "Limited" community in the D2 Rural Transect Zone.

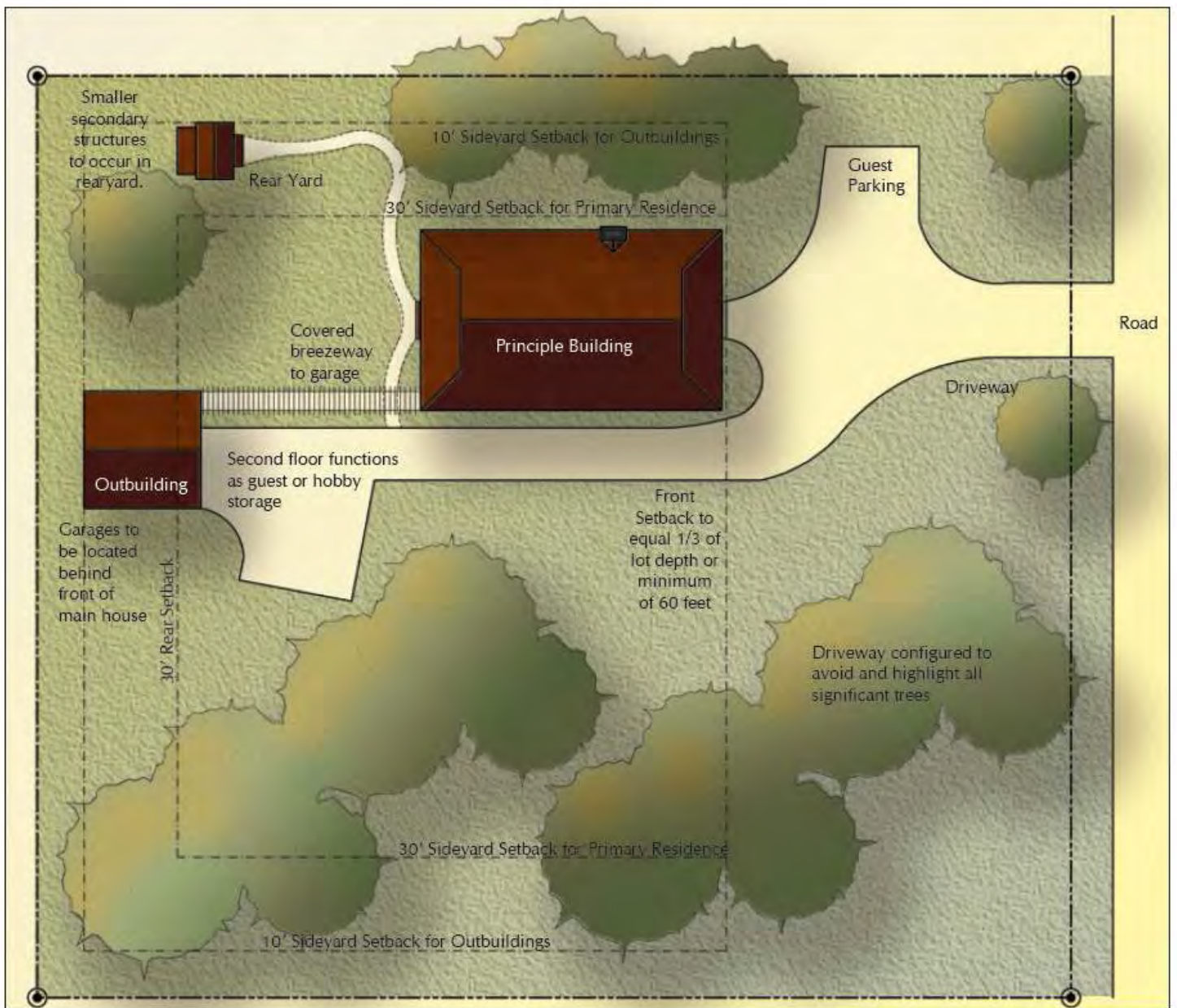
## Daufuskie Island Code

- b. A RCC is a settlement pattern that allows for the close clustering of at least four, but not more than eight, Principle Buildings around one (1) or more shared Gathering Places on a one (1) acre parcel. This space may remain natural or be developed for shared use and gathering. The RCC presents an affordable housing alternative to those seeking the benefits of detached community living, including, but not limited to one (1) extended family.
- c. A Rural Cottage Close is settled in a less formal manner. Buildings and structures are spaced organically in a pattern that defers to the natural surroundings (see Graphic 3.7 *Rural Cottage Close*, Pg. 82).
- d. Secondary Living Units shall be prohibited in an RCC.
- e. A RCC may also include one or more Backbuildings / Outbuildings per Principle Building. These shall be located to the side or rear of the Principle Building (as opposed to in the close).
- f. Only one (1) Backbuilding / Outbuilding with Accessory Dwelling Unit (ADU) shall be permitted per Principle Building.
- g. The shared community Gathering Place shall be usable for low intensity recreation, and other passive outdoor living purposes (gardening, oyster roasts, bar-b-ques, etc.), or for preserving or accentuating the natural features of the site (water, trees, creek, wetlands, etc).
- h. The Gathering Place may be hardscaped, landscaped, or left in a semi-natural or natural state. The space shall be maintained and managed.
- i. A RCC master plan shall be permitted with or without subdivision, at the discretion of the Planning Director.
- j. A RCC master plan shall require a minimum parcel of 4 acres .
- k. The Gross Density of an RCC shall be no less than 4.0 du./ac. and no greater than 8.0 du./ac. Density shall trade as allocated in Section 3.4 Density of this Appendix.
- l. The space beyond the construction envelope (outside the close) shall remain undeveloped. The development rights may be transferred, allowing the site to be permanently allocated to open space (see Graphic 3.7 *Rural Cottage Close*, Pg. 82).
- m. Principle Buildings shall be limited to minimum of 700 sq. ft. and a maximum of 1500 sq. ft. of habitable or heated living space.
- n. The front setback for a Principle Building shall be a minimum of 30 ft.
- o. The RCC shall gain entry / access from one (1) primary drive or “close”.
- p. Principle Buildings in a RCC may be used for Residential and non-Residential uses.

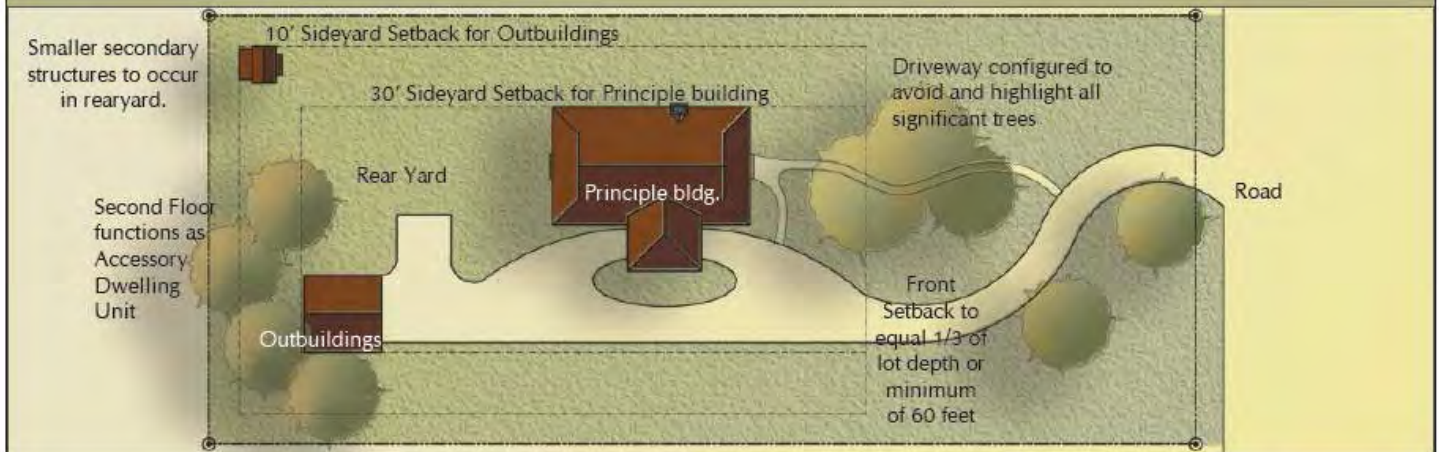
### 3.12.5 Farmstead Community (FC)

- a. Within the (G1) Restricted Growth Sector and the (G2) Controlled Growth Sector a FC master plan shall be permitted as a “Limited” community in the D2 Rural Zoning District.
- b. A FC encourages the clustering of residential and light industrial or agricultural buildings into a settlement pattern that resembles a working farm and allows for agricultural and dairy farming, as well as service based businesses that require vehicles, machinery, shop space, etc. (as depicted in Graphic 3.8 *Farmstead Community* on Pg. 81 of this Appendix).
- c. The FC settlement pattern shall be permitted with or without subdivision, at the discretion of the Planning Director.
- d. The primary structures that comprise a FC include, but are not limited to: a Principle Building (Estate House) and a Farmstead Building. The Farmstead Building may take the form of, or provide for a variety of service, light industrial and agricultural uses, including, but not limited to: a barn, stables, large garage, riding facility, machine shop, etc.
- e. The FC may also include one or more Secondary Living Units per Principle Building and one or more Backbuildings / Outbuildings per Principle Building.
  - i. Only one (1) Backbuilding / Outbuilding with Accessory Dwelling Unit (ADU) shall be permitted per Principle Building.
  - ii. Only one (1) Backbuilding / Outbuilding with Accessory Dwelling Unit (ADU) shall be permitted per Secondary Living Unit.
- f. A FC master plan requires a minimum parcel of 3 acres. All structures shall be clustered so that the overall Gross Density does not exceed 1.0 du./ac.
- g. Density shall trade as allocated in Section 3.4 Density of this Appendix.
- h. The Primary Mass and Secondary Mass of the Principle Building shall maintain a minimum setback of sixty (60) feet or 1/3 of the depth of the parcel (whichever is greater).
- i. The front, side, and rear setback for the Principle Building shall be a minimum of 30 ft.
- j. Farmstead Buildings, Secondary Living Units, and Backbuildings / Outbuildings shall be a minimum of 10 ft. from the property line.
- k. The FC shall gain access / entry from a formal drive that terminates at the Principle Building. Agricultural / Industrial buildings are encouraged to have a secondary access / entry.
- l. A Secondary Living Unit may be used for Residential or non-Residential uses.

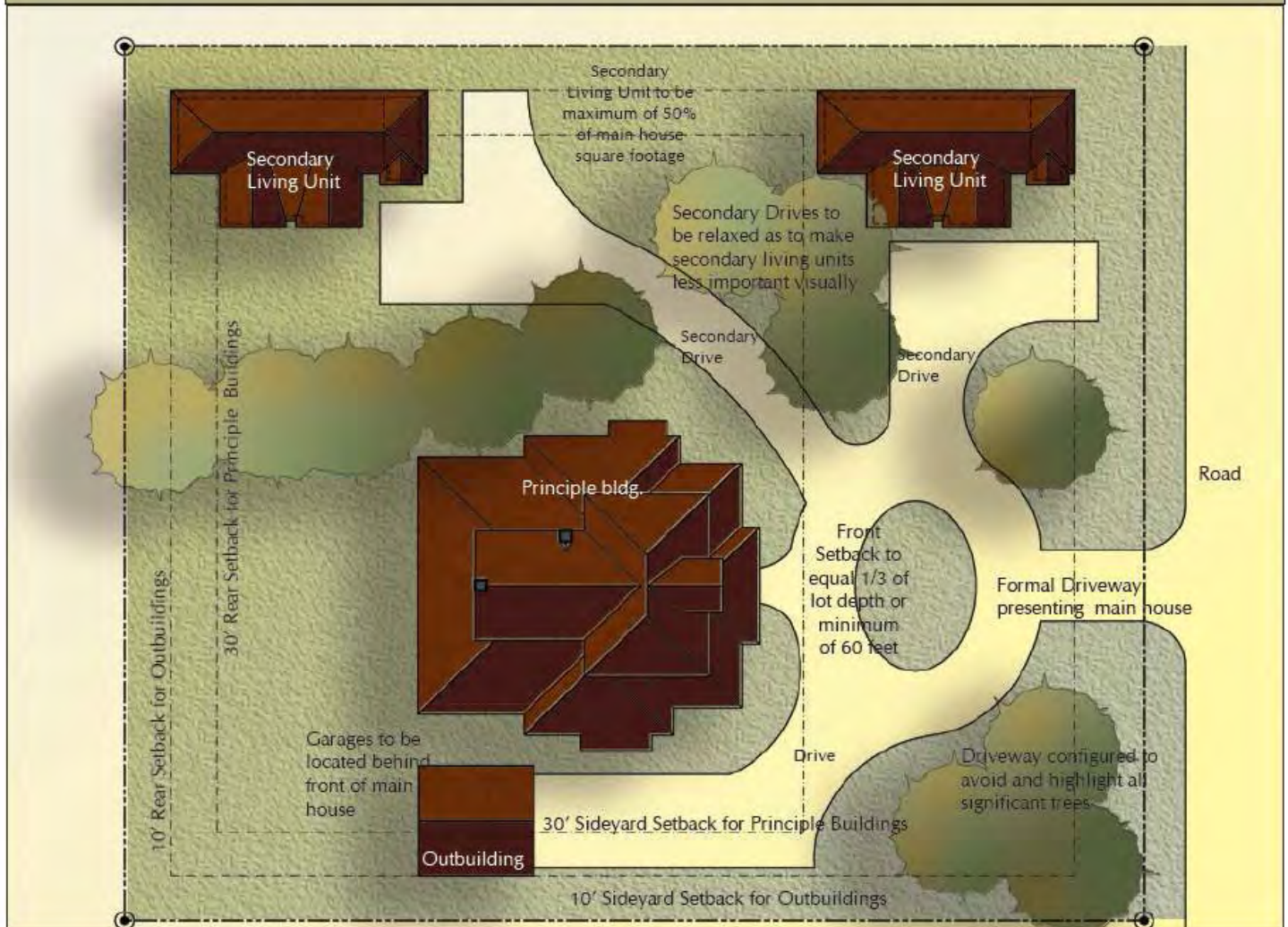
# TYPICAL ONE ACRE SITE - CENTERED



# TYPICAL ONE ACRE SITE - LINEAR



# FAMILY CLUSTER COMMUNITY SITE



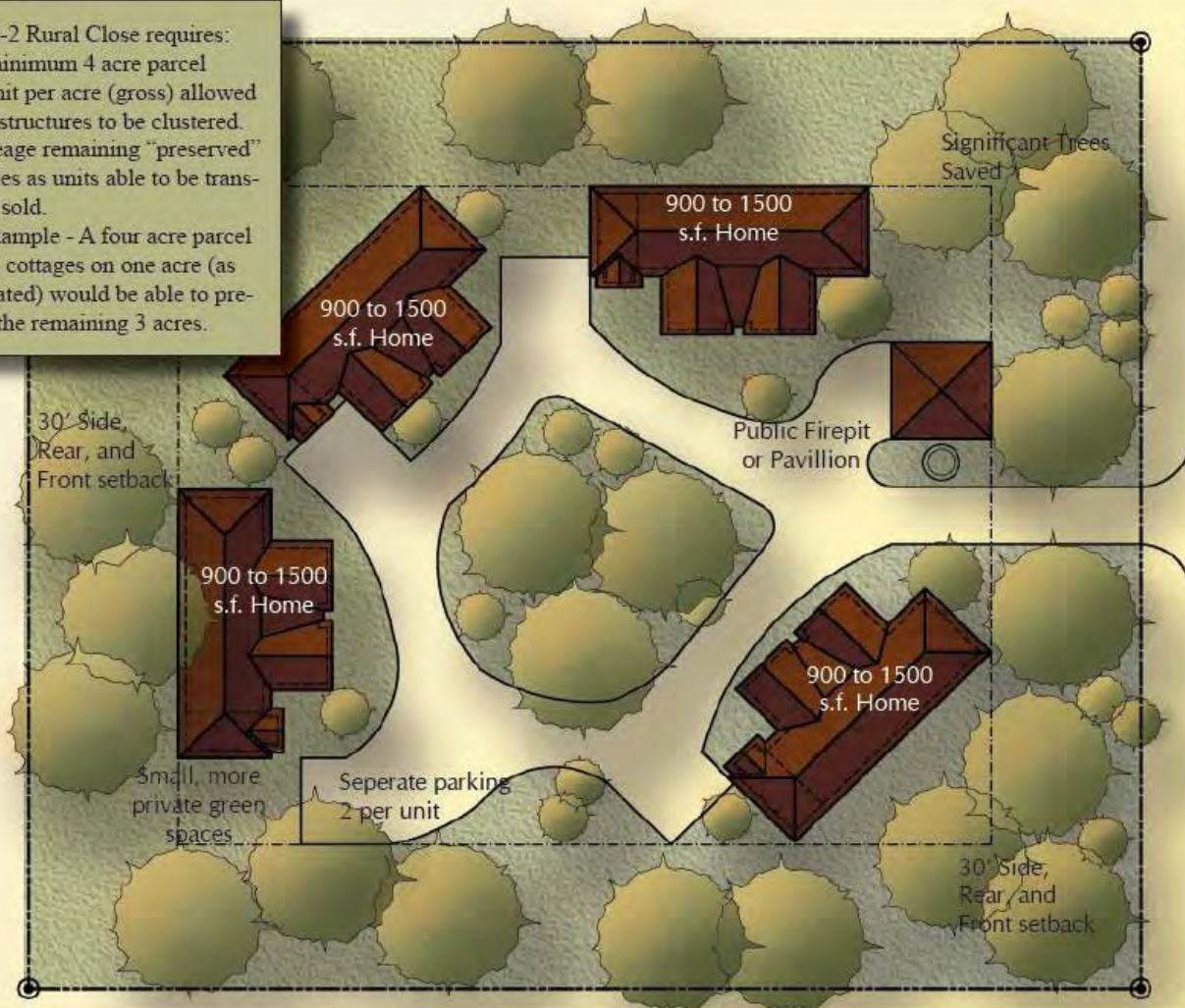
# RURAL COTTAGE CLOSE



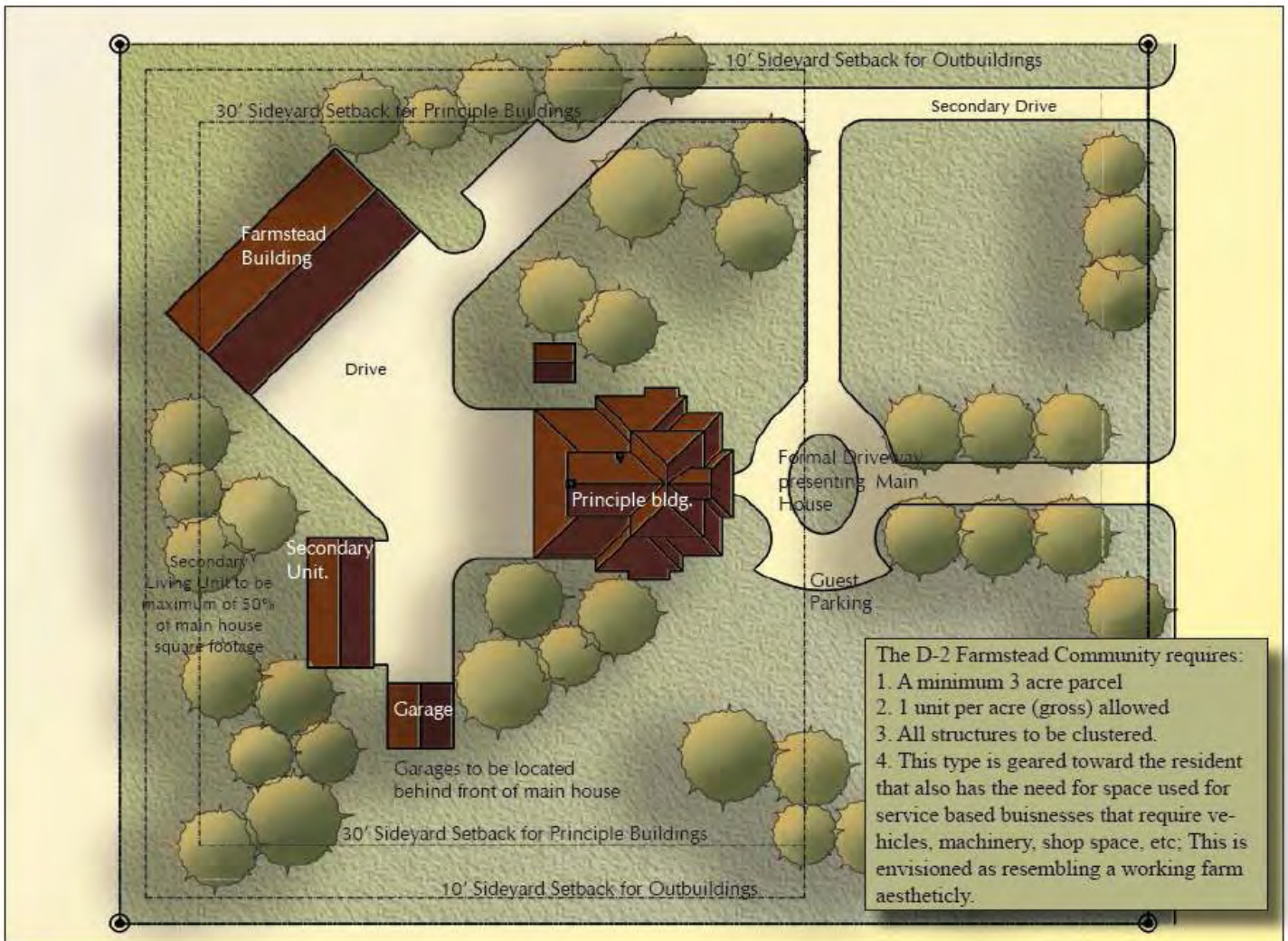
The D-2 Rural Close requires:

1. A minimum 4 acre parcel
2. 1 unit per acre (gross) allowed
3. All structures to be clustered.
4. acreage remaining "preserved" qualifies as units able to be transferred/ sold.

For example - A four acre parcel with 4 cottages on one acre (as illustrated) would be able to preserve the remaining 3 acres.



# FARMSTEAD COMMUNITY





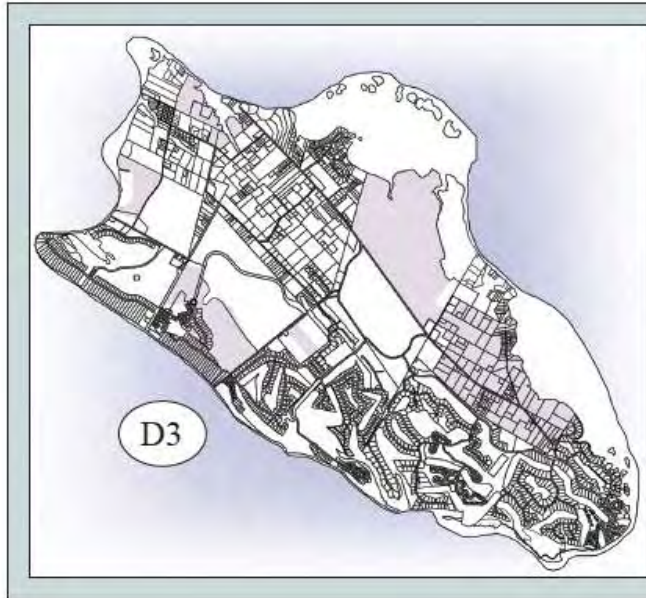


**SECTION 4.0**  
**URBAN TRANSECT ZONE STANDARDS**

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

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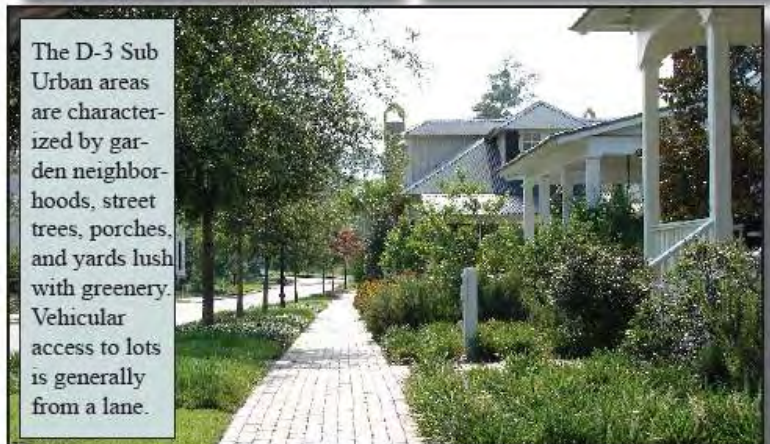
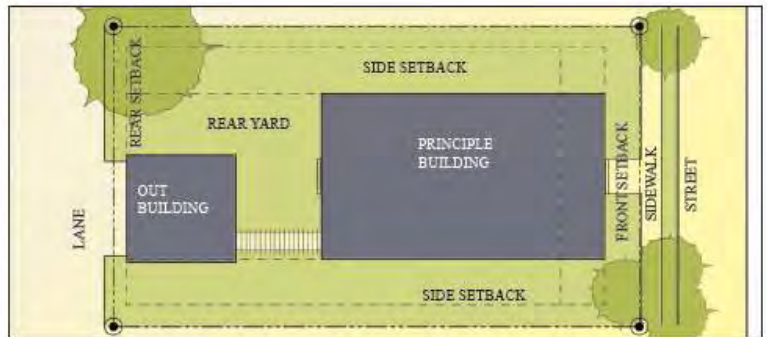


**D-3 SUB-URBAN CHARACTERISTICS**

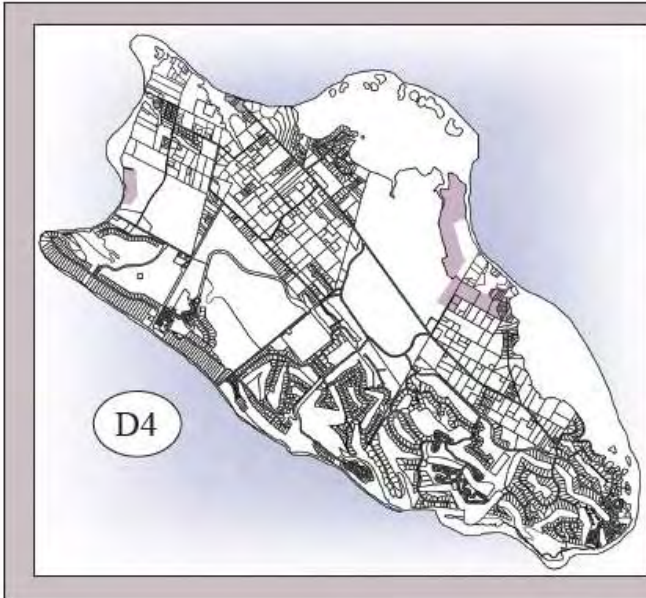
- Lawns and landscaped yards surrounding detached single family houses, pedestrians are occasionally seen.
- Large and variable front and side yard setbacks
- Porches, fences, and naturalistic tree plantings throughout.
- One to two story structures
- Parks and greenways common
- TDR Zone - units transferred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



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

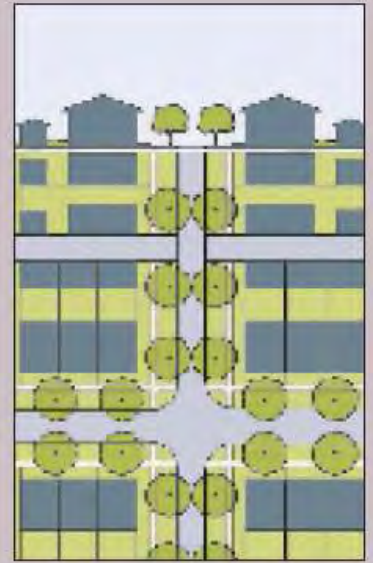


The D-3 Sub Urban areas are characterized by garden neighborhoods, street trees, porches, and yards lush with greenery. Vehicular access to lots is generally from a lane.

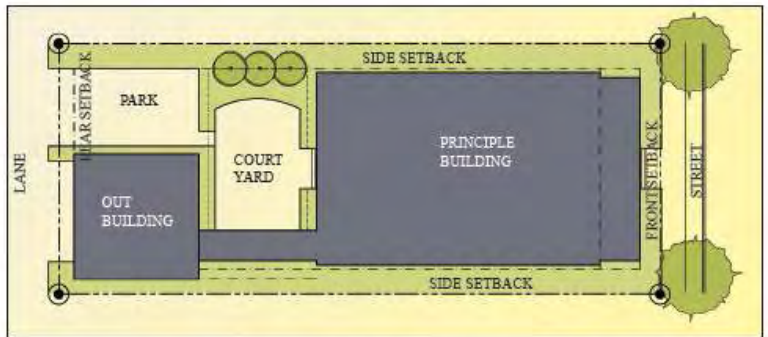



**D-4 GENERAL URBAN CHARACTERISTICS**

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



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

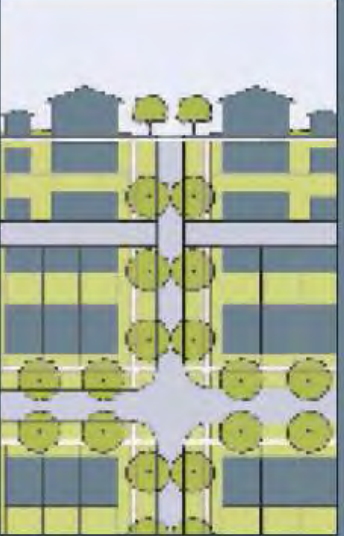




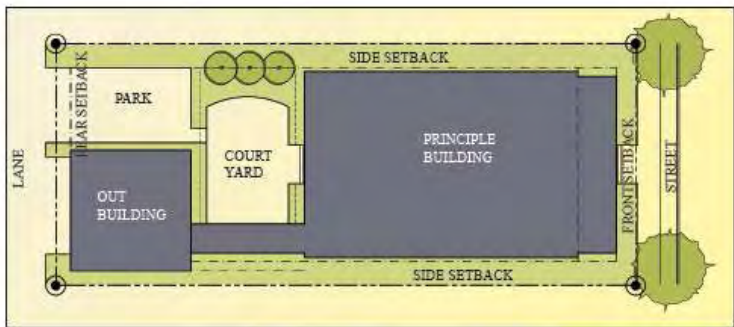
PD

**PD - PUBLIC DISTRICT CHARACTERISTICS**

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



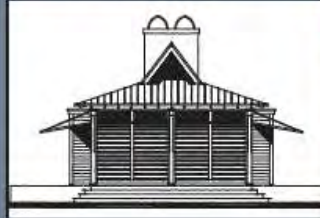
| <b>PD - PUBLIC DISTRICT BUILDING FUNCTION</b>                                |   |
|--|---|
| Residential  | Limited use   |
| Lodging  | Limited use   |
| Office   | Limited use   |
| Retail   | Limited use   |
| <b>BUILDING CONFIGURATION</b>  |   |
| Principle Building   | 2 ½ stories max.  |
| Outbuilding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





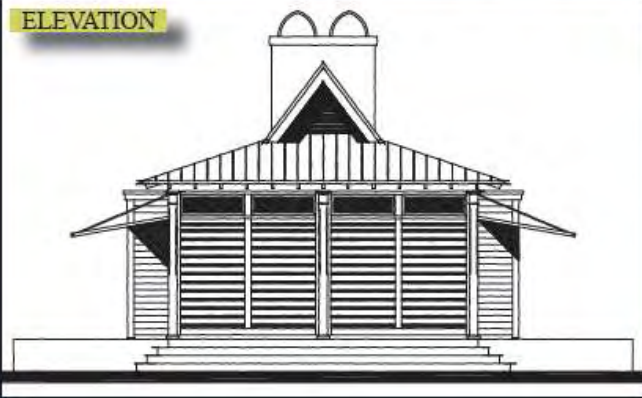
### PUBLIC DISTRICT VISIONING

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

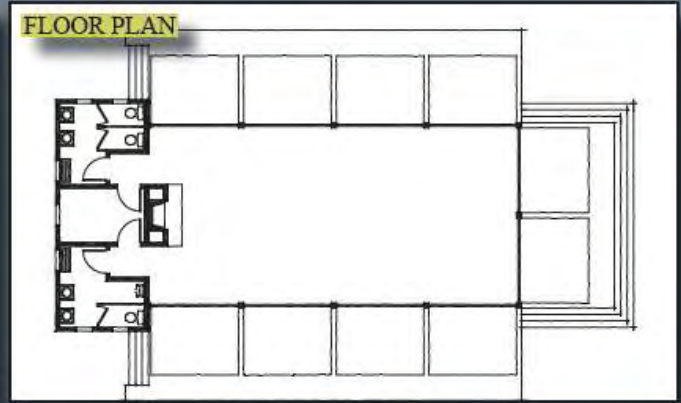


# ISLAND MEETING HALL

ELEVATION



FLOOR PLAN



This vignette illustrates a structure that is open air or closable in nature. Large paneled or louvered doors fold up and out of the way when needed or in the closed position to form walls. This flexibility allows this meeting hall to be used for a more formal meeting or chapel and still usable as a farmers market


# BEACH PAVILLION



## BEACH PAVILLION

This vignette illustrates a place at the beach where people can have a place to house restrooms, public lockers, and a sheltered place to have lunch at a picnic table or sit and view the ocean. This could also serve as a great place for a beach wedding or a night time party.

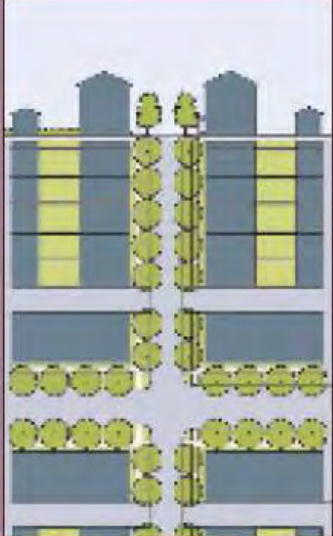




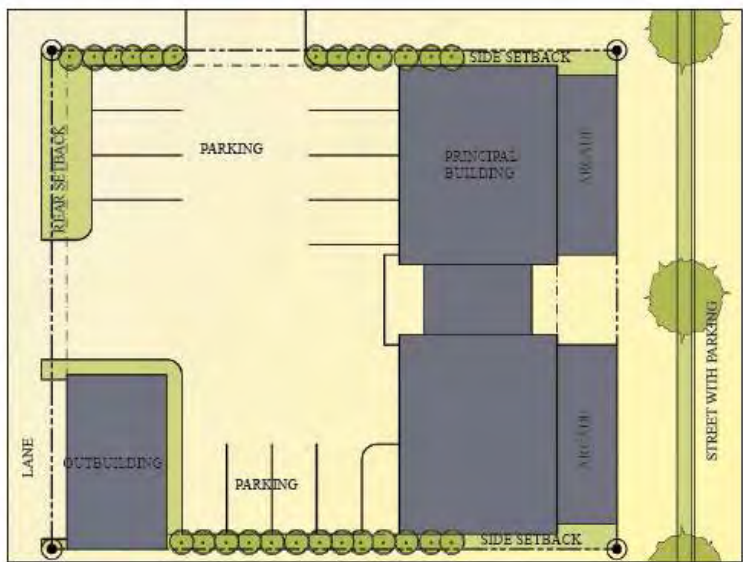
D5

**D-5 URBAN CENTER CHARACTERISTICS**

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



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





**D5 VISIONING**

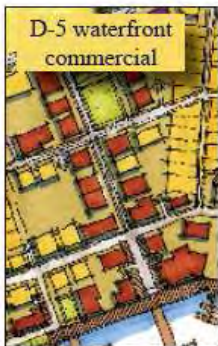
The D5 area of Daufuskie only occurs at the main Portal. Although this D5 area is larger than just the waterfront buildings it is a relatively small core of commercial, residential, and civic structures dotted with appropriately scaled green spaces. As D5 intensity development occurs, the negative spaces-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





**PORTAL VISIONING**

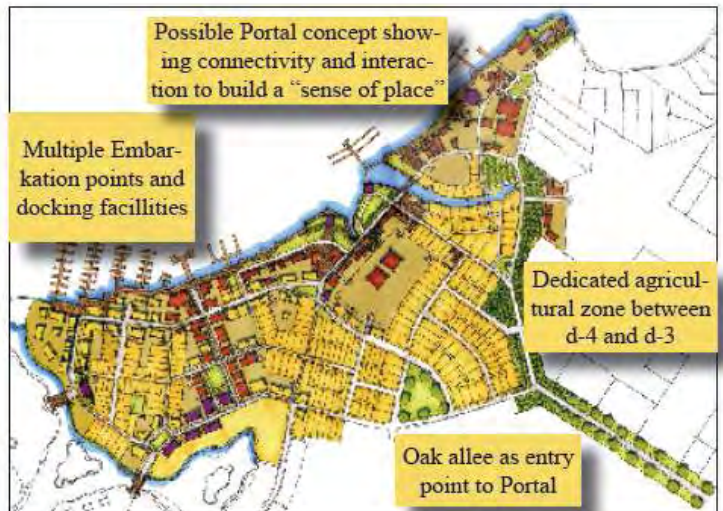
The Island is in need of a center. This center is a place of economic development as well as a place that is open and inviting to every Islander and every visitor. An announcement of settlement and of destination, this area will be a walkable, welcome, a goodbye, and a destination. This Portal – In other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



D-5 waterfront commercial



Neighborhoods with park front homes

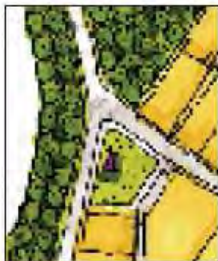


Possible Portal concept showing connectivity and interaction to build a "sense of place"

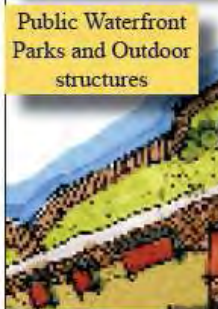
Multiple Embarcation points and docking facilities

Dedicated agricultural zone between d-4 and d-3

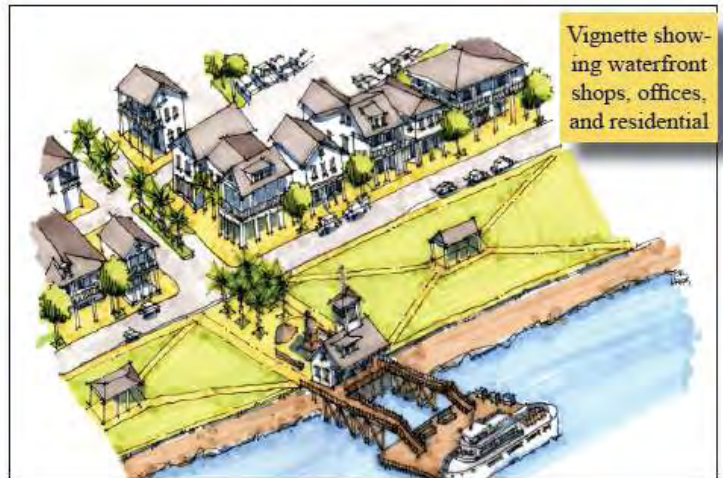
Oak allee as entry point to Portal



Historic parks with Island artifacts



Public Waterfront Parks and Outdoor structures



Vignette showing waterfront shops, offices, and residential

# PORTAL WELCOMING PAVILLION



**WELCOMING PAVILLION**  
This vignette shows a covered pavillion at the waterfront in the portal district. A place where visitors are greeted by local crafters, singing groups, or maybe just a simple place to be sheltered from the sun or rain.

# Daufuskie Code

## 4.1 4.1.1

### EXISTING PHYSICAL CONDITIONS



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

##### a. General to All – No Modification Request

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

##### b. Specific to D3 – Request to Modify

1. If a Modification is requested for a conforming or non-conforming Building or Structure that is either active, or has been closed or abandoned for less than one full year, and the Modification:
  - i. ...is one hundred and twenty (120) square feet or greater in size, **or**
  - ii. ...involves a Civic Site, Transit Shelter, Signs, removal of a Specimen Tree, **or**
  - iii. ...requires the Applicant to obtain a Building Permit and / or Development Permit from Beaufort County, then...

...the Building or Structure shall be reviewed as if it is New Development, requiring the owner to submit an application for approval. Upon approval of the Modification the Building or Structure shall be permitted to function as:

  - i. ...the existing or most recent former use.
  - ii. ...a Permitted Use.
  - iii. ...a permitted Special Use.
2. If a Modification is requested for a Conforming or Non-Conforming Building or Structure that has been abandoned for one (1) full year or longer, and the Modification:
  - i. is one hundred and twenty (120) square feet or greater in size, **or**
  - ii. involves a Civic Site, Transit Shelter, Signs, removal of a Specimen Tree, **or**
  - iii. requires the Applicant to obtain a Building Permit and / or Development Permit from Beaufort County, then...

...the Building or Structure shall be reviewed as if it is New Development, requiring the owner to submit an application for approval. Upon approval of the Modification the Building or Structure shall be permitted to re-open as:

  - i. ...a Permitted Use.
  - ii. ...a permitted Special Use.

##### c. Specific to D4, PD, D5 – Request to Modify

1. If a Modification is requested for a conforming or non-conforming Building or Structure that is either active, or has been closed or abandoned for less than one full year, and the Modification:
  - i. ...is sixty (60) square feet or greater in size, **or**
  - ii. ...involves a Civic Site, Transit Shelter, Signs, removal of a Specimen Tree, **or**
  - iii. ...requires the Applicant to obtain a Building Permit and / or Development Permit from Beaufort County, then...

...the Building or Structure shall be reviewed as if it is New Development, requiring the owner to submit an application for approval. Upon approval of the Modification the Building or Structure shall be permitted to continue operating as:

## Daufuskie Code

- i. ...the existing use.
    - ii. ...a permitted use.
    - iii. ...a permitted Special Use.
  2. If a Modification is requested for a Conforming or Non-Conforming Building or Structure, that has been abandoned for one (1) full year or longer, and the Modification:
    - i. ...is sixty (60) square feet or greater in size, **or**
    - ii. ...involves a Civic Site, Transit Shelter, Signs, removal of a Specimen Tree, **or**
    - iii. ...requires the Applicant to obtain a Building Permit and / or Development Permit from Beaufort County, then...

...the Building or Structure shall be reviewed as if it is New Development, requiring the owner to submit an application for approval. Upon approval of the Modification the Building or Structure shall be permitted to re-open as:

      - i. ...a Permitted Use.
      - ii. ...a permitted Special Use.
  3. Reserved.
- 4.1.2** Existing Historic Buildings and Structures (as determined by the HPRB) that are preserved to the standards of the HPRB and Planning Director, may Re-open as:
  - a. ...the most recent former use (regardless of how long the structure has been closed or abandoned – See Section 4.8 *Use*, Table 4.10 *General Uses*, and Table 4.11 *Specific Uses*).
  - b. ...a permitted use.
  - c. ...a permitted Special Use.
- 4.1.3** When a residential building is “adaptively re-used” such that the primary use is no longer residential, the Applicant shall utilize one (1) of the Adaptive Residential Archetypes found in Section Six (6) *Building Archetypes* of this Appendix.
- 4.1.4** The restoration or rehabilitation of an existing building should not require the provision of parking in addition to that which is present. However, the Planning Director shall maintain the right to request additional parking (based on Table 4.8 *Required Parking*) or reduce existing parking which exceeds that which is required by this Code.
- 4.1.5** The restoration or rehabilitation of an existing building should not require on-site stormwater retention / detention in addition to that which already exists. However, the Planning Director shall maintain the right to request specific standards when necessary (based on Section 4.10 *Landscape and Stormwater*, and Table 4.9 *Light Imprint Tools*).



### 4.2 NEW DEVELOPMENT

#### 4.2.1 General to D3, D4, PD, D5

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

#### 4.2.2 Specific to D3

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

#### 4.2.3 Specific to D4

## Daufuskie Code

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

### 4.2.4 Specific to the Public District – PD

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

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

Subdivision within the PD–B shall require the submittal of a Master Plan at which time the overall allotment of Civic Sites and Civic Uses shall be shown by percentage.

- 4.3 NATURAL RESOURCES** D3 D4 D5 PD
- 4.3.1** Resource protection is important to maintaining the character, culture, and economic potential of Daufuskie Island. Section 4.3 addresses the Island’s natural resources in relation to the Transect. Transect Zones manifest a range of natural and urban conditions. In case of conflict, natural resource protection shall have priority in the Conservation Zoning Districts (D1, D2) and the built environment shall have priority in the Urban Zoning Districts (D3, D4, PD, D5).
- 4.3.2** In the Conservation Zoning Districts (D1, D2) the primary objective is to protect significant portions of undisturbed land and accompanying natural resources. In the D3, D4, PD, and D5 Zoning Districts a balance must be struck between the protection of a specific resource (e.g. Beach Dune, River Buffer, Endangered Species, waterfront) and the desire to celebrate the resource by relaxing protection standards, and allowing for public access to these amenities.
- 4.3.3** Table 4.5 *Resource Protection Levels* requires that all or a percentage of specific resources be reserved as open space and left undisturbed by any development. The protection level for each resource is the decimal value or percentage of the resource that is to remain permanent “open space”. For example, a protection level of 0.70 means that 70 percent of the land in that resource must be fully protected. The level of protection may vary by zoning district.
- 4.3.4** Both Traditional Community development and Single Lot development shall demonstrate that it adheres to the protection levels conveyed in Table 4.5 *Resource Protection Levels*. Therefore, Single lot development in a previously approved Traditional Community shall demonstrate that it meets the protection levels of Table 4.5 *Resource Protection Levels*.
- 4.3.5** Natural features not specifically addressed in Table 4.5 *Resource Protection Levels* (i.e. water, marsh, ponds, creeks, vegetation, rookery’s, etc.) may be determined by the Planning Director to be Natural Resources. As such, the requirements of this Appendix for Natural Resources shall apply.
- 4.3.6** Article VII, Division 3 NATURAL RESOURCE PROTECTION STANDARDS shall apply, however the following standards shall be substituted for Sec. 106-1845. River buffer. (4) Setbacks. The following setbacks from the OCRM critical line shall apply to all new development:
- a. Residential and Non-residential buildings shall be set back 50 feet.
  - b. Tile fields or septic tanks are prohibited in the river buffer, and shall not be placed within 100 feet of the OCRM critical line.
  - c. Agricultural uses and golf courses shall be set back 50 feet.
- 4.3.7** Table 4.6 *Uses in Resource Areas* lists uses permitted within Resource space in the Urban Zoning Districts (D3, D4, PD, D5) in addition to those already permitted by Table 106-1876. Any use not listed shall be considered prohibited. Special standards for specific uses found in Sec. 106 – 1907-16 shall apply.

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**Table 4.5 Resource Protection Levels**

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

**Table 4.6 Uses in Resource Areas**

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

\*See 4.5.12 and 4.13.12.d



## Daufuskie Code

### 4.4

#### DENSITY



#### 4.4.1

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

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

### 4.5

#### CIVIC SITES



#### 4.5.1

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

#### 4.5.2

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

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

## Daufuskie Code

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



## Daufuskie Code






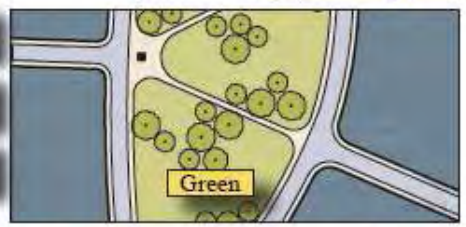
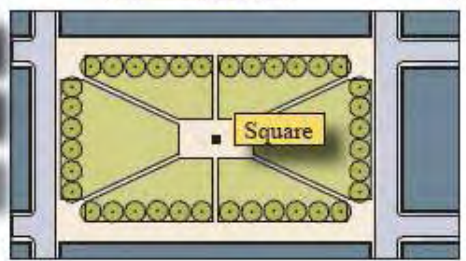
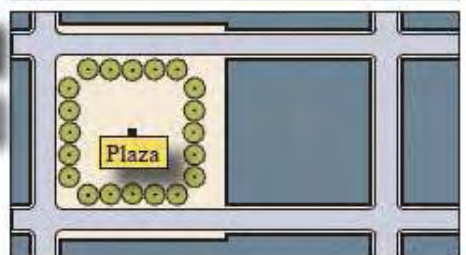
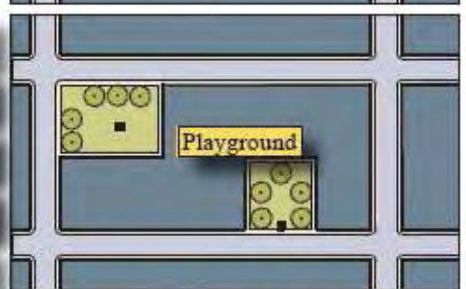
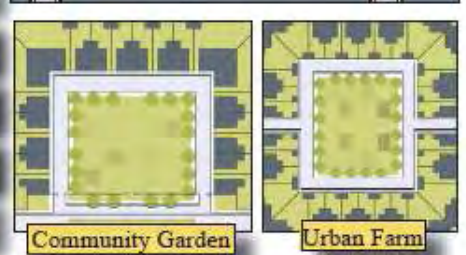
- b. A Gathering Place (GP) may serve a dual purpose as amenity or “third place”, as well as providing stormwater infrastructure for channeling, storage and filtration purposes. A dual purpose amenity might include a natural or manmade water feature that is clearly designed around the public’s enjoyment.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

Table 4.7

Civic Space

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




4.6 LOT DESIGN AND BUILDING PLACEMENT

4.6.1 Lot Design

- a. **Specific to D3**
  - 1. Lot Width shall be a minimum of forty (40) feet and a maximum of one hundred (100) feet.
  - 2. Lot Coverage by Principle Buildings and Outbuildings shall not exceed a maximum of sixty percent (60%).
- b. **Specific to D4 / PD**
  - 1. Lot Width shall be a minimum of thirty (30) feet and a maximum of seventy six (76) feet.
  - 2. Lot Coverage by Principle Buildings and Outbuildings shall not exceed a maximum of seventy percent (70%).
- c. **Specific to D5**
  - 1. Lot Width shall be a minimum of eighteen (18) feet and a maximum of one hundred and eighty (180) feet.
  - 2. Lot Coverage by Principle Buildings and Outbuildings shall not exceed a maximum of eighty percent (80%).

4.6.2 Building Placement

- a. A typical Lot consists of one Principal Building at the Frontage, and one Outbuilding to the rear of the Principal Building.
- b. Exceptions to required setbacks shall be granted for avoiding Trees with calipers greater than eight (8) inches, OR Magnolias, Dogwoods, and Redbuds with calipers greater than four (4) inches.
- c. Where Buildings (Principle, Backbuilding / Outbuilding) exist on adjacent lots, the Planning Director may request that a Building match one (1) or the other of the adjacent Setbacks and / or Heights rather than the provisions of this Code.
- d. The Planning Director shall have the authority to adjust Setbacks to the benefit of the local community.
- e. Setbacks for Civic Buildings shall be determined using the process for an Administrative Form Waiver (See Graphic 4.12 PD AFFORDABLE URBAN CLOSE, Pg. 130). 
- f. **Specific to D3** (See Graphic 4.9 D3 TYPICAL 70x120 LOT TYPE, Pg. 128)
  - 1. The Front Setback for the Primary Mass of the Principal Building shall be a minimum of eighteen (18) feet, and the Front Setback for the Secondary Mass of the Principal Building shall be a minimum of eight (8) feet.
  - 2. The Side Setback for the Principle Building shall be twelve (12) feet minimum, and the Rear Setback for the Principle Building shall be three (3) feet.
  - 3. The Front Setback for an Outbuilding (with or without an ADU) shall be a minimum of twenty (20) feet behind the front face (Primary Mass or Secondary Mass) of the Principal Building.
  - 4. The Side Setback for an Outbuilding (with or without an ADU) shall be a minimum of five (5) feet, and the Rear Setback for an Outbuilding (with or without an ADU) shall be three (3) feet or twelve (12) feet (no in between).
  - 5. The Facade shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum of forty percent (40%) of the lot width at the Setback.
- f. **Specific to D4 / PD** (See Graphics 4.10, 4.11: D4 TYPICAL LOT TYPES, Pg. 129)
  - 1. The Front Setback for the Primary Mass of the Principal Building shall be twelve (12) feet minimum and eighteen (18) feet maximum, and the Front Setback for the Secondary Mass of the Principal Building shall be four (4) feet minimum.
  - 2. The Side Setback for the Principle Building shall be five (5) feet minimum and the Rear Setback for the Principle Building shall be three (3) feet minimum.
  - 3. The Front Setback for an Outbuilding (with or without an ADU) shall be a minimum of thirty (30) feet behind the front face (Primary Mass or Secondary Mass) of the Principal Building.
  - 4. The Side Setback for an Outbuilding (with or without an ADU) shall be a minimum of three (3) feet minimum, and the Rear Setback for an Outbuilding (with or without an ADU) shall be three (3) feet or twelve (12) feet (no in between).
  - 5. The Facade shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum of sixty percent (60%) of the lot width at the Setback.



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6. The Front Setback, Side Setback, and Rear Setback for the **Urban Cottage Close** shall be a minimum of ten (10) feet (as depicted in Graphic 4.12 PD *AFFORDABLE URBAN CLOSE*, Pg. 130).
- g. **Specific to D5** (See Graphic 4.14 *D5 TYPICAL 100x120 LOT TYPE*, Pg. 132)
  1. The Front Build To Line for the Primary Mass of the Principal Building shall be twelve (12) feet, and the Front Setback for the Secondary Mass of the Principal Building shall be zero (0) feet minimum. Arcades and Galleries are encouraged.
  2. The Side Setback for the Principle Building shall be three (3) feet minimum and the Rear Setback for the Principle Building shall be three (3) feet minimum.
  3. The Front Setback for an Outbuilding (with or without an ADU) shall be a maximum of forty (40) feet from the rear property line.
  4. The Side Setback for an Outbuilding (with or without an ADU) shall be a minimum of zero (0) feet, and the Rear Setback for an Outbuilding (with or without an ADU) shall be three (3) feet or twelve (12) feet (no in between).
  5. The Facade shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum of eighty percent (80%) of the lot width at the Setback.


## 4.7 BUILDING CONFIGURATION



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

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

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






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

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

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

- a. Principle Building:
  1. **D3** – 2 stories maximum.
  2. **D4 / PD** – 2 ½ stories maximum.
  3. **D5** – 3 stories Maximum, 2 stories minimum.
- b. Backbuilding / Outbuilding:

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1. **D3** – 1 ½ stories maximum.
  2. **D4 / PD** – 2 stories maximum.
  3. **D5** – 2 stories Maximum, 2 stories minimum
- 4.7.5** Building height shall be measured in number of Stories, from the lowest ground elevation to the eave or roof deck.
- a. A Story shall constitute the Habitable level within a Building or structure of a maximum fourteen (14) feet in Height between the upper surface of a floor and the lower surface of the ceiling or exposed roof next above. If permitted using the process for an Administrative Form Waiver, a ground level (Retail, Civic, Civil Support, or Agricultural Industrial) story may exceed this limit. 
  - b. Mezzanines shall not exceed thirty-three percent (33%) of the Habitable Space Floor Area.
  - c. Each story used exclusively for parking vehicles is also counted as a story.
  - d. The height of Fences and walls shall be measured in feet from the lowest ground elevation.
- 4.7.6** All specified Building Heights may be increased by the difference between the actual lot elevation and the base elevations required by applicable FEMA standards, provided that any first story space shall be designed for use as:
- a. ...parking or storage space set into the structure a minimum of 10 feet behind the front face of the principle building, and concealed from view of all streets,
  - b. ...an open market, a loggia or porch or combination thereof, or other open-air area for recreation, relaxation or gathering, or
  - c. ...enclosed Commercial or Retail space, to the extent permitted by applicable FEMA requirements, or other use permitted by the Planning Department.
- 4.7.7** Roof structures and parapet walls may exceed the maximum height limit provided there is no habitable space inside the roof structure.
- 4.7.8** Appurtenances.
- a. Architectural appurtenances such as cupolas, clerestories, clock towers, towers, steeples, etc. may extend a maximum of 15 feet above the height limit, and shall not exceed 250 square feet in size when combined. If a proposal fails to meet these standards the Applicant shall apply for an administrative Form Waiver. 
  - b. Mechanical or structural appurtenances such as elevator and stairwell enclosures, air-conditioning equipment, water tanks, and antennas may extend a maximum of 15 feet above the height limit provided these appurtenances:
    1. ...do not exceed 250 square feet in size in D3 (when combined).
    2. ...do not exceed twenty percent (20%) of the roof area in D4 and D5 (when combined).
    3. ...provide appropriate screening.If a proposal fails to meet these standards the Applicant shall apply for an Administrative Form Waiver. 
- 4.7.9** The scale and massing of an Outbuilding shall relate to that of the Principle Building.
- 4.7.10** Sidewalk activity, such as outdoor dining or the displaying goods is permitted so long as 4 feet of clearance remains for the passerby. Outdoor dining shall not count toward maximum seating allowances.
- 4.7.11** When utilized, Streetscreens shall be between 3.5 and 8 feet in height. When contextual, a Streetscreen may be substituted with a hedge or fence. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- 4.7.12** **Specific to D4 / PD**
- a. Porch steps and stoops on the Principle Building may encroach the Secondary Setback and extend to the lot line.
  - b. Porch steps and stoops on an Outbuilding shall not encroach upon the Outbuilding Setback.
  - c. Balconies, bay windows, and terraces on an Outbuilding may encroach upon the Outbuilding Setback and extend to the lot line, but not beyond.
  - d. The awning on the Principle Building may encroach the lot line and sidewalk to within 2 feet of the Curb but must clear the sidewalk vertically by at least 8 feet.
  - e. Screened in porches shall be permitted on the first floor façade of the Principle Building's major mass by Administrative Form Waiver. Otherwise, screened porches shall be permitted. 
  - f. Loading docks and service areas shall be permitted on the Building Frontage if approved using the process for an Administrative Form Waiver. 
- 4.7.13** **Specific to D5**
- a. Porch steps, Stoops, Balconies, and Bay Windows on the Principle Building may encroach upon the lot line and sidewalk up to 4 feet, so long as 4 feet of clearance remains.
  - b. Awnings, Arcades, and Galleries on the Principle Building may encroach the Sidewalk to within 2 feet of the Curb. Awnings, Arcades, and Galleries shall clear the Sidewalk vertically by at least 8 feet.

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- c. Porch steps and Stoops on an Outbuilding shall not encroach upon the 3' Setback. They may encroach upon the 12' Setback. Balconies, Bay Windows, and Terraces on an Outbuilding may encroach upon the 3' Setback and extend to the lot line or they may encroach upon the 12' Setback by 4 feet.
- d. Screen porches shall not be permitted on the front of the Principle Building's major mass.
- e. In the absence of a building Facade along any part of a Frontage Line a Streetscreen shall be built co-planar with the Facade.
- f. Loading docks and service areas shall be permitted on the Frontage Line if approved using the process for an Administrative Form Waiver.

Waiver

**Graphic 4.7**

**Façade Elements**



Dover Kohl & Partners  
Boundary St. Code

**Table 4.8** **Urban Archetypes**

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

Architectural Standards are located in Section 7



Table 4.9

Private Frontage (Primary or Secondary)

**PRIVATE FRONTAGES** - The Private Frontage is the area between the building Facades and the Lot lines.

**COMMON YARD:** A planted Frontage wherein the Facade is set back substantially from the Frontage line, the front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed thoroughfares.

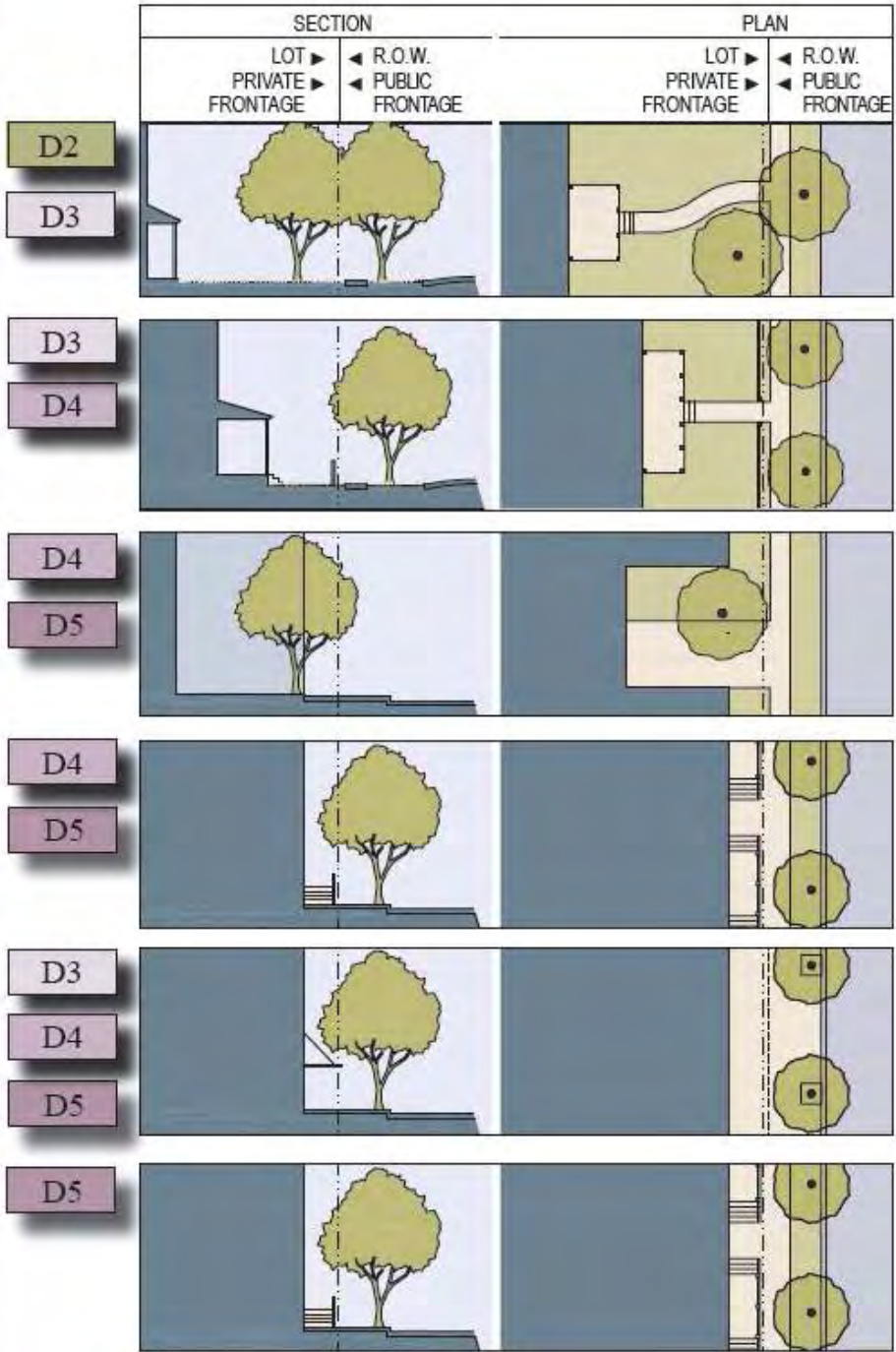
**PORCH and FENCE:** A planted Frontage wherein the Facade is set back from the Frontage line with an attached porch permitted to encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.

**FORECOURT:** A Frontage wherein a portion of the Facade is close to the Frontage Line and a portion is set back. The Forecourt created is suitable for vehicular drop-offs, this type should be allocated in conjunction with other Frontage types.

**STOOP:** A Frontage wherein the Facade is aligned close to the Frontage line with the first Story elevated from the Sidewalk to secure privacy. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.

**SHOPFRONT:** A Frontage wherein the Facade is aligned close to the Frontage Line with the entrance at Sidewalk grade. This type is conventional for Retail use. It has a substantial glazing on the Sidewalk level and an awning that should overlap the Sidewalk.

**ARCADE:** A colonnade that overlaps the Sidewalk, while the Facade at Sidewalk level remains at or behind the Frontage Line. This type is conventional for retail use. The arcade shall be no less than 10 feet wide.



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## 4.8 USE

### 4.8.1 Non-Conforming Use

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

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

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

### 4.8.3 In Table 4.11 *Specific Uses*:

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

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

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



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

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

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

**Table 4.10** **General Uses**

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

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

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

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

**Table 4.11 Specific Uses**

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

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

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

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



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

### 4.9 **PARKING** D3 D4 D5 PD

#### 4.9.1 **General to All.**

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

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

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

### 4.9.3 Residential Parking

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

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

**Graphic 4.8 Parking Access**



**Table 4.12**

**Required Parking**


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



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### 4.10 LANDSCAPE and STORMWATER

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

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

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

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



### 4.10.6 Landscape and Stormwater Construction Standards

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

### 4.10.7 Landscape and Stormwater Maintenance Standards

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

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**Table 4.13** *Light Imprint Tools*

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

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## 4.11 SIGNAGE




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

- a. Signage in the Urban Zones shall be Transect-based and controlled by Materials, Lighting, Use, and Size.
- b. **Sign Body Materials**  
Signs and their supporting structure shall be comprised of:
  1. ...natural materials (wood, masonry, stone, tabby, etc).
  2. ...metal.
  3. ...Canvas awnings.
  4. ...Paint (applied directly onto window glass, or directly onto building walls). and reflect the unique, sometimes eclectic nature of the Island.
- c. **Graphic Materials**  
Sign graphic materials shall be one of the following:
  1. ...Paint.
  2. ...Cut vinyl.
  3. ...Incisions into smooth-faced building materials such as signs inscribed into a stone or stucco frieze board.
- d. **Lighting**
  1. Signs may be externally lit by full-spectrum bulbs in a visible fixture above the sign.
  2. Reserved.
- e. **Residential and Non-Residential Buildings**
  1. One (1) Address Sign (with number) shall be permitted per Residential Dwelling Unit or Non-Residential Use for each Lot Line adjacent to a Street or ROW / Easement. The Address Sign shall be:
    - i. ... attached to a building in proximity to an Entrance, or...
    - ii. ... displayed on the parcel, in proximity to a vehicular or pedestrian entryway, and...
    - iii. ...visible to fire and safety vehicles utilizing the nearest Street or ROW / Easement, and...
    - iv. ...Limited to a maximum of two (2) square feet.
  2. Temporary Window Signs shall be limited to one (1) per Residential Dwelling Unit and / or Non-Residential Use and shall not exceed two (2) square feet in Area.

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

- a. **Text-Free Symbols (D3, D4, PD, D5)**
  1. Text-free symbols – such as barber poles – may be attached to a Building or Structure in which a Use takes place. The Text-free Symbol should be visible from the nearest Street, and adjacent to the nearest path, sidewalk, or 2 way Bikeway / Cartway.
  2. Text-free symbols shall not exceed 4 square feet if flat or 6 cubic feet if three-dimensional.
  3. The top of a Text-Free Symbol shall not be located more than 14 feet above the nearest path, sidewalk, or 2 way Bikeway / Cartway.
- b. **Awning Sign (D4, PD, D5)**
  1. Communication / Advertising may be placed at two distinct locations on the surface of an Awning Sign:
    - i. ...the shed or body.
    - ii. ...the fringe or skirt.In walkable places Communication / Advertising on the Fringe may be more effective than Communication / Advertising on the shed because the message is closer to eye level and the letters are vertical rather than sloping back away from the viewer.
  2. The Awning should be installed with its bottom edge (skirt) no more than 10 feet above the Sidewalk, except in the case of Upper level Awnings, which shall be permitted in D5 with or without out Signage.
  3. The surface shall consist of painted or vinyl lettering and/or graphics painted or adhered directly onto the Awning.
  4. Communication / Advertising may occupy the middle third of the body of the shed side of the awning.
  5. Communication / Advertising may fill the entire height and width of the fringe up to a maximum fringe height of nine (9) inches. The Awning fringe should be made of solid-color canvas for the best signage contrast, while the awning shed may be striped if desired.

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- c. **Board Sign (D3, D4, PD, D5)**
1. The Board Sign shall consist of painted or vinyl lettering and/or graphics on a signboard that may be attached to any part of a building, but is most often attached to a wall.
  2. The cumulative square footage of all Board Signs on one Frontage of an establishment shall be limited to the width of the Frontage in feet multiplied by 2.
  3. No single Board Sign shall be larger than:
    - i. ...six (6) square feet if the bottom of the sign is located eight (8) feet or less above the pathway / sidewalk.
    - ii. nine (9) square feet if the bottom of the sign is eight (8) feet to less than twelve (12) feet above the pathway / sidewalk.
    - iii. twelve (12) square feet if the bottom of the sign is located at the maximum height of twelve (12) feet above the pathway / sidewalk.
- d. **Island Eclectic Sign (D3, D4, PD, D5)**
1. In D3 the Island Eclectic Sign shall be permitted using the process for an Administrative Form Waiver. 
  2. The Island Eclectic Sign is intended to be unique and one of a kind.
  3. Communication / Advertising is only part of the message conveyed by this type of sign. The sign may symbolize the distinct heritage of the Island, or reflect the unique products produced or sold by an Island establishment. For instance, a sign representing an art gallery may include a sculptural element or a sign representing a heritage museum might include a cut-out of a fisherman.
  4. The scale and placement of the Island Eclectic Sign shall be determined by the Applicant.
  5. The body of the Island Eclectic Sign shall be limited to 6 feet in height and 6 feet in width, unless approved by Administrative Form Waiver. 
- e. **Ground Signboard (D3, D4, PD, D5)**
1. The Ground Signboard may either consist of a:
    - ii. **Standard Ground Signboard** – An A-frame double sign board.
    - iii. **Special Ground Signboard** – A sculptural element with an attached sign board. A typical Special Ground Sign incorporating a sculptural element is a sculpture of a chef holding a chalkboard containing a restaurant's menu items.
  2. A Standard Ground Signboard shall only be permitted in D3 using the process for an Administrative Form Waiver. 
  3. The Special Ground Sign shall only be permitted in D4, PD, and D5.
  4. Ground Signboard Lettering should be small since people are intended to walk right up to the sign to read it.
  5. The Special Ground Sign is meant to be used adjacent to or on the Sidewalk.
  6. The Special Ground Sign is limited to five (5) feet in height, and should be portable if placed on a Sidewalk. One (1) Special Ground Sign is permitted per establishment.
- f. **Band Sign (D4, PD, D5)**
1. The Band Sign is the most common business-related sign type.
  2. The Band Sign shall consist of a band of lettering (possibly graphics) across 75% to 100% of the width of the building.
  3. The Band sign should be installed just above the top of the storefront glazing, and may be painted, applied, or attached to an exposed beam face or entablature.
  4. The Band sign shall be a maximum of thirty-six (36) inches tall.
  5. The bottom of the band sign should not be more than twelve (12) feet above the Sidewalk, or less than ten (10) feet above the Sidewalk.
  6. A Band Sign may only be front-lit using gooseneck lights.
- g. **Blade Sign (D4, PD, D5)**
1. The Blade Sign shall consist of painted or vinyl lettering and/or graphics on a signboard projected from a wall by a supporting structure, or hanging by chains or other means from an overhanging architectural element.
  2. The bottom of the blade sign shall be between nine (9) feet and twelve (12) feet above the sidewalk except when located below or within six (6) feet of an overhanging architectural feature such as an awning or gallery, in which case the top of the blade sign may be located at the bottom of the projecting architectural feature. Such signs should be centered on the overhanging architectural element.
  3. Blade signs may project a maximum of five (5) feet from the wall, and be a maximum of thirty-two (32) inches tall.
    - i. Blade signs shall be no more than four (4) feet wide.
    - ii. In D4 / PD blade signs shall not exceed six (6) square feet.
    - iii. In D5 Blade Signs shall not exceed nine (9) square feet.

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- iv. In D4 / PD, D5 Blade Signs underneath an overhanging architectural feature shall not exceed four (4) square feet. Brackets or other means of suspension shall match the style of the sign and shall not be counted as part of the allowable size of the sign.
- 4. A Blade Sign may only be front-lit using gooseneck lights attached to the supporting structure.
- h. **Pylon Sign (D4, PD, D5)**
  - 1. A Pylon Sign is most appropriate in cases where an establishment is not close enough to allow for an attached sign that is readable from the Street.
  - 2. A Pylon Sign consists of painted or vinyl lettering and/or graphics on wood or metal sign board supported by a structure, and attached to the ground.
    - i. The structure may consist of a single sign pole, a double sign pole, or a trussed sign tower.
    - ii. Double or trussed structures shall be detailed lightly so that the aggregate width of all structural members does not exceed eight (8) inches at any given location below the bottom of the sign board.
  - 3. A Pylon Sign shall be located adjacent to a path, sidewalk, or two-way Bikeway / Cartway. The bottom of the signboard shall not be more than twelve (12) feet above the pathway.
  - 4. The height of the signboard should not exceed three (3) feet, and the width should not exceed four (4) feet.
  - 5. The Pylon Sign may be front-lit with gooseneck lights attached to the supporting structure.
- i. **Corner Sign (D4, PD, D5)**
  - 1. Corner Signs shall only be permitted at the corners of blocks in D4 / PD; however, they may be permitted throughout the D5 Zone if deemed appropriate by the Planning Director.
  - 2. The Corner Sign shall consist of painted or vinyl lettering and/or graphics on a signboard or sign box projected from the corner of a building.
    - 1. Corner Signs may be constructed of either wood or metal.
    - 2. Corner Signs project perpendicular from one side of the building or at a 45° angle to the corner.
    - 3. The Corner Sign shall be mounted a minimum of twelve (12) feet from the sidewalk, measured to the bottom of the sign.
    - 4. The height of the Corner Sign shall not exceed the first-story wall height or one-half (1/2) of the height of the building, whichever is greater.
    - 5. The Corner Sign shall be mounted a maximum of twelve (12) inches away from the exterior wall of the building and shall be a maximum of three (3) feet wide.
  - 6. Corner Signs may be lit using gooseneck lights.
- j. **Wall Sign (D4, PD, D5)**
  - 1. The Incised Wall Sign shall consist of letters incised into a smooth surface of the building that is more refined than the principal wall material. Incised Wall Signs may be incised into a stone or stucco frieze, for example.
  - 2. Reserved.
- k. **Painted Wall Sign (D5)**
  - 1. The Painted Wall Sign shall consist of lettering and/or graphics painted directly onto a wall.
  - 2. Painted Wall Signs may occur only on brick or stucco wall surfaces that are either perpendicular with the street or set back at least fifty (50) feet from the edge of pavement if parallel with the street (to allow for equal viewing by pedestrians and motorists).
  - 3. Because this type of sign usually occurs in the un-built gaps within the urban fabric, these signs are ideal for Daufuskie Island. However, they should be considered temporary and should therefore, not be the primary sign of the business they represent.



### 4.12 SUBDIVISION

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



**4.13 TRADITIONAL COMMUNITY DEVELOPMENT STANDARDS**

- 4.13.1** A Traditional Community is a designation assigned to a new community that is subdivided for a variety of owners and/or occupants. As opposed to the Conservation Community, the settlement pattern is open. The Traditional Community emphasizes the needs of the greater Island as opposed to those of a limited few, including, but not limited to: diversity, use, building type, income, connectivity, and civic sites.
- 4.13.2** Three Traditional Community types are encouraged in the Urban Transect Zones:
  - a. Traditional Neighborhood (TN)
  - b. Traditional Hamlet (TH)
  - c. Traditional Village (TV)

Having reviewed the Traditional Community Master Plan, the Planning Director shall assign the Traditional Community Type depicted in Graphic 4.9 *Place Types* that most applies to the Applicant’s Proposal. This “classification” provides the starting point, boundaries, and contextual layers from which the Applicant and Review team will evaluate this PLACE.

**Graphic 4.9**

**Place Types**



Traditional Village



Traditional Hamlet



Traditional Neighborhood

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

**Typical Size:** 96–320 ac.

**Ideal Village Locations:**

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

(VE) Village likely to Evolve

**Description:** Located on the waterfront or center isle, a Hamlet has a small mixed-use main street with one or more surrounding neighborhoods. Initially, main street and the surrounding residential tend to de-centralize rather rapidly to natural or agricultural land. However, if allowed to grow and evolve, the Hamlet will become increasingly self-sustaining; and blur the line between Hamlet and Village.

**Typical Size:** 48 – 120 ac.

**Ideal Hamlet Locations:**

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

(HE) Hamlet likely to Evolve

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

**Typical Size:** 4 – 60 ac.

**Locations:**

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

(NE) Neighborhood likely to Evolve

- 4.13.3** Any subdivision proposed for a parcel 4 acres or greater in size shall submit a Traditional Community master plan using one of the Traditional Community types found in 4.13.2.
- 4.13.4** A Traditional Community master plan shall adhere to the standards of Section 4.0 and this



## Daufuskie Code

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

## Daufuskie Code

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

**4.14 SINGLE LOT “URBAN COTTAGE CLOSE”**



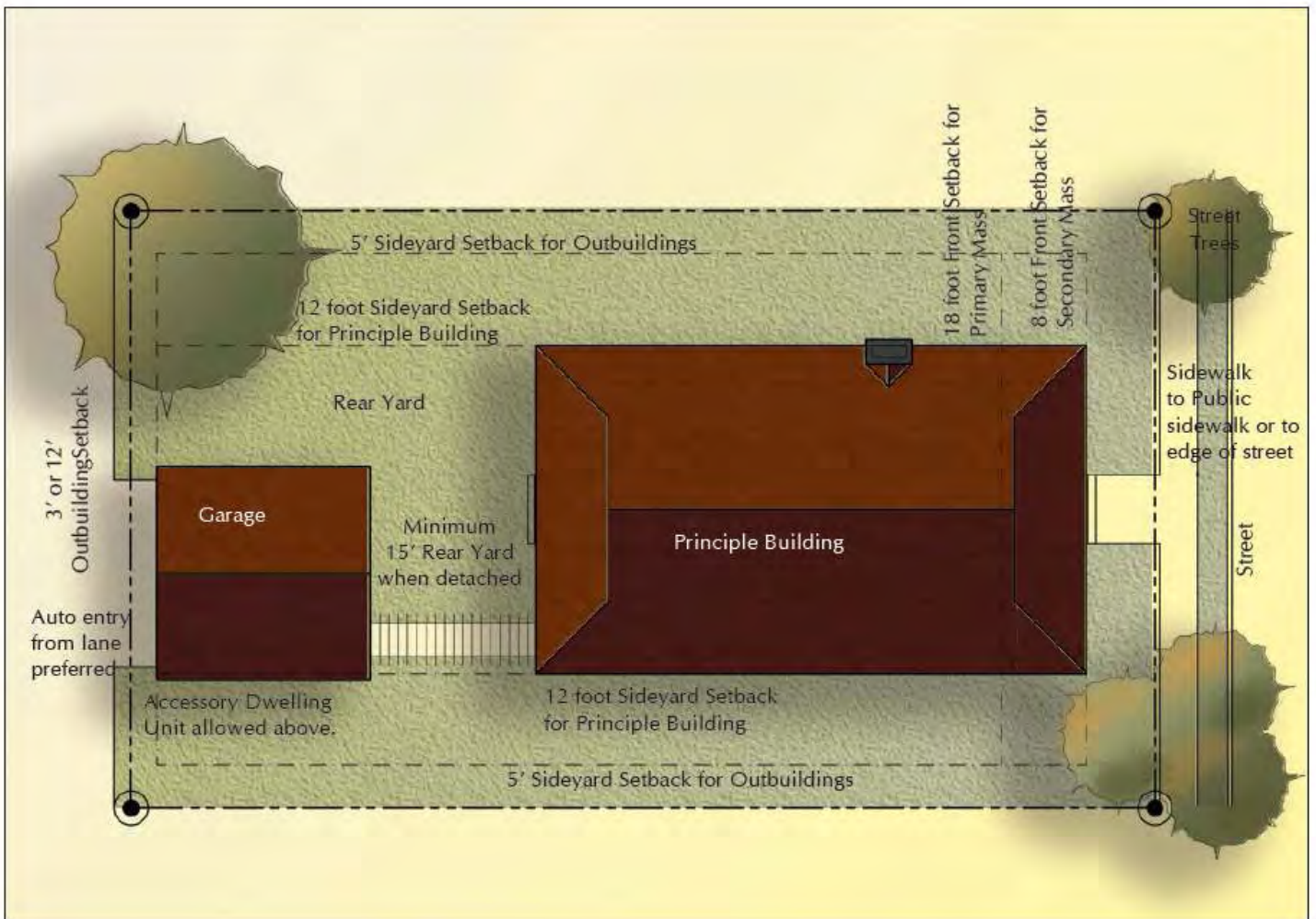
- 4.14.1** Like its counterpart the Rural Cottage Close (RCC), the Urban Cottage Close (UCC) is also intended as a single lot Traditional Community type. However, unlike the Rural Cottage Close, which is classified as a Conservation Community and derives its form as a means of conserving rural land; the driving force behind the Urban Cottage Close is the desire for affordable “in-town” detached housing within the Urban Zones. The UCC Traditional Community is not limited to residential uses. In fact, the ability to create a single lot “cluster” of buildings dedicated to retail, the

## Daufuskie Code

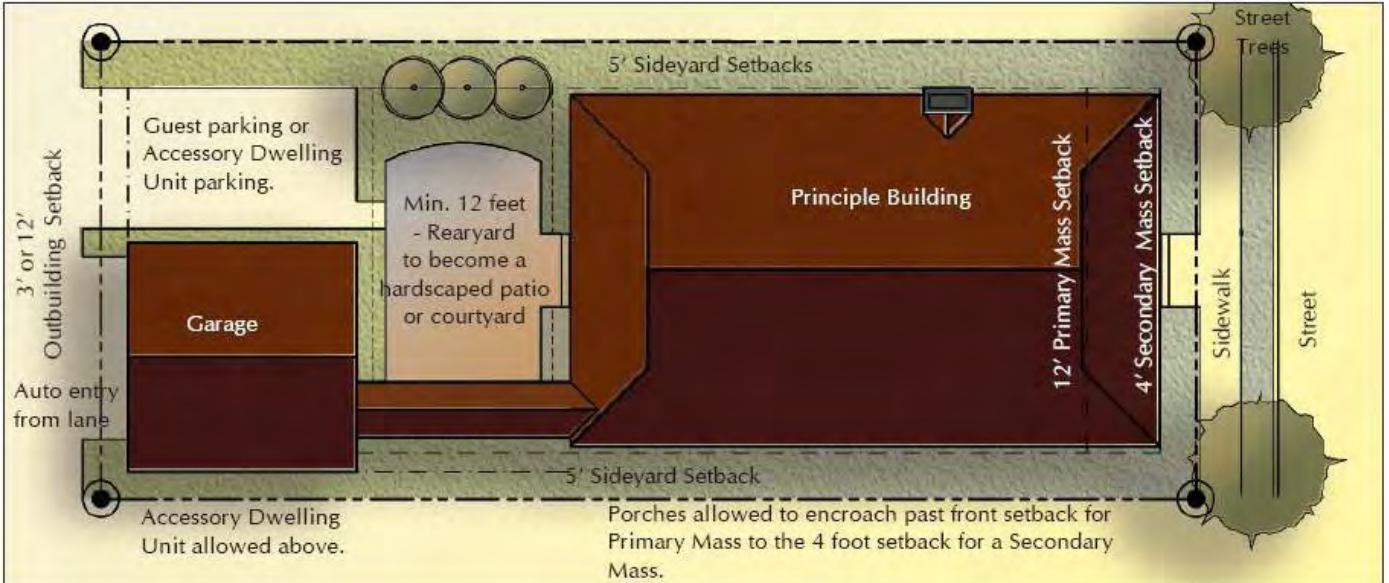
- arts, education, etc. adds further value to this typology. As with the single lot Conservation Communities, the Urban Cottage Close may also comprise a portion of a larger Traditional Community.
- 4.14.4** An UCC is a settlement pattern that allows for the close clustering of at least four, but not more than eight, Principle Buildings around one or more shared Gathering Places.
  - 4.14.5** A UCC shall require the submittal of a separate master plan that adheres to the standards of Section 4.0 and this Appendix.
  - 4.14.6** The shared “community Gathering Place” shall be used for low intensity recreation, and other passive outdoor living purposes (gardening, oyster roasts, bar-b-ques, etc.). The Gathering Place may be hardscaped, landscaped, or left in a semi-natural or natural state so as to preserve or accentuate features such as water, Trees, creeks, wetlands, etc. The space shall be maintained and managed.
  - 4.14.7** The UCC is typically settled in a very formal manner with symmetrical spacing. Buildings and structures often exhibit a rectilinear pattern and include significant landscaping and / or hardscaping (See Graphic 4.12 *Affordable Urban Cottage Close*, Pg. 130).
  - 4.14.8** An UCC master plan shall be permitted with or without subdivision.
  - 4.14.9** An UCC master plan shall require a minimum parcel of 1 acre.
  - 4.14.10** The Gross Density of an UCC shall be no less than 4.0 du./ac. and no greater than 8.0 du./ac. Density shall trade as allocated in Section 3.4 Density of this Appendix.
  - 4.14.11** Outbuildings shall not count towards the gross density of the Community.
  - 4.14.12** Historic Structures (recognized by the HPRB) to be preserved to the Secretary of Interior’s Standards and somehow incorporated into the UCC Community (including re-sale) shall not count towards the gross density of the Community.
  - 4.14.13** Each Principle Building comprising an UCC shall use a similar archetype as depicted by Graphic 4.12 *Affordable Urban Cottage Close*, Pg. 130 of this Appendix. All Principle Buildings should be similar in form and character.
  - 4.14.14** Principle Buildings shall be limited to minimum of 700 sq. ft. and a maximum of 1500 sq. ft. of usable living space. However, depending upon the nature of the project the Planning Director shall maintain the right to increase or decrease the preferred range in square footage.
  - 4.14.15** No more than eight (8) consecutive vehicular or cart parking stalls, and no fewer than two (2) vehicular or cart parking stalls are permitted without a landscape island of at least six (6) feet in width and extending the entire length of the parking stall. Each landscape island shall have at least one (1) tree for every ninety (90) square feet of area, or portion thereof.
  - 4.14.16** The front, side and rear setback for a Principle Building shall be a minimum of 10 ft.
  - 4.14.17** All Principle Buildings that comprise an UCC shall front a shared community Gathering Place (face inward). Access and parking shall occur around the perimeter of the UCC.
  - 4.14.18** A Principle Building in a UCC that will be transformed from a Residential Use to a Commercial Use shall utilize (as a starting point) one of the Adaptive Residential archetypes depicted in Section 6.0 *Daufuskie Archetypes* of this Appendix.

Daufuskie Code

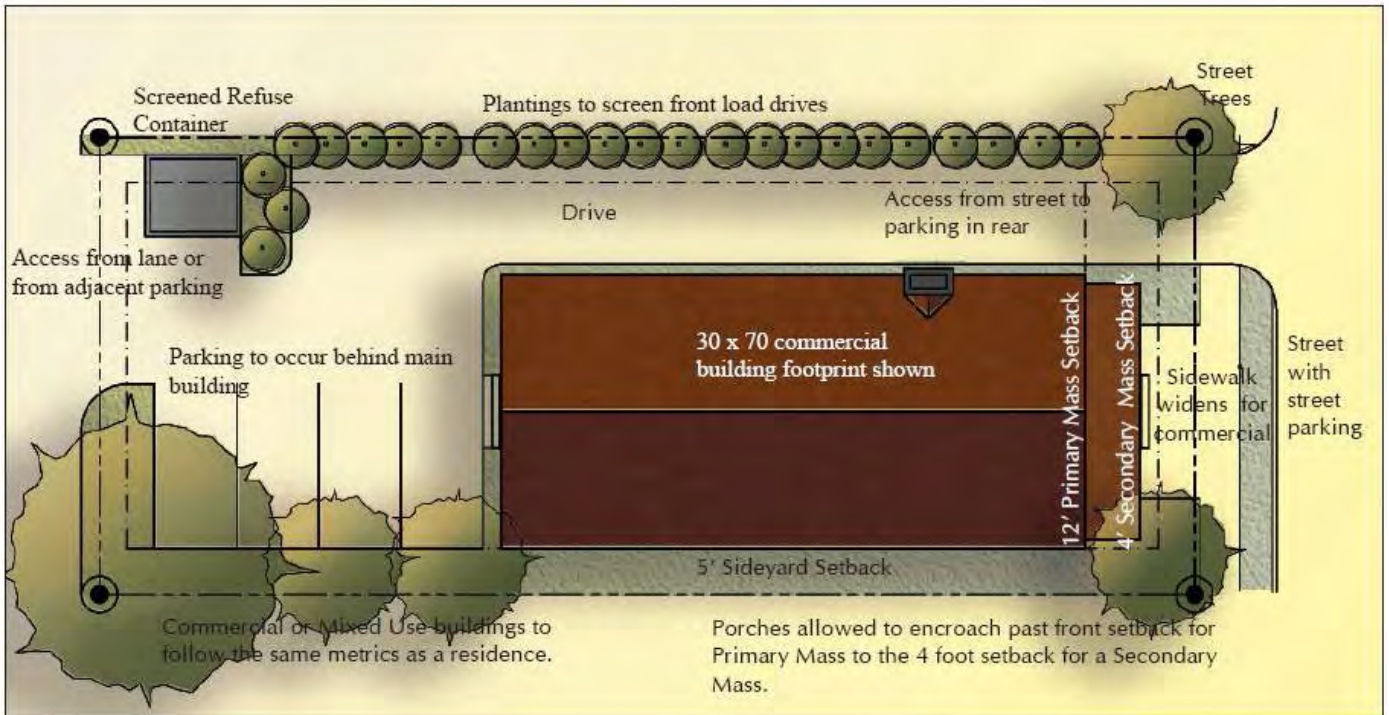
# TYPICAL 70 x 120 RESIDENTIAL LOT



# TYPICAL 30 x 120 RESIDENTIAL LOT



# TYPICAL 50 x 120 COMMERCIAL LOT



# AFFORDABLE URBAN CLOSE



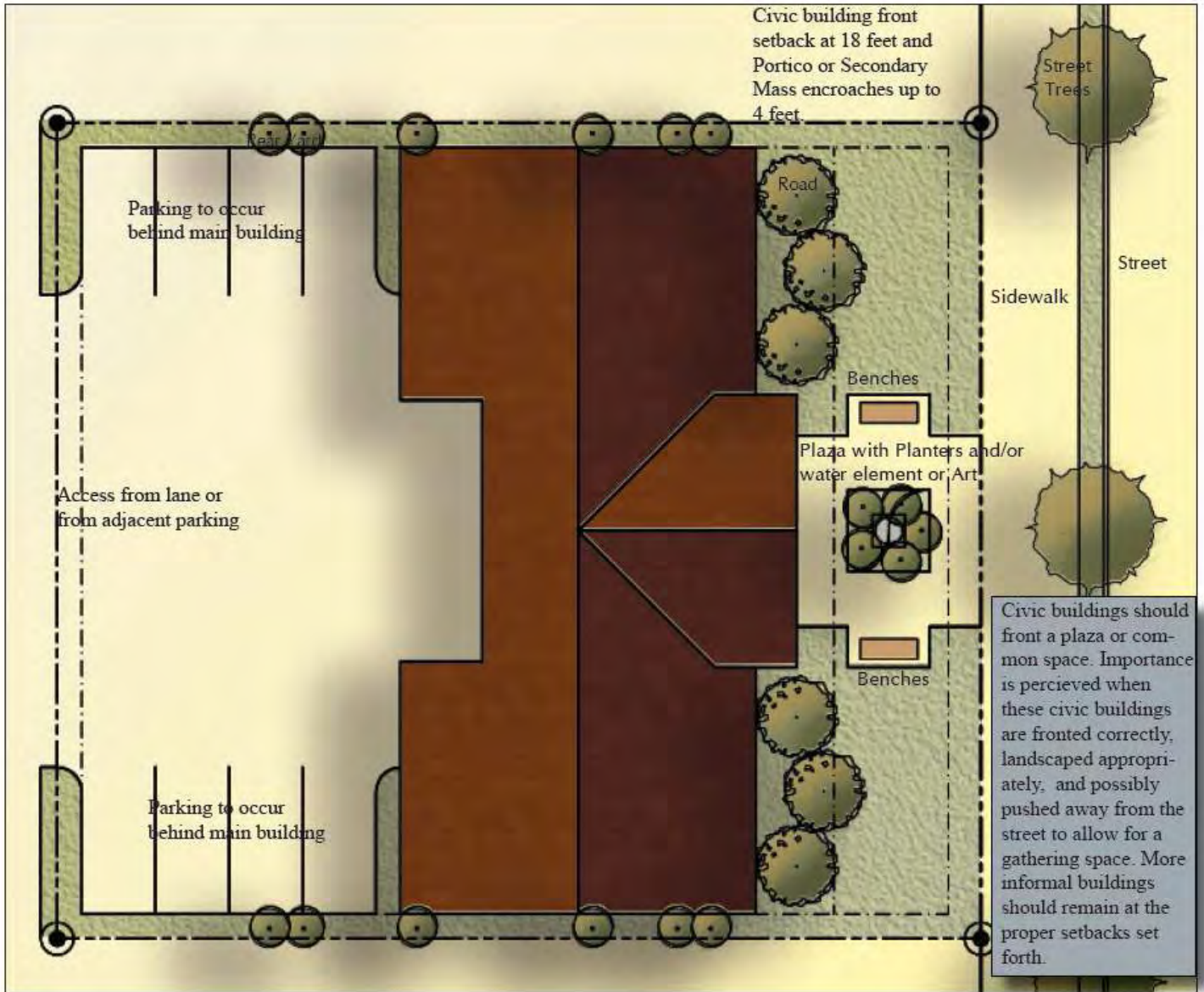
The PD Close requires:

1. A minimum 1 acre parcel
2. 6 units per acre allowed
3. All structures to be clustered as to create larger amounts of active and passive space.
4. Each close must have a usable shared community outdoor space for close residents to gather and use. This space must be regularly maintained and managed.



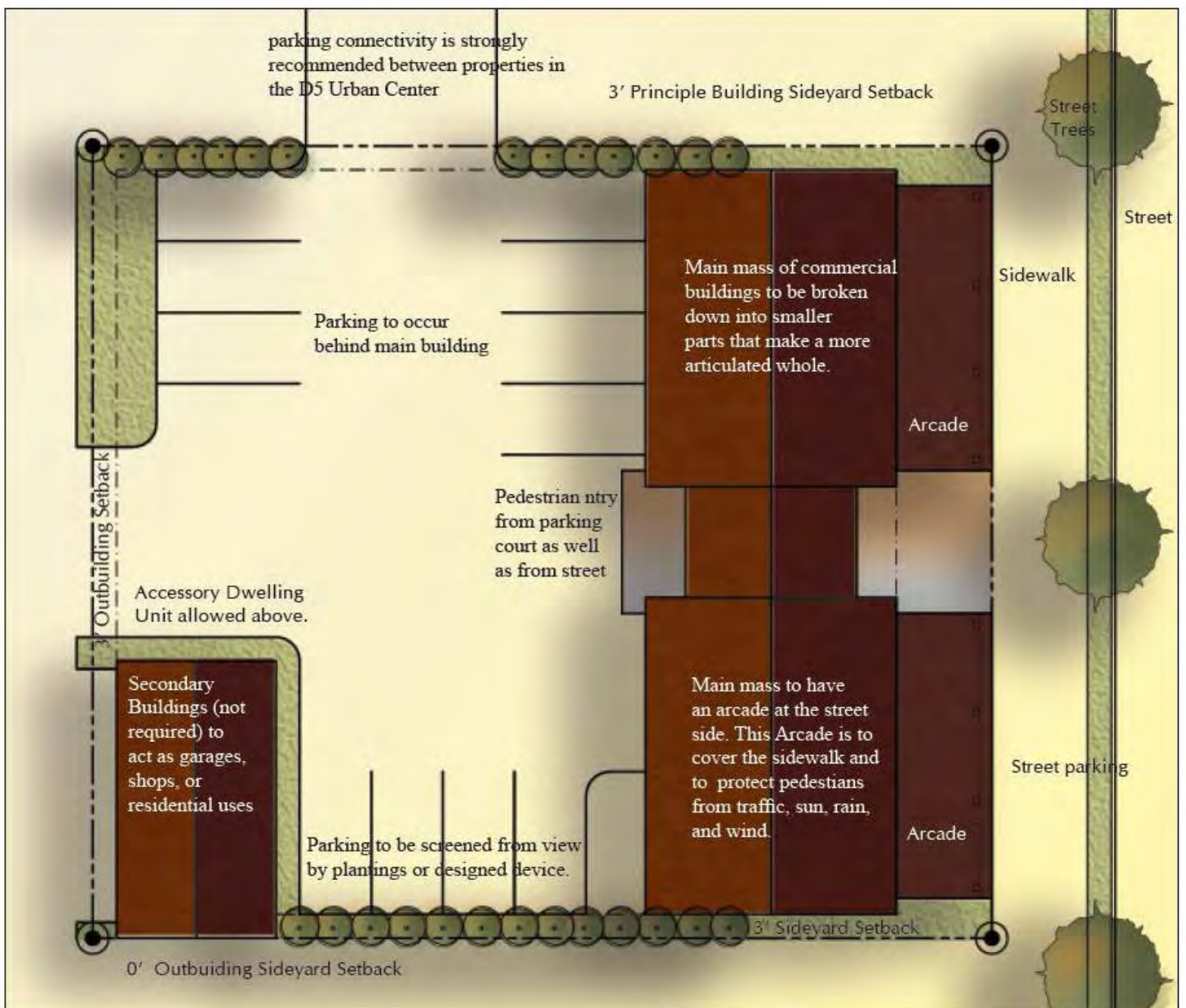
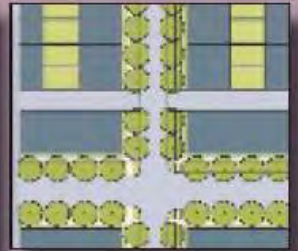
## PD TYPICAL LOT TYPES

# PUBLIC DISTRICT CIVIC LOT





# TYPICAL 100 x 120 ARCADE LOT



**SECTION 5.0**  
**USE TABLE DEFINITIONS**

| <u>SECTION</u> | <u>TABLE OF CONTENTS</u> | <u>PAGE</u> |
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| 5.2            | SPECIFIC USE TYPES       | 137         |

**5.1 GENERAL USE DEFINITIONS** (The following Uses are located in Tables 3.6 and 4.6)

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### 5.1.1 General Residential Types

This category is intended to encompass land use functions predominantly of permanent housing. All Residential typologies shall use as a starting point, as well as exhibit, a clear architectural relationship to the Island Archetypes found in this Appendix.

- a. **Single-Family House:** Detached Building used as permanent residence by a single housekeeping unit. The term is general, applying to all detached house types. Also known as a Principal Building or Secondary Living Unit.
- b. **Accessory Dwelling Unit (ADU):** A Dwelling Unit sharing ownership and utility connections with a Principal Building and contained on the same Lot. An Accessory Dwelling Unit may be attached by a Backbuilding or contained within a stand-alone Outbuilding that is detached from the Principal Building. The unit shall not count towards maximum Density calculations. (i.e. Family Room over Garage (FROG, Pool House, etc.).
- c. **Two Family-House:** 2 Dwelling Units sharing a detached Building, each Dwelling Unit of which provides a residence for a single housekeeping unit. Also known as a duplex. Recognized as 2 density units.
- d. **Multi-Family House:** A Building or portion thereof, containing three or more Dwelling Units (density units) where each unit has doorway access to a common interior hallway. A multifamily Structure where Dwelling Units are available for lease or rent for less than one month shall be considered Lodging.
- e. **Dormitory:** A Building used principally for sleeping accommodations for students or staff related to an educational institution or place of employment. As many as three bedrooms may comprise a dwelling unit or density unit.
- f. **Home Office:** A Residential Dwelling Unit that contains a space devoted to a non-retail business activity belonging to the resident thereof that does not alter the exterior of the property or affect the residential character of the Neighborhood, and that meets all legal requirements of the business.
- g. **Live-Work:** A Residential Dwelling Unit that contains a mixed-use commercial, office or light industrial component that does not affect the character of the Neighborhood, and that meets all legal requirements of the business.

### 5.1.2 General Lodging Types

This category is intended to encompass land Use functions predominantly of sleeping accommodations occupied on a rental basis for limited periods of time. These are measured in terms of dwelling units in which 2 bedrooms = one dwelling unit. 1 bedroom unit is a furnished room of a minimum two hundred (200) square feet that includes sanitary facilities, and that may include limited kitchen facilities. All Lodging typologies may utilize the **Accessory Dwelling Unit (ADU)** to add one (1) or two (2) additional rooms to the property (located in a Backbuilding or Outbuilding). These shall not count towards the maximum number of rooms permitted in the lodging typology.

Lodging typologies shall use as a starting point, as well as exhibit, a clear architectural relationship to the Island Archetypes found in this Appendix. Additionally, Lodging proprietors are encouraged to consider the Conservation Communities and the Urban Cottage Close as a means of assembling a contextually appropriate, yet larger lodging facility. These patterns should be considered in D3, PD, and D4 using an Administrative Form Waiver.

- a. **Historic House Rental:** is a type of D1 lodging that is restricted to structures that are deemed to be "historically significant" and "preserved to the standards" of the HPRB (See 3.1.4). The Lodging use shall be "restricted" to the rental of a permitted Single-Family House (Principle Building), for a maximum of 30 nights, and may include the Accessory Dwelling Unit as desired.
- b. **Bed & Breakfast:** A type of Island lodging in which guests actually stay in the home of the owner or operator. A B&B shall be owner or operator occupied, and may provide food service in the a.m only. This shall be considered a Retail / Service Use. A B&B may also provide services for meetings and recreation. The number of bedrooms available on each Lot for lodging and the maximum length of stay shall be Transect based (See Table 3.7 *General Uses* and 4.6 *General Uses*).
- c. **Inn:** A type of Island lodging, the Inn can be either residential or commercial in form and provide services for dining throughout the day. This shall be considered a Retail / Service Use. An Inn may also provide services for meetings and recreation. The number of bedrooms available on each Lot for lodging and the maximum length of stay shall be Transect based (See USE Table).

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- d. **Hotel:** The largest type of Island lodging, the Hotel is commercial in form, and often contains separate facilities for dining throughout the day. This shall be considered a Retail / Service Use. A Hotel also provides services for meetings and recreation. The number of bedrooms available on each Lot for lodging and the maximum length of stay shall be Transect based (See USE Table).
- e. **Accessory Dwelling Unit (ADU):** A Dwelling Unit sharing ownership and utility connections with a Principal Building (or Secondary Living Unit) and contained on the same Lot. An Accessory Dwelling Unit may be attached by a Backbuilding or contained within a stand-alone Outbuilding that is detached from the Principal Building (or Secondary Living Unit) and is utilized for additional B&B, Inn, or Hotel sleeping accommodations. In this setting the ADU may also be used as a front desk, pool house, breakfast room, workout room, etc. The ADU shall not count towards the maximum Density calculations.
- f. **Guest House Rental:** Lodging that provides temporary short-term (29 or fewer nights) or longer-term (30 or more nights) accommodations within a Principle Building, Secondary Living Unit, or Backbuilding / Outbuilding which for the period of occupancy, may serve as a primary residence (Also: Guest House, Tourist Home, Rental Cabin / Cottage, Hostile). Owner / operator shall have a Beaufort County business license and pay any and all fees (accommodations, etc.). Prior to issuing a business license, Beaufort County shall maintain the right to inspect any building serving as a “Guest House Rental” for things such as fire walls, fire extinguishers, sanitation, plumbing, window egress from bedrooms, deadbolts, smoke detectors with strobe lights, exit signs at the doors, serviceability of stairs and handrails, pool fences and lockable gates. The following requirements shall apply to all Guest House Rentals.
  - 1. The Principle Building, Secondary Living Unit, or Backbuilding / Outbuilding shall contain:
    - i. ...a minimum of one habitable room of not less than one hundred twenty (120) square feet.
    - ii. Each additional habitable room, with the exception of a Kitchen shall be a minimum of seventy (70) square feet.
  - 2. No more than four occupants shall inhabit a unit of 400 square feet or smaller at any given time.

### 5.1.3 General Office Types

This category is intended to encompass land Use functions predominantly related to business, professions, service or government. All Office typologies shall use as a starting point, as well as exhibit, a clear architectural relationship to the Island Archetypes found in this Appendix.

- a. **Office:** A Building or portion thereof used for conducting a business, profession, service, or government. Such facilities may include, but are not limited to, offices of attorneys, engineers, architects, physicians, dentists, accountants, financial institutions, real estate companies, insurance companies, financial planners, or corporate offices, and exclude manufacturing activities.
- b. **Accessory Dwelling Unit (ADU):** A Dwelling Unit sharing ownership and utility connections with a Principal Building and contained on the same Lot. An Accessory Dwelling Unit may be attached by a Backbuilding or contained within a stand-alone Outbuilding that is detached from the Principal Building and is used for conducting a business, profession, or service. The unit shall not count towards maximum Density calculations.
- c. **Reserved.**

### 5.1.4 General Commercial Types

This category is intended to encompass land Use functions of retail, service, entertainment or recreational establishments and supporting office. All Commercial typologies shall use as a starting point, as well as exhibit, a clear architectural relationship to the Island Archetypes found in this Appendix.

- a. **Vehicle-Related:** A place of business serving vehicle-related needs including, but not limited to: vehicle rental (car, cart, and recreation vehicle), service station (gas station, car wash mechanic offering minor repairs), retail sales such as auto parts, indoor vehicle sales. **Uses Not Included:** major mechanical work; body work; painting; steam cleaning; welding; outdoor car sales; storage of automobiles not in operating condition; commercial parking lot or commercial garage; or any work involving undue noise, glare, fumes or smoke, all of which are considered auto-related industrial activities.
- b. **Entertainment:** A place of business serving the amusement and recreational needs of the community. Such facilities may include, but are not limited to: cinemas, billiard parlors, teen clubs, dance halls, or video arcades. Uses that are viewed by the Planning Director as “adult oriented Entertainment” shall not be permitted within the Zoning Districts of this Appendix.

## Daufuskie Island Code

Adult Oriented Entertainment uses include: a place of business that sells, rents, leases, trades, barbers, operates on commission or fee, purveys, displays, or offers only to or for adults products, goods of any nature, images, reproductions, activities, opportunities for experiences or encounters, moving or still pictures, entertainment, or amusement distinguished by purpose and emphasis on matters depicting, describing, or relating by any means of communication from one person to another to "specified sexual activities" or "specified anatomical areas" as herein defined. An adult entertainment or adult service establishment is not open to the public generally but only to one or more classes of the public, excluding any person under 18 years of age. It is the intent of this definition that determination as to whether or not a specific establishment or activity falls within the context of regulation in this Code shall be based upon the activity therein conducted or proposed to be conducted as set out above and in these regulations shall not depend upon the name or title of the establishment used or proposed. Thus, the terms "adult bookstore," "adult massage parlor," "adult motion picture theater," "adult private dancing," and "adult escort service" are encompassed within this definition of "adult entertainment or services," but the term "adult entertainment or adult services" is not to be deemed limited by the enunciation of specific activities listed before.

- c. **Food Service:** A place of business dedicated to the preparation and sale of food and beverage for immediate consumption on or off site. Outdoor Seating shall not count towards seating maximums.
- d. **Alcohol Service:** A place of business selling alcoholic beverages for consumption on the premises, and where the sale of food may be incidental to the sale of such beverages. The establishment shall be in receipt of a valid alcoholic beverage license from the state which permits the sale for consumption on the premises of alcoholic beverages as a Use. Alcohol beverage service establishments on Daufuskie Island typically include: taverns, bars, cocktail lounges, or supper clubs. **Uses Not Included:** Liquor Stores (See General Commercial), which shall not be permitted on Daufuskie Island.
- e. **General Commercial:** A place of business providing the sale and display of goods or sale of services directly to the consumer, with goods available for immediate purchase and removal from the premises by the purchaser. General commercial goods include, but are not limited to, clothing, food, furniture, pharmaceuticals, books, art objects and the like. General commercial services include, but are not limited to, barber shops; beauty salons; travel agencies; retail dry cleaning; express delivery service; health spas and fitness studios; photo studios; funeral homes; animal clinics; repair service establishments, employment office; and the like. Liquor Stores shall not be permitted on Daufuskie Island. **Uses Not Included:** Auto-Related or Marine-Related Establishments; Commercial Storage Facilities, and the like.
- f. **Marine-Related:** A place of business serving marine-related needs including but not limited to: minor boat repairs, boat storage, boat servicing, boat rentals; or a place of business that provides marine-related retail including but not limited to: bait and tackle stores, boat sales, marine supplies stores, commercial fishing. Uses not included are all industrial vessel paint and body work; and industrial major engine work or overhaul, all of which are considered marine-related industrial activities.
- g. **Open Air Retail:** A retail sales establishment operated substantially in the open air including, but not limited to: farmers market, trading posts, Flea Markets, and the like. Uses not included are: car sales, equipment sales, boats sales, and home and garden supplies and equipment.
- h. **Place of Assembly:** A commercial facility for public assembly including, but not limited to: outdoor amphitheater, auditoriums, conference facilities, reception facilities, major sports facilities, theaters, performing arts buildings, and the like.
- i. **Recreational:** A place of business providing group leisure activities, often requiring equipment and open to the public with entry or activity fees. This may include, but is not limited to: game courts, beach recreation and rental, skating rinks, bowling alleys, commercial golf facility, gyms or sports rooms.
- j. **Accessory Dwelling Unit (ADU):** A Dwelling Unit sharing ownership and utility connections with a Principal Building and contained on the same Lot. An Accessory Dwelling Unit may be attached by a Backbuilding or contained within a stand-alone Outbuilding that is detached from the Principal Building and is used as a place of business, providing the sale and display of goods or services directly to the consumer. The ADU may be used for Food Service, Alcohol Service, General Commercial, and Recreational uses as described above (i.e B&B dining, poolside bar, etc.). The unit shall not count towards maximum Density calculations.

# Daufuskie Island Code

## 5.2 SPECIFIC USE DEFINITIONS (The following Uses are located in Tables 3.7 and 4.7)

### 5.2.1 Civic Use Types

This category is intended to encompass land Use functions predominantly of community oriented purposes or objectives including those of not-for-profit organizations dedicated to arts and culture, education, recreation, religion, government, and the like. Civic Buildings whose primary function it is to serve the public at large, shall not be limited to the Building Archetypes found in this code. The particulars of the design shall be determined by Administrative Form Waiver.



- a. **Community Facility:** A non-commercial facility established primarily for the benefit and service of the general public of the community in which it is located. Such facilities include, but are not limited to: farmer's marketplace, trading post building, welcome center or informational kiosk; community centers; town hall, meeting hall, or clubhouse; and cultural facilities, such as libraries, historic structures, and museums.
- b. **Recreational Facility:** A non-commercial facility, primarily an open space, serving the recreation needs of the general public. This may include but is not limited to: civic spaces; parks, squares, greens, plaza's, playgrounds, community gardens, camping facilities, ballfields, nature trails, pathways, and boardwalks, piers, docks, outdoor amphitheater, picnic sheds.
- c. **Religious Facility:** A facility used for regular organized religious worship and related activities.

### 5.2.2 Civil Support Use Types

This category is intended to encompass land uses predominantly supportive of other urban Uses and functions. Civil Support typologies shall use as a starting point, as well as exhibit, a clear architectural relationship to the Island Archetypes found in this Appendix.

- a. **Community Support Facility:** A facility providing basic services, for the benefit and service of the population of the community in which it is located. Such facilities may include but are not limited to: police and fire stations, cemeteries, public health and social service facilities, extended care facilities, nursing homes, convalescent homes, continuing care facility, and assisted living facility.
- b. **Infrastructure and Utilities:** A facility or Structure related to the provision of Streets; water and sewer lines; electrical; telephone and cable transmission; Residential and / or Commercial solid waste collection, recycling, and transfer; as well as other utilities and communication systems necessary for a community to function.  
**Marina:** A facility for storage, servicing, fueling, berthing, or securing of boats. The Use does not include marine-related industrial activities.  
**Public Parking:** A parking facility available to the general public for parking vehicles (automobiles, carts, etc.), including parking lots or garages.  
**Transit Facility:** A facility providing accommodations by public, private, or nonprofit entities for the conveyance of persons from one place to another by means of a transportation system, including but not limited to: passenger ferry terminal, bus terminal, barge terminal, landing strip, heliport, and seaport. **Uses Not Permitted:** Automobile ferry and or terminal.

### 5.2.3 Education Use Types

This category is intended to encompass land Use functions connected with providing education, training, or care of children and students of all ages. Educational typologies shall use as a starting point, as well as exhibit, a clear architectural relationship to the Island Archetypes found in this Appendix. This includes schools, which shall not be designed using a county-wide template or prototype, but rather a Commercial Archetype befitting the local culture and heritage of Daufuskie Island (See: Port Royal Elementary).

- a. **Childcare:** A facility where 5 or more children are cared for on a part-time basis by day or by night including after-school care. The term does not include community based residential facilities, Family Care Homes, foster homes, group homes, rehabilitation or detention centers, orphanages, or other places operating primarily for remedial care.
- b. **College / University:** A facility for post-secondary education that grants associates, bachelor, master or doctoral degrees, and may include research functions or professional schools.
- c. **Learning Center:** A facility offering to students training, tutoring or instruction in subjects such as languages, music, fine arts or dance. This may include provision of electronic testing and distance learning.
- d. **School:** A facility offering instruction at the elementary, middle, or high school level.
- e. **Pre-School:** A facility offering care and instruction of children who are pre-elementary school age.
- f. **Vocational:** A facility offering instruction or training in trades or occupations such as construction, design, religion, fine arts, music and dance or other similar vocations.

## Daufuskie Island Code

### 5.2.4 **Agricultural and Industrial Use Types**

This category is intended to encompass land Use functions connected with a business or activity involving gardening, farming, crop growing, manufacturing, assembly, distribution, disposal, storage and other business serving local agricultural or light industrial needs. Uses that are viewed by the Planning Director as hazardous or noxious (producing noxious or nuisance-oriented emissions) shall not be permitted within the Zoning Districts of this Appendix. Residential Uses are not permitted except for live-aboard in commercial marinas, occasional work-live structures, and Conservation Communities. Agricultural and Industrial typologies shall be clustered, when possible, to resemble the Farmstead or Urban Cottage Close Community Types. The applicant shall exhibit a functional and form based relationship to both the Archetypes and Community types found in this Appendix.

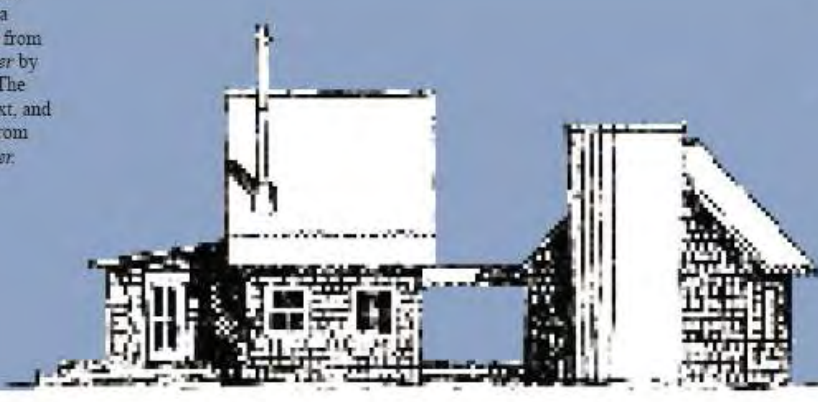
- a. **Vehicle-Related Industrial Establishment:** A facility conducting activities associated with the repair or maintenance of vehicles or similar mechanical equipment; as well as government vehicle maintenance facilities. Only the above vehicle related Uses – which are not otherwise permitted within the commercial vehicle related establishment category – shall be permitted within the Zoning Districts of this Appendix.
- b. **Growing, Manufacturing, Processing, Packaging:** A facility or farm primarily engaged in the growth, manufacturing, processing, repair or assembly of fresh fruits, vegetables, meats, fish, wine, dairy, dry goods, and other low impact goods, etc; for export off of the Island. Premises may also include retail or wholesale sales. In the Urban Zones the focus is primarily on processing and packaging.
- c. **Marine-Related Industrial Establishment:** A facility conducting activities associated with the construction, repair, and operation, storage, loading and unloading of boats, and other activities such as barging of goods, the primary purpose of which is to facilitate commerce within the framework of the maritime industry. Major commercial work on vessels that exceed eight (8) feet in width; all major paint and body work; and major engine work or overhaul, shall not be permitted within the Zoning Districts of this Appendix. Commercial activity that falls under this category shall be considered a Special Use.
- d. **Products and Services:** A business or facility that provides light impact industrial and other services to individuals or businesses. This includes, but is not limited to:
  1. Laundry / Dry Cleaning
  2. Metal, machine or welding shops
  3. Septic installationThis also includes special services such as Government Maintenance Facilities. Structures affiliated with this Use category may present as a Farmstead Community or Urban Cottage Close.
- e. **Storage and Distribution:** A facility providing long-term or short-term storage, selling or distribution of merchandise. This includes but is not limited to: crating, packing and shipping service; storage, warehousing or distribution establishments; public storage facilities or commercial storage facilities; or outdoor storage of building materials. Public Storage and Commercial Storage are functions in which the building can easily be tailored to fit the context of the environs. While the Use is industrial in character, the archetype, disposition, and configuration shall be befitting its location.

**SECTION 6.0**  
**DAUFUSKIE ARCHETYPES**

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The Everyday and the Ordinary is a type referenced from *American Shelter* by Lester Walker. The sketch, some text, and the concept is from *American Shelter*.



This Archetype is appropriate in the following zones.

- D1
- D2
- D3
- D4
- D5

The Everyday and Ordinary archetype is used to classify a large group of structures that emulate forms and construction techniques from many different sources. Agricultural forms, industrial forms, and forms based on solar or wind energy containment are meshed with the aesthetics of machines, farm buildings, lifeguard towers and treehouses. This is an exciting possibility for those not wanting the traditional local vernacular. This archetype also includes modular and prefab construction, thus the name "Ordinary". The beauty of this type is that structures can be judged on their merit as an object

The following are a few of elements that are indicative of this type:

1. Typically not symmetrical.
2. Porch is raised with masonry piers below.
3. Masonry finished or metal chimney flues are appropriate.
4. Typically roof is metal, with or without a finish.
5. Simple mass forms that often combine to make a more interesting composition.
6. Traditional materials are used in conjunction with modern shapes or techniques.

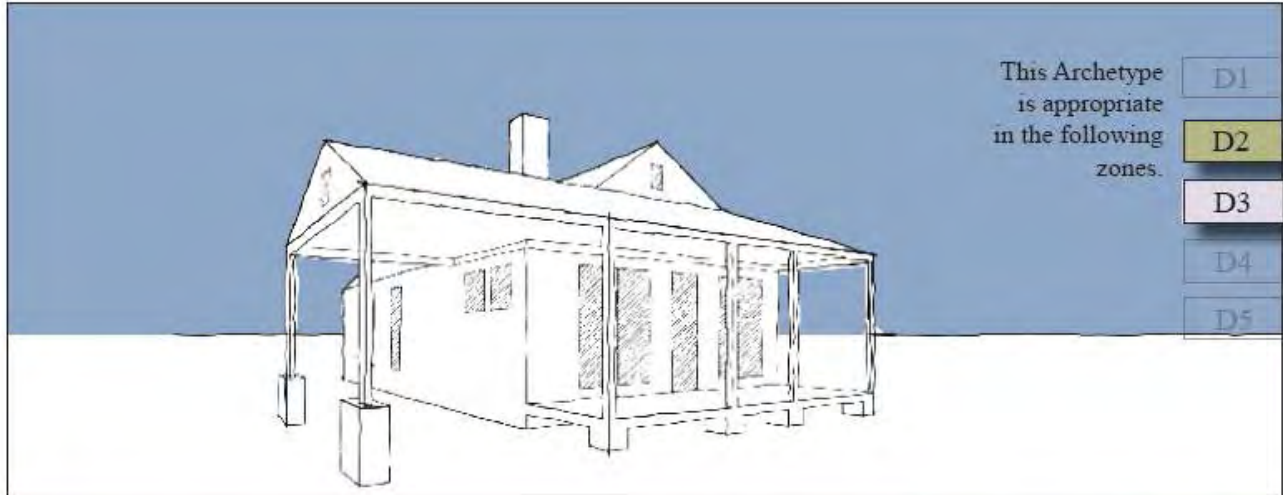
The Everyday and Ordinary is included to assure architectural freedom and creativity. It may be playful, Eco friendly, affordable, or easy. However, it is not the intent to make a classification that is a catch all for poor or underdeveloped architecture. The Everyday and the Ordinary is only allowed in the D2 development zone. In addition to where it is located, the structures must be screened from any adjacent residences and roads.

**D2** This archetype is only allowed in the D2 development zone. Mobile and modular structures are allowed with stipulations.



## THE EVERYDAY AND ORDINARY

# Daufuskie Island Code



The Cochere Cottage is a one or 1 ½ story form, typically with a porch at the front. This front porch roof extends beyond the primary mass to form a covered area traditionally used for parking. This space can be used for parking cars or carts as well as maintained as a hardscaped, covered, maybe even screened outdoor room. The front porch and any rear additions are covered with simple shed roofs with relatively flatter pitches. Chimney and fire boxes are external to the house footprint and are exposed on the exterior as brick or stucco finish.

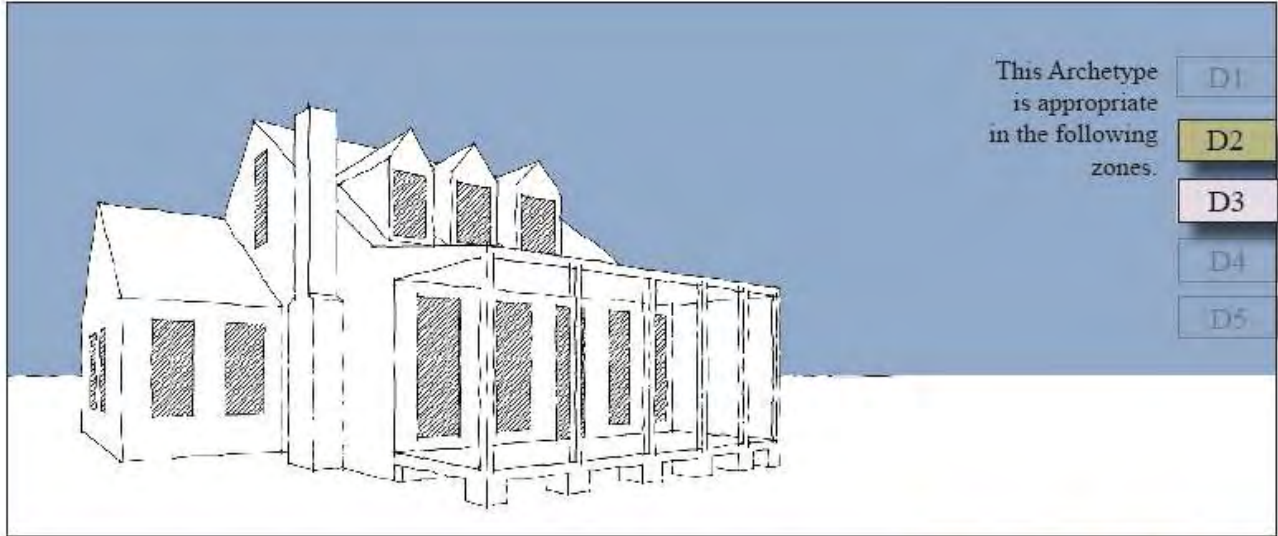
The following are a few of elements that are indicative of this type:

1. Porch roof extends beyond the primary mass.
2. Porte Cochere is slightly raised with masonry piers and wood columns.
3. Masonry finished chimney.
4. Typically roof is metal, with or without a finish.
5. Square simple columns.
6. The main roof form is a gable with its ridge running front to back.
7. Porch and rear additions are covered with relatively lesser pitched shed roofs.
8. Body of house is typically lap siding but may be shakes or board and batten.

Cochere Cottages are simple and can be “dressed” in many different details. These details can range from exposed rafter tails to a formal crown fascia or from galvanized corrugated metal roofing to a refined color coated standing seam roof. The foundation type is a masonry pier and girder system with screening to hide the under workings of the house and to deter animals. A continuous wall foundation is also appropriate but less traditional. The overall goal with these cottages is to keep the massing simple and rely on the details and the clean lines of the mass to make the biggest impression.



## COCHERE COTTAGE



The Dormered Cottage is a one or one and one half story form typically, but not always with a front porch. The main roof form is a gable with its ridge running side to side. The front elevation is addressed with one to possibly four small dormers providing the upper rooms with light, egress, and ventilation. The front porch and any rear additions are covered with simple shed or hip roofs with relatively flat pitches. Windows are formally arranged at the front of the house but are based on interior function on the lesser elevations. Chimney and fire boxes are external to the house footprint and are exposed on the exterior as brick or stucco finish.

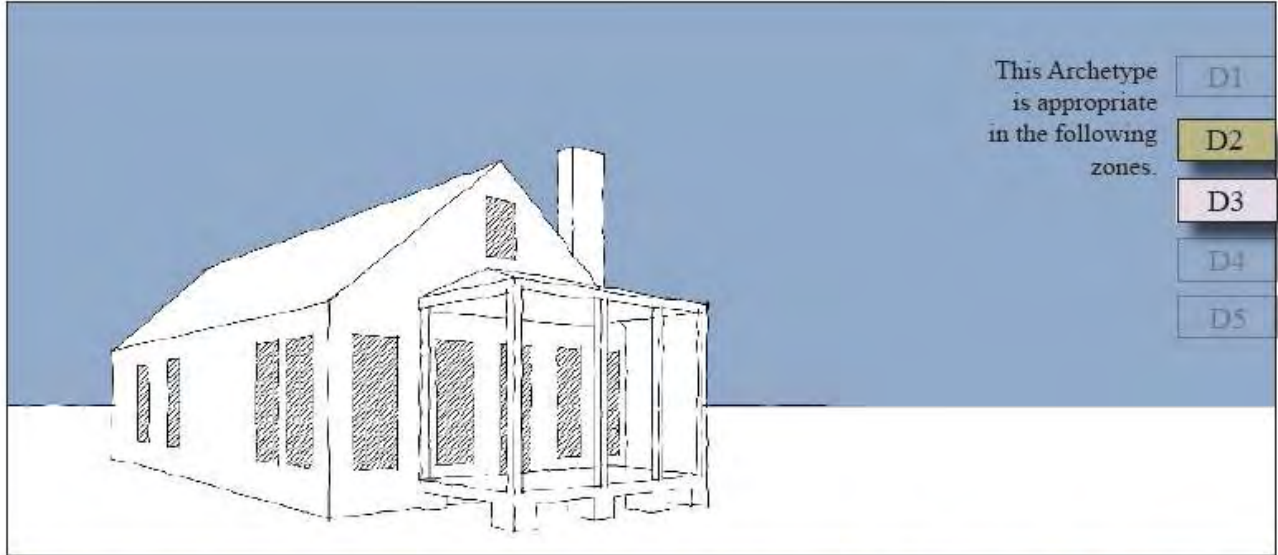
The following are a few of elements that are indicative of this type:

1. Porch located at the front of the structure.
2. Porch is raised with masonry piers below.
3. Masonry finished chimney. (never siding)
4. Fire box and chimney are external to house mass.
5. Typically roof is metal, with a colored finish.
6. Square or round columns, typically with cap and base.
7. The main roof form is a gable with its ridge running side to side.
8. Porch and other secondary masses are covered with lesser pitched shed roofs.
9. Main roof typically has 1 – 4 dormers to the second floor.
10. Formal window arrangement at front façade, driven by function on the lesser elevations.
11. Body of house is typically lap siding but may be shakes or board and batten.

Dormered Cottages are simple and can be “dressed” in many different details. These details can range from exposed rafter tails to a formal crown fascia or from corrugated metal roofing to a refined standing seam roof. The foundation type is a masonry pier and girder system with screening to hide the under workings of the house and to deter animals. A continuous wall foundation is also appropriate but less traditional. The overall goal with these cottages is to keep the massing simple and rely on the details and the clean lines of the mass to make the biggest impression.



## DORMERED COTTAGE



The Gable-End Cottage is a one story form typically with a porch at the front. The main roof form is a gable with its ridge running front to back. The front porch and any rear additions are covered with simple shed roofs with relatively flat pitches. Windows are formally arranged at the front of the house but are based on function not aesthetics on the lesser elevations. Chimney and fire boxes are external to the house footprint and are exposed on the exterior as brick or stucco finish.

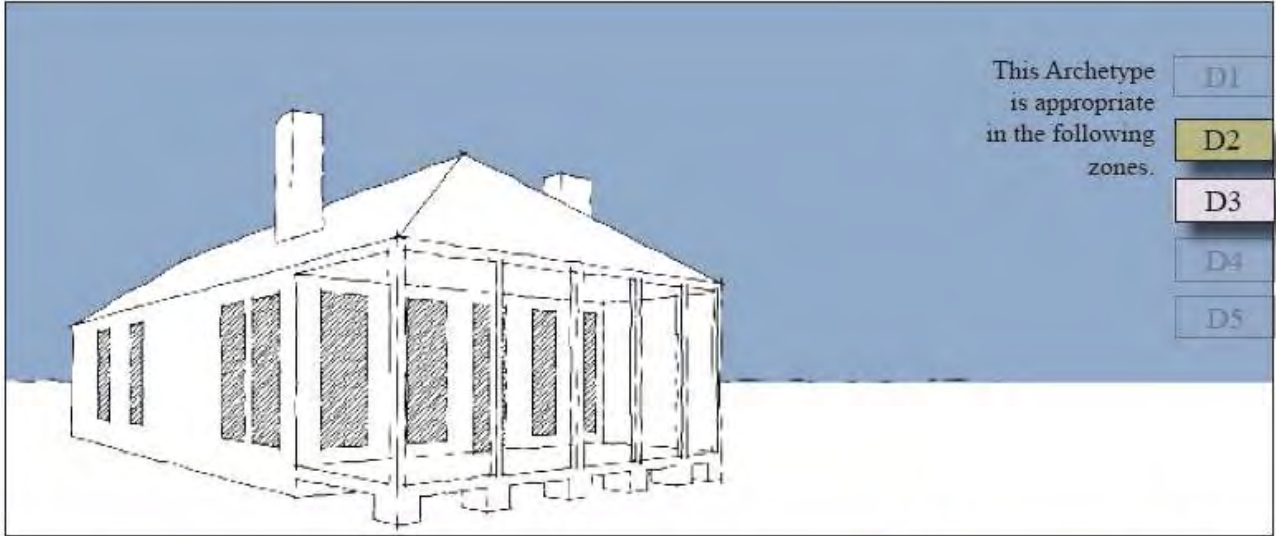
The following are a few of elements that are indicative of this type:

1. Porches are located at the front of the structure.
2. Porch is raised with masonry piers below.
3. Masonry finished chimney.
4. Fire box and chimney are external to house mass.
5. Typically roof is metal.
6. Square or round columns, typically with cap and base.
7. The main roof form is a gable with its ridge running front to back.
8. Porch and rear additions are covered with lesser or equally pitched shed roofs.
9. Formal window arrangement at front façade, driven by function on the lesser elevations.
10. Body of house is typically lap siding but may be shakes or board and batten.

Gable-End Cottages are simple and can be “dressed” in many different details. These details can range from exposed rafter tails to a formal crown fascia or from corrugated metal roofing to a refined standing seam roof. The foundation type is a masonry pier and girder system with screening to hide the under workings of the house and to deter animals. A continuous wall foundation is also appropriate but less traditional. The overall goal with these cottages is to keep the massing simple and rely on the details and the clean lines of the mass to make the biggest impression.



## GABLE END COTTAGE



The Simple Hipped Cottage is a one story form typically with a porch at the front. This porch can be contained under the main roof or covered with a lesser pitched shed roof. The overall shape of this cottage is typically rectangular. Windows are formally arranged at the front of the house but are based on function not aesthetics down the sides. Chimney and fire boxes are internal to the house footprint and are not typically exposed on the exterior. Simplicity is the overall expression that should be maintained.

The following are a few of elements that are indicative of this type:

1. Porch located at the front of the structure.
2. Porch is raised with masonry piers below.
3. Masonry finished chimney.
4. Fire box and chimney internal to house mass.
5. Typically roof is metal with a galvanized finish.
6. Square simple columns.
7. Rectangular overall shape.
8. Single hipped main roof mass.
9. Formal window arrangement at front façade, driven by function on the lesser elevations.
10. Body of house is typically lap siding, additional secondary masses may be alternate materials.

These cottages are simple and can be “dressed” in many different details. These details can range from exposed rafter tails to a formal crown fascia or from corrugated metal roofing to a refined standing seam roof. The foundation type is a masonry pier and girder system with screening to hide the under workings of the house and to deter animals. A continuous wall foundation is also appropriate but less traditional. The overall goal with these cottages is to keep the massing simple and rely on the details and the clean lines of the mass to make the biggest impression.



## SIMPLE HIPPED COTTAGE

# Daufuskie Island Code

## ATTACHED SHED

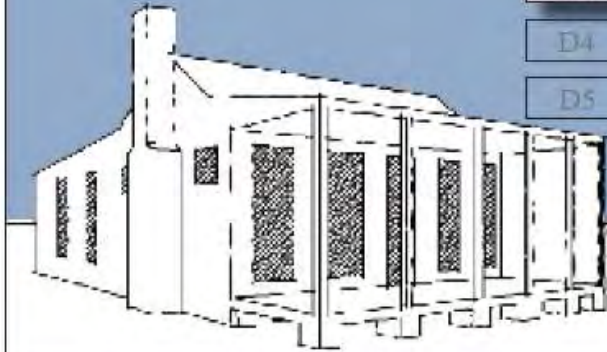
D1

D2

D3

D4

D5



## DETACHED SHED

This Archetype is appropriate in the following zones.

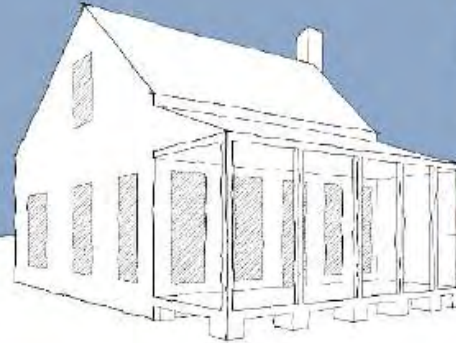
D1

D2

D3

D4

D5



The Gable-Shed Cottage is a one story form typically with a porch at the front. The main roof form is a gable with its ridge running side to side. The front porch and any rear additions are covered with simple shed roofs with relatively flatter pitches. Windows are formally arranged at the front of the house but are based on function not aesthetics on the lesser elevations. Chimney and fire boxes are external to the house footprint and are exposed on the exterior as brick or stucco finish.

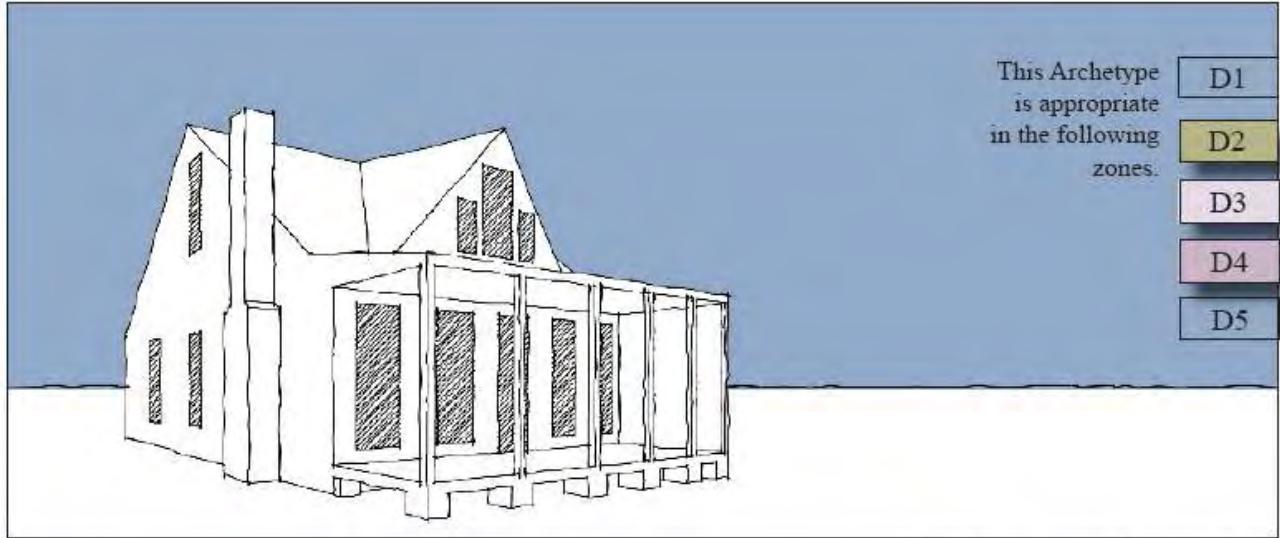
The following are a few of elements that are indicative of this type:

1. Porch located at the front of the structure.
2. Porch is raised with masonry piers below.
3. Masonry finished chimney.
4. Fire box and chimney are external to house mass.
5. Square simple columns.
6. The main roof form is a gable with its ridge running side to side.
7. Porch and rear additions are covered with lesser pitched shed roofs.
8. Formal window arrangement at front façade, driven by function on the lesser elevations.
9. Body of house is typically lap siding but may be shakes or board and batten.

Gable-Shed Cottages are simple and can be “dressed” in many different details. These details can range from exposed rafter tails to a formal crown fascia or from galvanized corrugated metal roofing to a refined color coated standing seam roof. The foundation type is a masonry pier and girder system with screening to hide the under workings of the house and to deter animals. A continuous wall foundation is also appropriate but less traditional. The overall goal with these cottages is to keep the massing simple and rely on the details and the clean lines of the mass to make the biggest impression.



## GABLE SHED COTTAGE



The Eclectic Cottage is typically a one or one and a half story form. The main roof form is a gable or hip. These cottages typically have a small front porch or stoop as well as a more usable rear or side porch. This gable end should be addressed with a decorative vent or window. Windows are formally arranged at the front of the house but are based on function not aesthetics on the lesser elevations. Chimney and fire boxes are external to the house footprint and are exposed on the exterior as brick or stucco finish.

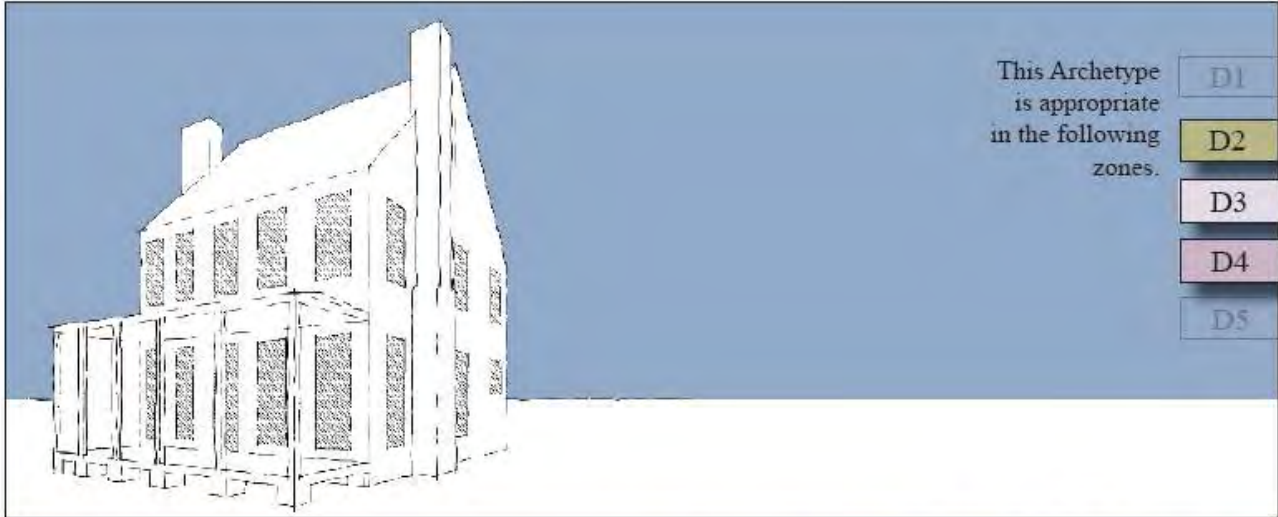
The following are a few elements that are indicative of this type:

1. Entry porch or stoop located at the front of the structure.
2. Porch is raised with masonry piers below.
3. Masonry finished chimney.
4. Fire box and chimney are external to house mass.
5. Typically roof is metal or shingle.
6. The main roof form is predominately a gable or a hip.
7. Formal window arrangement at front façade, driven by function on the lesser elevations.
8. Body of house is typically lap siding but may be shakes or board and batten.

These Eclectic cottages often have irregular forms but the overall aesthetic is cute, simple, or thematic. Foundations differ from cottage to cottage. This is truly an eclectic type that will change as time goes on and as the island changes. However, this is not intended to be a catch all type. These Eclectic cottages should be held to a high design standard as they will become the Fabric of the Island.



## ECLECTIC COTTAGE



This Archetype is appropriate in the following zones.

- D1
- D2
- D3
- D4
- D5

The Porched Square is typically a two or two and a half story main mass with a long covered porch running the majority of the house width or wrapping the entire mass. The main roof form is a gable or hip with its ridge running side to side. The front and/ or rear elevation is addressed with two to possibly five small dormers providing the attic or loft with light, egress, and ventilation. Windows are formally arranged at the front of the house but are based on function not aesthetics on the lesser elevations. Chimney and fire boxes are external or internal to the house footprint and are exposed on the exterior as brick or stucco finish.

The following are a few of elements that are indicative of this type:

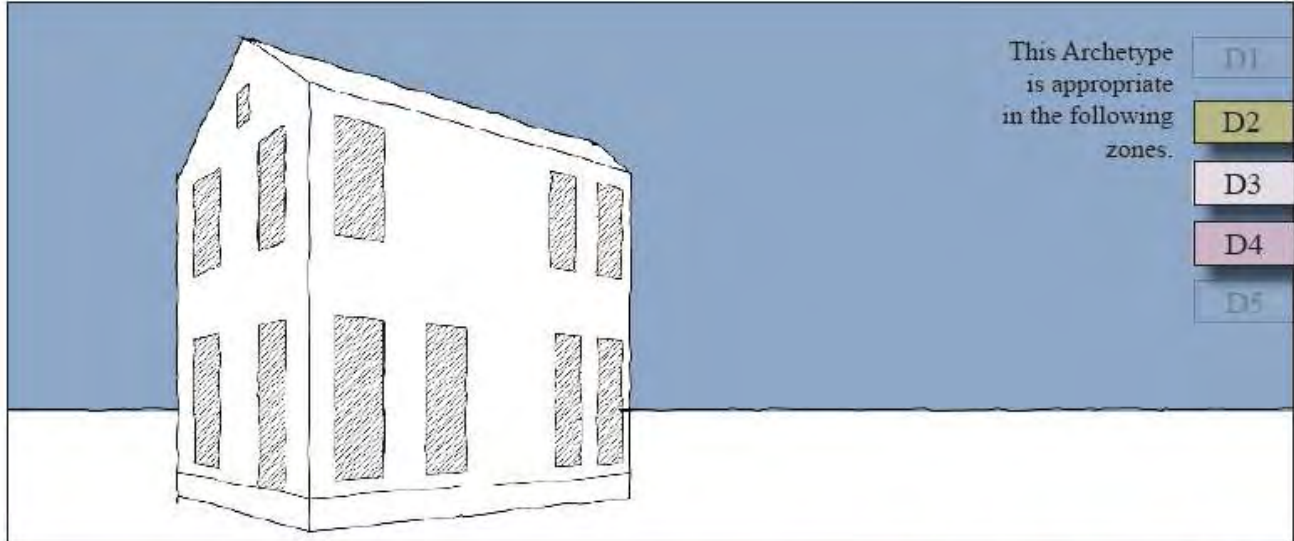
1. One story porch.
2. Porch is raised with masonry piers below.
3. Masonry finished chimney.
4. Fire box and chimney are internal or external to house mass. One or two chimney stacks are typical.
5. Square or round columns in appropriate D zone.
6. The main roof form is a gable with its ridge running side to side.
7. Main roof occasionally will house dormers to the attic or loft.
8. Formal window arrangement at front façade, driven by function on the lesser elevations.
9. Body of house is typically lap siding.

These houses are simple yet show a quiet formality. The detailing on these houses may vary in style but the overall structures are firmly based in tradition. The foundation type is a continuous wall system with screening under the porches to hide the under workings of the house and to deter animals. A pier and girder foundation is not appropriate but should be accepted if base flood requires house to be elevated more than 5' above finished grade. The overall goal with these houses is to keep the massing simple and rely on the details and the clean lines of the mass to make the biggest impression.



## PORCHED SQUARE



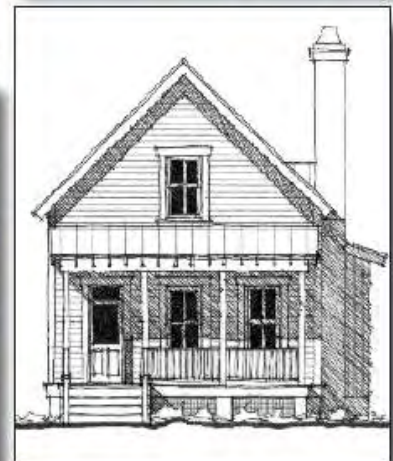


The Oyster House is a house type founded on the principle structure of the "Union Brothers and Sisters Oyster Social Hall" found on Hinson White Road. This Archetype is generally used for a small structure but can also be used as the inspiration for larger structures. The simple gable ends and iconic massing have a great versatility. The Oyster House can range from a D1.1 cabin to a small house in D2 and can even be mixed with alternate secondary masses to make larger residences, businesses, or especially affordable workforce housing. Although only a few of these type still exist, the structures historically were built for the laborers of the oyster industry. Chimney and fire boxes are external to the house footprint and are exposed on the exterior as brick or stucco finish.

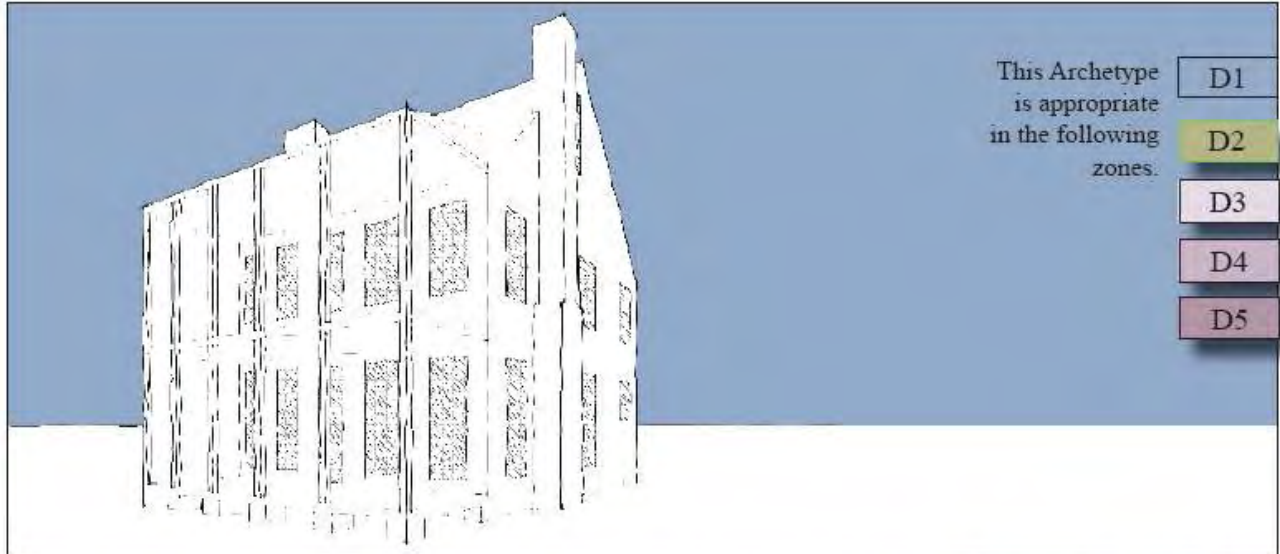
The following are a few of elements that are indicative of this type:

1. Simple clean principle mass and principle roof.
2. Porches may be added at either of the four sides.
3. Second floor may vary from a 1/2 story on kneewall to a full second story.

Details can range from exposed rafter tails to a formal crown fascia or from corrugated metal roofing to a refined standing seam roof. The foundation type is a masonry pier and girder system with screening to hide the under workings of the house and to deter animals. A continuous wall foundation is also appropriate but less traditional. The overall goal with these cottages is to keep the massing simple and rely on the details and proportions to make an impression.



OYSTER HOUSE



This Archetype is appropriate in the following zones:

- D1
- D2
- D3
- D4
- D5

The Double Gallery Square is typically a two story main mass with a long two story covered porch running the majority of the house width. The main roof form is a gable with its ridge running side to side. The front elevation is addressed with two to possibly five small dormers providing the attic or loft with light, egress, and ventilation. Windows are formally arranged at the front of the house but are based on function not aesthetics on the lesser elevations. Chimney and fire boxes are external to the house footprint and are exposed on the exterior as brick or stucco finish.

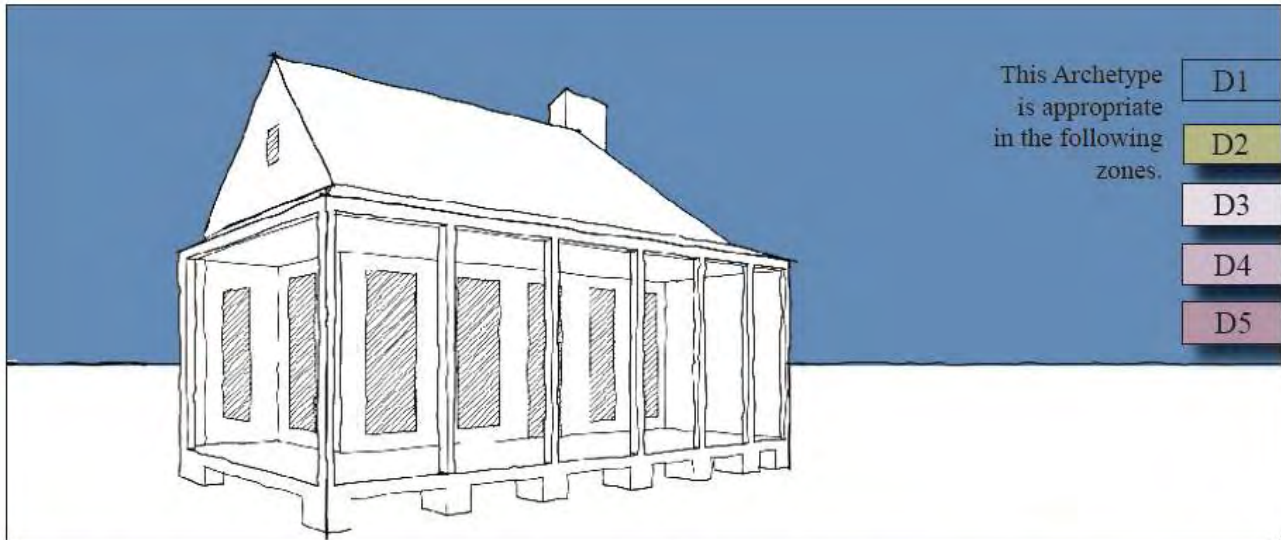
The following are a few of elements that are indicative of this type:

1. Two story porch is located at the front and/ or rear of the structure.
2. Porch is raised with masonry piers below.
3. Masonry finished chimney.
4. Fire box and chimney are external to house mass. One or two chimney stacks are typical.
5. Square or round columns with cap and base.
6. The main roof form is a gable with its ridge running side to side.
7. Main roof may have dormers to the attic or loft.
8. Formal window arrangement at front façade including dormers.
9. Body of house is typically lap siding.

These houses are simple in mass but hold a real sense of formality. The detailing on these houses may vary in style but the overall structures are firmly based in tradition. The foundation type is a continuous wall system with screening at the framed porches. A pier and girder foundation is also appropriate but less traditional for the size of these houses. The overall goal with these houses is to keep the massing simple and rely on the power of the double story porch and it's detailing to make the biggest impression.



## DOUBLE GALLERY SQUARE



The Porch Wrap Cottage is a one or 1 ½ story form, typically with a porch at the front. This front porch extends a bay beyond a corner or corners of the primary mass and then begins to wrap down the sides of the principle mass. The main roof form is a gable or hip typically with its ridge running side to side. The front porch and any rear additions are covered with simple shed or hip roofs with relatively flater pitches. Windows are formally arranged at the front of the house but are based on interior function not exterior aesthetics on the lesser elevations. Chimney and fire boxes are external to the house footprint and are exposed on the exterior as brick or stucco finish. (never siding)

The following are a few of elements that are indicative of this type:

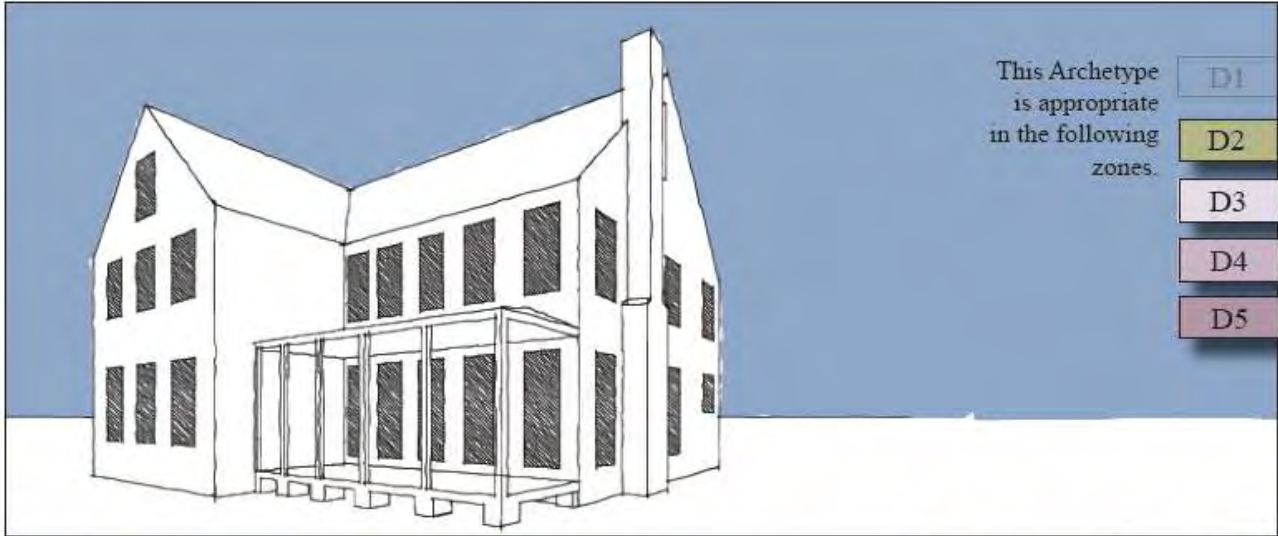
1. Porch located at the front of the structure that wraps around one or both sides.
2. Porch and house are raised with masonry piers below.
3. Details and main ridge direction change as structure moves into higher D Zone.
4. Typically roof is metal, with or without a finish.
5. Square simple columns.
6. The main roof form is a gable or hip.
7. Porch and rear additions are covered with lesser pitched shed roofs.
8. Body of house is typically lap siding but may be shakes or board and batten.

*Cottages* are simple and can be “dressed” in many styles and details. These details can range from exposed rafter tails to a formal crown fascia or from galvanized corrugated metal roofing to a refined color coated standing seam roof. The foundation type is a masonry pier and girder system with screening to hide the under workings of the house and to deter animals. A continuous wall foundation is also appropriate but less traditional. The overall goal with these cottages is to keep the massing simple and rely on the details and the clean lines of the mass to make the biggest impression.



PORCH WRAP COTTAGE

# Daufuskie Island Code



The "L" House is typically a two story main mass with a pronounced two story mass coming forward at one side. This "L" shape then cradles what is typically a one story porch. This type of house massing is strongest and most appreciated when implemented on a corner lot. Windows are formally arranged at the fronts of the house but are based on function not aesthetics on the lesser elevations. Chimney and fire boxes are external to the house footprint and are exposed on the exterior as brick or stucco finish.

The following are a few of elements that are indicative of this type:

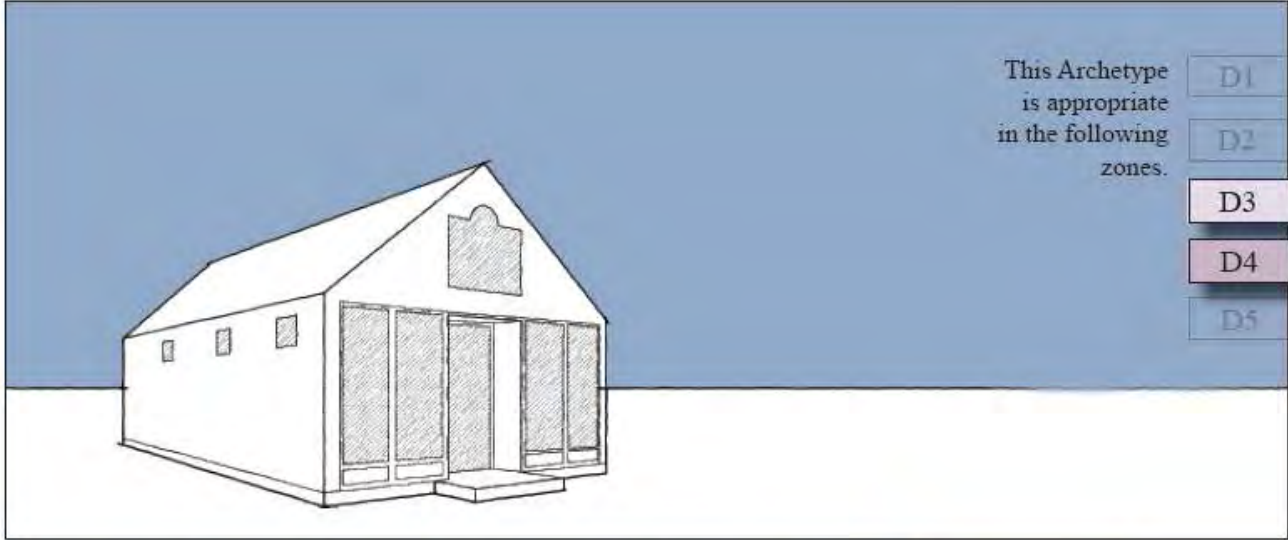
1. Two story main mass with a pronounced two story mass coming forward at one side.
2. Porch is raised with masonry piers below.
3. House mass cradles what is typically a one story porch.
4. Masonry finished chimney.
5. Fire box and chimney are external to house mass. One or two chimney stacks are typical.
6. Square or round columns with cap and base.
7. The main roof form is a gable with its ridge running side to side.
8. Formal window arrangement at front façade, driven by function on the lesser elevations.
9. Body of house is typically lap siding.
10. House massing is strongest and most appreciated when implemented on a corner lot.

These houses can be detailed simply to achieve a "farmhouse" feel or the level of detail may be showier to yield a "dressed up" look. Either way this type should show a quiet formality. The detailing on these houses may vary in style but the overall structures are firmly based in tradition. The foundation type is a continuous wall system with screening to hide the under workings of the house and to deter animals. A pier and girder foundation is also appropriate but less traditional for the size of these houses. The overall goal with these houses is to keep the massing simple and rely on the details and the clean lines of the mass to make the biggest impression.



## 'L' HOUSE

# Daufuskie Island Code



One Story Fabric - Edge Commercial is typically a one or one and a half story structure typically containing retail or office space. These structures are treated with a wooden storefront that provides a place for retailers to show their goods to passersby on the street. The front façade of the structure is typically flat except for canopies on the facade. These structures are built separate from each other. Frontage is usually addressed in a more rural way, including small group parking behind or to the side of the structure.

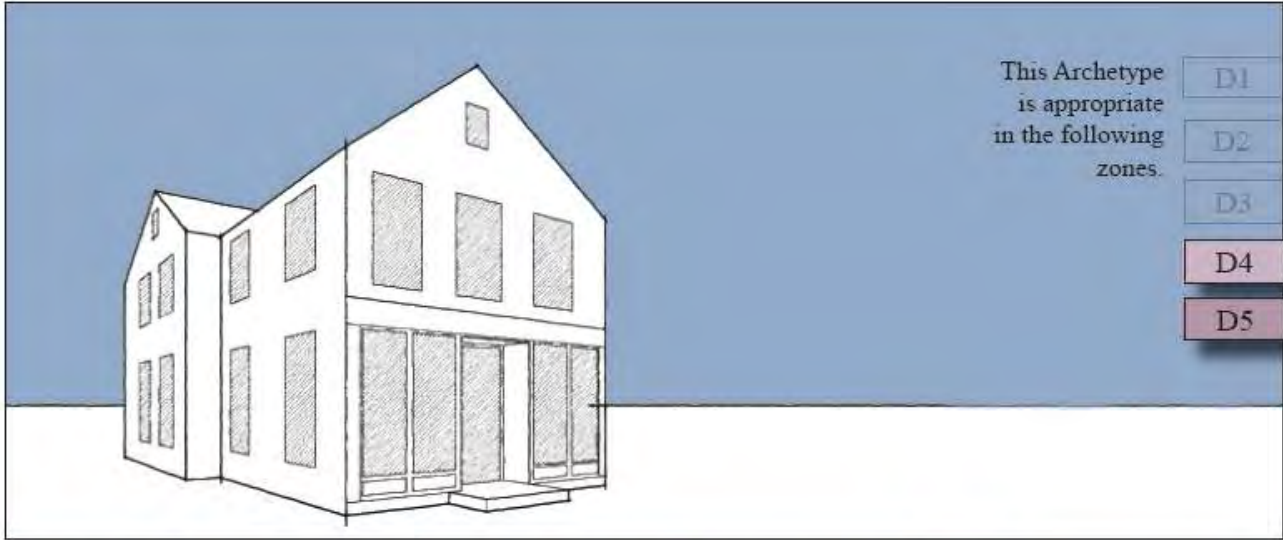
The following are a few of elements that are indicative of this type:

1. Two or two and one half structure typically containing a ground floor of retail or office space.
2. Storefront treatment at street level.
3. Built in groups to line street.
4. Frontage is usually addressed in a more rural way.
5. Small group parking behind or to the side of the structure.

These structures are usually built at grade and provide easy access from street level. Materials are used simply. The overall feel is lighter than the town center commercial, yet not totally rural.



## ONE STORY FABRIC



Two Story Fabric - Edge Commercial is typically a two story structure typically containing retail or office space at the first floor. These structures are treated with a wooden storefront that provides a place for retailers to show their goods to passersby on the street. The second floor is a "flex space", meaning that this space can be lofts, apartments, more commercial, or simply a two story volume with a mezzanine. The front façade of the structure is typically flat except for canopies or balconies on the facade. These structures are built separate from each other. Frontage is usually addressed in a more rural way, including small group parking behind or to the side of the structure.

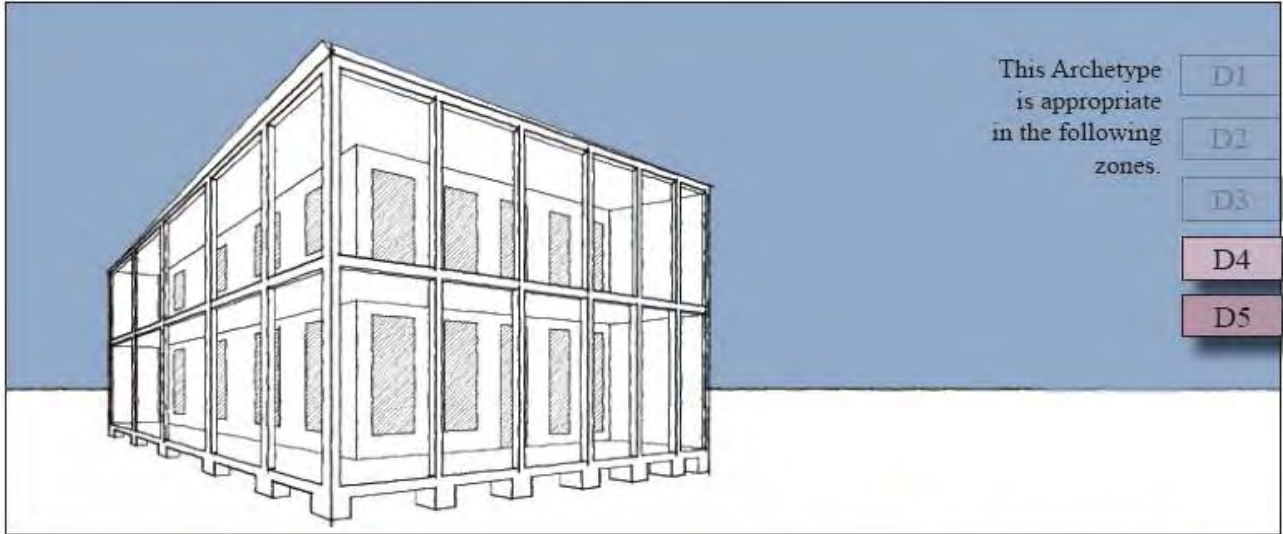
The following are a few of elements that are indicative of this type:

1. Two or two and one half structure typically containing a ground floor of retail or office space.
2. Storefront treatment at street level.
3. Built in groups to line street.
4. Frontage is usually addressed in a more rural way.
5. Small group parking behind or to the side of the structure.

These structures are usually built at grade and provide easy access from street level. Materials are used simply. The overall feel is lighter than the town center commercial, yet not totally rural.



## TWO STORY FABRIC



The Double Gallery “Commercial” archetype is typically a two story main mass with a long two story covered porch running the majority of the house width, and possibly even wrapping around the sides. The main roof form is a hip. Variations can have a steeper pitch over the heated space paired with a lower pitch porch roof. Windows are formally arranged within the porch bays. Chimney and fire boxes are external to the house footprint and are exposed on the exterior as brick or stucco finish.

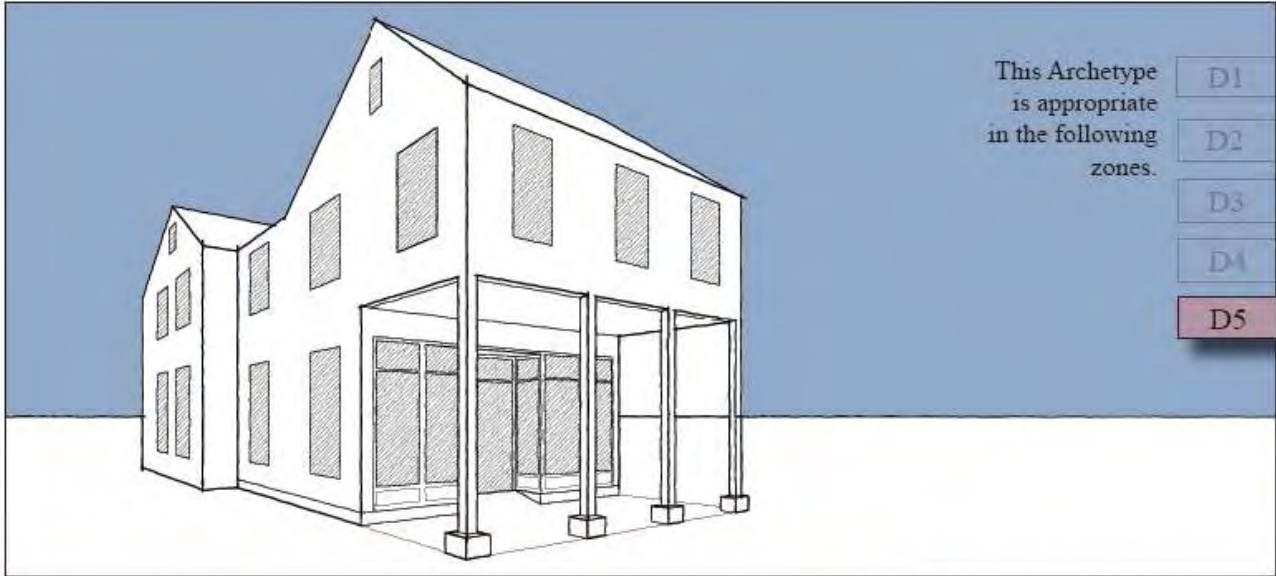
The following are a few of elements that are indicative of this type:

1. Two story porches are located at the front and/ or rear of the structure.
2. Porch is raised with masonry piers below.
3. Masonry finished chimney.
4. Fire box and chimney are external to house mass. One or two chimney stacks are typical.
5. Square or round columns with cap and base.
6. Formal window arrangement at porch bays.
7. Body of house is typically lap siding, or stucco.

These buildings are simple yet show a quiet formality. The detailing on these houses may vary in style but the overall structures are firmly based in tradition. The foundation type is a continuous wall system under the heated spaces and piers with screening at the porches to hide the under workings of the house and to deter animals. A pier and girder foundation is also appropriate but less traditional for the size of these houses. The overall goal with these houses is to keep the massing simple and rely on the details and the clean lines of the mass to make the biggest impression.



## DOUBLE GALLERY



This Archetype is appropriate in the following zones.

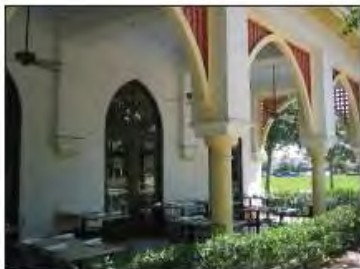
- D1
- D2
- D3
- D4
- D5

The Mass over Arcade Commercial archetype is typically a two or two and a half story structure typically containing a ground floor of retail or office space. These spaces are treated with a storefront that provides a place for retailers to show their goods to passerby on the street. The upper floors may be office space or residential lofts. The second floor structure typically cantilevers out over the first floor. This overhanging mass is supported by columns six to eight feet away from the lower floor façade. This public area that is created is called an Arcade. These structures are built in groups to establish a sheltered, pedestrian oriented walkway parallel to the street. Arcade frontages are usually addressed with a curb and on street parking.

The following are a few of elements that are indicative of this type:

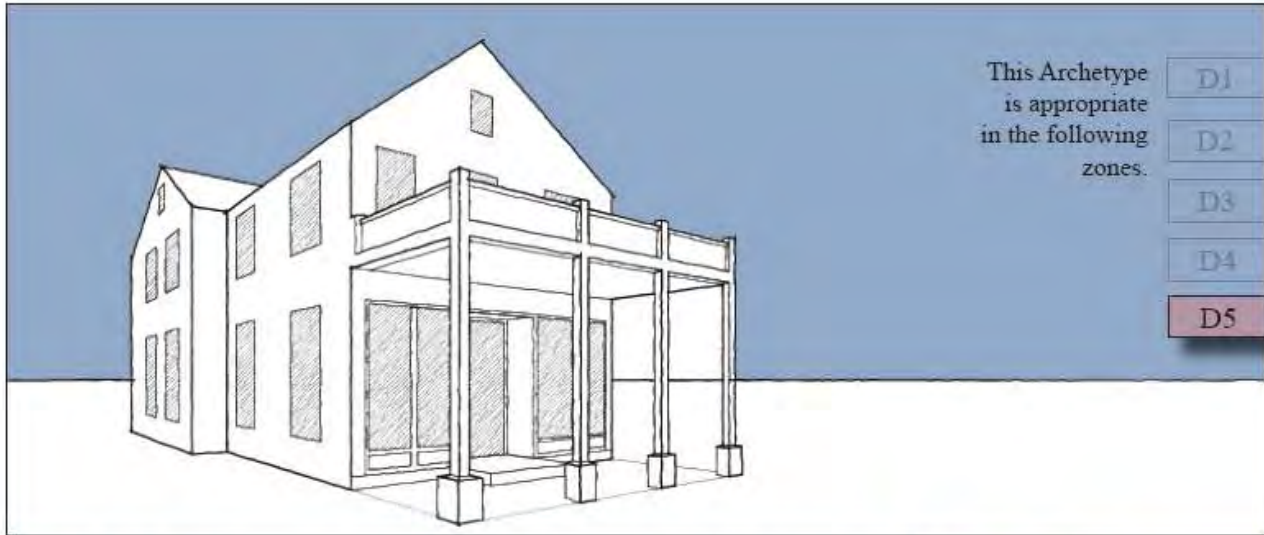
1. Two or two and one half structure typically containing a ground floor of retail or office space.
2. Storefront treatment at street level.
3. The second floor structure typically cantilevers out over the first floor.
4. These structures are built in groups to establish a sheltered, pedestrian oriented walkway parallel to the street.
5. These Arcades are typically hardscaped, decorated with potted plants and window boxed plants, and well lit for safety and safe foot travel.

Arcade types of structures are meant for intense development without utilizing attached type construction. These structures are usually built at grade and provide easy access from street level. Materials vary from Stucco to wood siding. As with any mixed use type building, this is a powerful building type when fully developed, in that it can infuse an area with social activity 24 hours a day. This is due to the fact that residences, offices and commercial often house activities that are active at altering times.



## MASS OVER ARCADE





This Archetype is appropriate in the following zones.

- D1
- D2
- D3
- D4
- D5

The Porch over Arcade Commercial archetype is typically a two or two and a half story structure typically containing a ground floor of retail or office space. These spaces are treated with a storefront that provides a place for retailers to show their goods to passersby on the street. The upper floors may be office space or residential lofts. The second floor contains a porch or deck that extends out over the public way. This overhanging porch is supported by columns six to eight feet away from the lower floor façade. This public area that is created is called an Arcade. These structures are built in groups to establish a sheltered, pedestrian oriented walkway parallel to the street. Arcade frontages are usually addressed with a curb and on street parking.

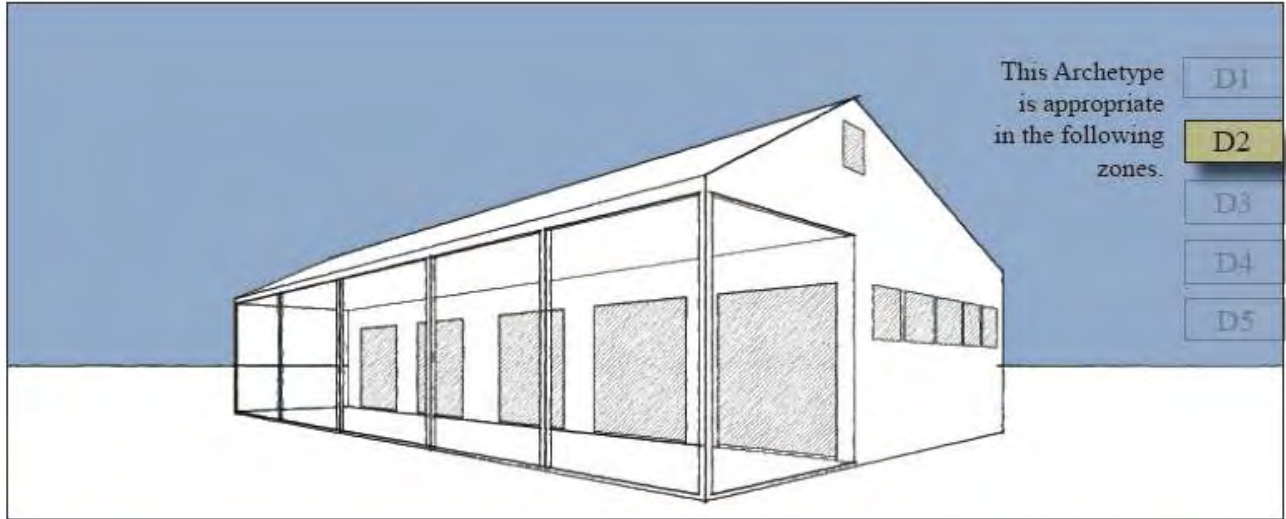
The following are a few of elements that are indicative of this type:

1. Two or two and one half structure typically containing a ground floor of retail or office space.
2. Storefront treatment at street level.
3. The second floor structure typically cantilevers out over the first floor.
4. These structures are built in groups to establish a sheltered, pedestrian oriented walkway parallel to the street.

Arcade types of structures are meant for intense development without utilizing attached type construction. These structures are usually built at grade and provide easy access from street level. Materials vary from Stucco to wood siding. As with any mixed use type building, this is a powerful building type when fully developed, in that it can infuse an area with social activity 24 hours a day. This is due to the fact that residences, offices and commercial often house activities that are active at altering times.



## PORCH OVER ARCADE



The Farmstead Commercial Archetype is typically located on a large parcel of rural property. These structures are built in addition to, or with future plans for, an appropriate residence to form a rural commercial use that a family or island business could be located. These buildings should be true to their function and take inspiration from other large low country type of rural commercial buildings. Agricultural packing sheds, feed and seed stores, barns; etc. are the precedent. Metal siding, Board and Batten, and lap siding are appropriate materials for exterior cladding. These structures should not be dressed up as to mimic other styles of architecture. These structures are also relegated to more stringent setbacks as to not violate the rural residential feel of most Island areas.

The following are a few of elements that are indicative of this type:

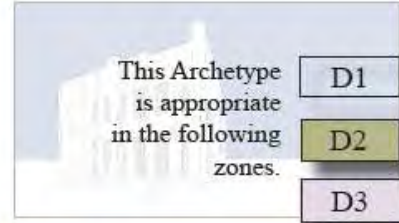
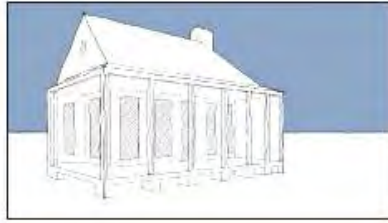
1. Typically located on a large parcel of rural property.
2. Built in conjunction with or with future planning of a residence.
3. Agricultural packing sheds, feed and seed stores, barns; etc. are the precedent.

These structures are usually built at grade and provide easy access for vehicles. Materials are to be used simply and truthfully. The overall feel is of a rural farm like compound.



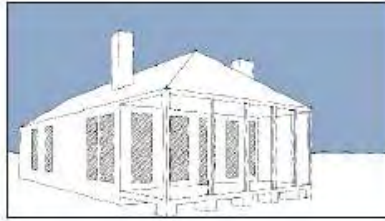
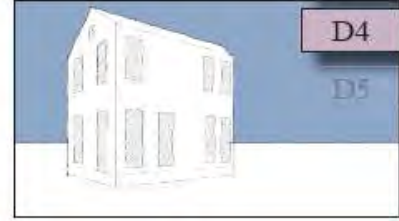
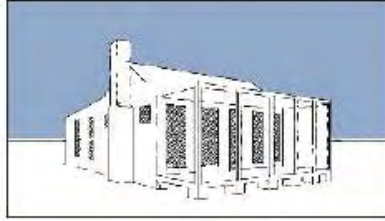
**FARMSTEAD**

## Daufuskie Island Code



This Archetype is appropriate in the following zones.

- D1
- D2
- D3
- D4
- D5



Adaptive Residential Commercial is a time proven, and Island appropriate, way to have small scale low intensity retail, office, or other type of commercial uses in a rural residential area. New construction and Renovation of existing “Candy Shops” should follow the overall archetypes discussed in the Residential Archetype section. The residential forms offer many interesting retail and service opportunities. For instance the “Gable Shed” house has a great front porch that would be great as outdoor display for retail goods. The “Porte Cochere” cottage has a great area for parking a couple real estate carts or picnic tables.

Although use is not dictated by this document, care should be taken to keep these businesses small in scale, and neighborhood appropriate. Higher impact uses need to be planned according to lot size, trash production, parking problems, Light pollution, noise, odor, etc;

The following are a few of elements that are indicative of this type:

1. Small scale retail, office, or other type of commercial uses in a rural residential area.
2. Small amounts of group parking should happen at the sides or rear of the structure.
3. Services should always be thought out and planned in a way that surrounding homes are not negatively affected.
4. This is generally a great use for property developed using the Farmstead Lot Type.

These cottages are simple and can be “dressed” in many different details. These details can range from exposed rafter tails to a formal crown fascia or from galvanized corrugated metal roofing to a refined color coated standing seam roof. The foundation type is a masonry pier and girder system with screening to hide the under workings of the house and to deter animals. A continuous wall foundation is also appropriate but less traditional. The overall goal with these cottages is to keep the massing simple and rely on the details and the clean lines of the mass to make the biggest impression.



## ADAPTIVE RESIDENTIAL

Daufuskie Island Code

**SECTION 7.0**  
**ARCHITECTURAL GUIDELINES**

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## BUILDING WALLS

### MATERIALS

-Walls shall be finished in one or more of the following materials (but not more than three):

- Cementitious siding with 6" max. exposure
- Wood clapboard with 6" max. exposure
- Wood shingles
- Hardi shingles
- Traditional board and batten siding.
- Fiber cement board and batten
- Fiber cement panels
- Masonry stucco (fine or sand finish)
- Brick

-Walls may change materials.

e.g.- Wood clapboard and decorative wood shingles with material change at a significant horizontal expression (pending approval).

### EXECUTION

-Cementitious siding to have minimum 3 ½" x 1 ½" wood or synthetic trim at corners.

-Cementitious siding to be face nailed top and bottom, and all nailholes and vertical seams to be caulked and sanded. Horizontal siding (wood and cementitious) must be fully back supported to maintain a straight and even outer surface, and must be fully and properly finished.

-Stucco applied to wood frame construction to be continuous product over vapor barrier and metal lath with 3 coat application (scratch coat, brown coat and masonry finish coat).

-Final coat can be "painted" or "integral color".

D2

Allowed synthetic lap siding to be a maximum of 8" exposure in the D2 development zone. Wood grain is also allowed.

D3

Allowed synthetic lap siding to be a

D4

maximum of 6" exposure in the D3, D4, and D5 development zone. No wood grain

D5

(smooth) required.



## ROOFS AND CHIMNEY

### MATERIALS

-Roofs shall be finished in one of the following materials:

- Metal standing seam - 26 gauge or heavier
- 5v crimp - 26 gauge or heavier
- Corrugated metal
- Architectural grade shingles

- Gutters and downspouts, where allowed, shall be galvanized steel, aluminum or copper.

-Exposed flashing shall be copper, lead, or anodized aluminum.

-Chimneys shall have a masonry exterior surface.

**-Lap siding, panelized products, shakes, or shingles are not permitted on chimneys.**

### EXECUTION

-Principal roof(s) shall be a symmetrical gable, hip, gambrel, or Jerkin-Head with a slope of 4:12 to 12:12. Roofs shall be proportional and appropriate to the architectural style.

Exposed metal flues are allowed in the D2 Development Zone. These exposed flue's must occur on the rear or less significant side of a primary roof mass or on a secondary roof

D2



## ROOFS AND CHIMNEY

### EXECUTION - (cont.)

- No pork chops or box-end soffits.
- Gable end returns shall have a maximum slope of 2:12, unless architectural merit dictates otherwise.
- Secondary roof(s) shall be a shed, hip, or gable with a minimum slope of 2:12.
- Flat roofs (slopes of less than 2:12) shall be permitted, based on architectural merit or when enclosed by a balustrade or parapet and shall be occupiable and accessible from an interior space.
- Gutters shall be half-round. Downspouts shall be round with splashbacks.
- Roof penetrations shall be placed on the rear slope of the roof and shall not be visible from the street.
- Roof penetrations shall be painted to match the color of the roof, except those of copper which may be left unpainted and flashing applied to vertical surfaces may be painted to blend with the vertical materials where more appropriate. Any other roof treatments or features (i.e., ridge vents) shall be so noted on the architectural plans.

### GENERAL NOTES

- Skylights are not recommended, but may be permissible on rear slope of roof.
- Chimneys are to extend to the ground and shall be the same material throughout. Chimneys are not be broken by wooden band boards.
- Chimneys should break and return to a smaller width or should diminish in size proportionate to its height.
- Metal flues shall be located on the rear or side of building mass and shall be painted to match building colors.
- No metal spark arrestors or shrouds are allowed on chimneys.



# FOUNDATIONS

## MATERIALS

-Foundation walls, piers and chimneys shall be finished with stucco, or brick.

-Approved Foundation Screenings are:

Horizontal or Vertical louvered wood vent.

**Note-** Size appropriate to frame between piers with blades to shed rain (screened on the back side).

Lattice (square orientation).

Brick infill

## EXECUTION

- All slab and crawl space foundations shall place the main mass of the structure a minimum of 24" above grade as seen from the front elevation.

- Visible piers shall be no less than 16" on exposed face.

-All screening must be set back (not flush) from the face of piers/wall.

-Basements are to be considered part of the foundation, and material choices should be consistent with approved materials.

-Basement wall penetrations shall follow guidelines for window materials and execution.

## GENERAL NOTES

-Masonry arches shall be a minimum of 8" in depth.





## PORCHES AND DECKS

### MATERIALS

- Columns shall be made of wood or an approved synthetic material of the appropriate proportion for the style of the structure.
- Posts shall be of wood, or an approved synthetic material.
- Balusters, spindles, and rails shall be made of wood, wrought or cast iron, or an approved synthetic material.
- Porch and deck flooring shall be made of wood, stone/slate, or brick or an approved synthetic material.
- Porch ceilings shall be made of painted exposed wood framing or paneled wood (e.g. beadboard) of the appropriate style.

### EXECUTION

- Porch column bays can either be horizontally or vertically proportioned, but must be consistent with the architectural style of the house.
- Wood posts shall be 6x6 minimum.
- Railing shall have horizontal top and bottom rails.
- Hand rails may be round or oval, chamfered or eased cap with an apron. Railings and balusters or spindles should be centered on the porch columns or posts. Balusters and spindles are not required. Cables, wire mesh or panels are acceptable.
- Square baluster size is not to exceed a 2 x 2 square edge picket.
- The spacings between balusters or spindles can vary but must conform to local building codes.

D2

Screened porches may occur on any side of the structure, second floor screened porches are permitted. Infilled porches are allowed.

D3

Screened porches may **not** occur on the front of the major mass of the structure. However, second floor screened porches are permitted.

D4

Infilled porches are allowed.

D5

Infilled porches are allowed.



## PORCHES AND DECKS

### GENERAL NOTES

- Wood elements must be painted or stained.
- Outdoor spaces (terraces/decks/patios/etc.) must be at grade.
- Screened porches shall be framed in wood installed behind framed railings.
- Porch must be 25% minimum of total facade exposure.



## WINDOWS AND DOORS

### MATERIALS

-Windows should generally be a complimentary type and style all around the house.

-Windows are to be painted wood, aluminum clad, vinyl clad, fiberglass or solid PVC.

-Doors are to be painted or stained wood. Doors made of wood and glass are acceptable.

### EXECUTION

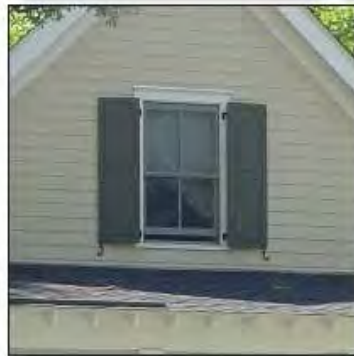
-Provide wood or masonry sill that projects enough for a drip kerf.

-Window sashes can either be horizontal or vertical, depending on the style and character of the house.

-Multiple windows in the same opening are to be separated by a 4" mullion (minimum).

-Windows are to be true divided or simulated divided lite windows with 7/8" muntins- creating panes of vertical orientation. Muntins of a larger size are acceptable.

-A variety of window lite patterns are allowed in. However, choices in the number and pattern of lites should be consistent with the architectural style and with the development zone.



# WINDOWS AND DOORS

## EXECUTION (continued)

-Bay windows should be of the appropriate size and proportion. Materials and execution should be consistent with the overall style and character of the house. Brackets should provide/suggest structural support to bay windows.

-All trim at windows and doors should be a minimum of 3 1/2" wide.

## GENERAL NOTES

-Storm windows and screens should be integral with the window.



## BRACKETS, OVERHANGS, & DORMERS

### EXECUTION

-A variety of soffit styles will be allowed, but must be consistent with the architectural style of the house.

-Vinyl soffits are not allowed.

-Materials used for dormers should be consistent with the materials that are appropriate for building walls.

-Special attention should be paid to the architectural design and detail of dormers. There are numerous examples of the variety of dormer style and character in the following pages.

-Dormers should have gable, hip or shed roofs with a minimum slope of 2:12.

-Bracket style and character can vary, but should be appropriate to the style of the house. Brackets should be constructed of wood. Brackets should provide/suggest structural support.

-Rakes and overhangs can be of varying depths and configurations but should conform to the style, proportion, and character of the house.



## FENCES AND GARDEN WALLS

### MATERIALS

-Board-on-board, chainlink or welded wire fencing is not permitted.

-Fences and garden walls shall be made of wood with wood pickets, brick, or stucco. Fences and garden walls can also be made of wood pickets in combination with stucco or brick

-Garden walls and retaining walls shall be of stone, stucco, or brick.

-Gates shall be wood or iron.

-Fences/garden walls at frontages and front yards shall be a maximum 36" above finished grade.

-Fences shall be composed of wood boards with a rectangular or round section. Spacing between boards is not to exceed 1 1/2".

-Garden walls shall be a minimum of 8" thick.

-Fences and garden walls located on the side or rear of the property shall not exceed 6'-0" in height above finished grade.

-Garden walls and privacy fences are not allowed in the front 1/3 of the property or facing the street on corner lots.



## FENCES AND GARDEN WALLS

### GENERAL NOTES

- Walls and fences should be considered an extension of the architecture and a transition of the architectural mass to the natural forms of the site. All wall and fence designs should be compatible with the total surrounding environment.

- Special consideration should be given to design, placement, impact and view of the wall or fence from neighboring sites. Fences and walls should be considered as design elements to enclose and define courtyards, and other more intimate spaces. The design and construction of fences and walls should be sensitive to existing trees to avoid unnecessary cutting.

- Once one approved fence or wall has been erected on a side or rear lot line, that approved fence or wall generally will be the only approved fence or wall to be erected on that lot line. In other words, double fencing by adjoining lot owners will generally not be allowed on side or rear lot lines.



## **SECTION 8.0**

### **GENERAL DEFINITIONS**

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## 8.1 DEFINITION OF CAPITALIZED TERM

### 8.1.1 Definition

- a. **A-Grid:** cumulatively, those Streets that by virtue of their pre-existing pedestrian-supportive qualities, or their future importance to pedestrian connectivity, are held to the highest standards prescribed by this Code. See B-Grid. (Syn: primary grid.)
- Abutting:** To reach or touch; to touch at the end or be contiguous with; join at a border or boundary; terminate on. Abutting properties include properties across a street or alley.
- Accessory Dwelling Unit (ADU):** a habitable USE occurring within a Backbuilding / Outbuilding (Residential, Lodging, Office, Commercial). Traditionally, the ADU shares ownership and utility connections with a Principal Building or Secondary Living Unit.
- Activity Node:** an area of focused urbanism, usually comprised of one or more neighborhoods (defined using a ¼ mile radius Pedestrian Shed) centered upon or connected at a main intersection, and surrounded by residential. Activity nodes are found in existing PUDs. They contain infrastructure, services, transit, and a common destination which may evolve into a future Hamlet. The following Activity Nodes are demarcated using a ¼ mile radius Standard Pedestrian Shed on Table 2.3 *Island Place Types Map*.

1. Haig Point Landing Activity Node
2. Melrose Central Activity Node

**Adaptive Re-Use:** Rehabilitation or renovation of existing Building(s) for any Use(s) other than the present Use.

**Adventive Species:** a plant that may be native to the continent or greater bioregion but is found growing outside its natural range; a species not regionally or locally native nor fully established, but locally present or temporarily naturalized.

**Administrative approval:** The Planning Director has the authority to approve a proposal when the proposal is in compliance with the standards of this Appendix.

**Administrative Form Waiver:** is a ruling that would permit specified minor deviations from the provisions of this Appendix. In order to be considered for an Administrative Form Waiver the issue or deviation in question shall be consistent with the Guiding Principles of Section 1.2. The Planning Director<sup>1</sup> shall be able to state, "*We are permitting this Administrative Form Waiver because it will ensure* (substitute any Guiding Principle here)." The Administrative Form Waiver is associated with the following symbol...

Waiver

Furthermore, The Planning Director may consider any of the following in conjunction with the Guiding Principles of Section 1.2 as cause to approve or deny the issuance of an Administrative Form Waiver:

- a. Section 2.0 General to All Development (Future Urbanization Plan, Daufuskie Place Types, Daufuskie Regulating Plan, Daufuskie Street Plan, Public Frontage).
- b. Time and Succession.
- c. The opinion of the Sustainable Planning Team.

**Affordable Housing:** Rental or for-sale housing that is affordable to people earning 50%-80% of Area Median Income.

**Allee:** a regularly spaced and aligned row of trees usually planted along a Street or Path.

**Alley:** A Street Type designated by a recorded plat, deed, or legal instrument, to be a secondary means of vehicular access to the rear or side of properties otherwise Abutting a street; an Alley may connect to a vehicular driveway located to the rear of Lots providing access to outbuildings, service areas and parking, and containing utility Easements. Alley is the urban Street Type of a Lane or Rear Lane.

**Apartment:** a Residential unit sharing a building and a Lot with other units and/or uses; may be for rent, or for sale as a condominium.

**Arcade:** a Private Frontage conventional for Retail Use wherein the Facade is a colonnade supporting habitable space that overlaps the Sidewalk. The Façade at Sidewalk level remains at the Frontage Line, or may encroach upon the ROW.

**Architectural appurtenances:** cupolas, clerestories, clock towers, towers, steeples, etc. that extend above the primary roof, as well as the permitted number of stories and height limit.

**Architectural Guidelines:** Guidelines developed to aid Applicant's, users, and regulators of this Appendix in the understanding of appropriate details pertaining to: Building Walls, Roofs, and Chimneys; Foundations; Porches and Decks; Windows and Doors; Brackets, Overhangs, and Dormers; and Fences and Garden Walls.

**Archetype:** in Traditional Architecture an original model of a building, ideal example, or a prototype upon which others may be copied, patterned, or emulated.

**Attached Sign:** a sign that is attached parallel to the wall of a building. Attached sign types include the Band Sign, the Board Sign, and the Wall Sign.

**Attic:** the interior part of a building contained within a pitched roof structure.

**Avenue (AV):** Frontage Type that coincides with a Main Street.

**Awning:** a flexible roof-like cover that extends out from an exterior wall and shields a window, doorway, sidewalk, or other space below from the elements.

**Awning Fringe Sign:** Awning Sign that is painted or applied onto the fringe of an awning.

**Awning Shed / End Sign:** Sign that is painted or applied onto either the center of the top panel of an awning or the center of the end panel of an awning.

**Awning Sign:** sign that is painted or applied onto the canvas of an awning. Awning Sign types include the Awning Shed / End Sign and the Awning Fringe Sign.

- b. **B-Grid:** cumulatively, those Streets that by virtue of their use, location, or absence of pre-existing pedestrian-supportive qualities, may meet a standard lower than that of the A-Grid. See **A-Grid**. (Syn: secondary grid.)

**Backbuilding:** a structure connecting a Principal Building or Secondary Living Unit to an Outbuilding.

**Balcony:** an open portion of an upper floor extending beyond (or indented into) a building's exterior wall.

**Baluster:** A short vertical member used to support a railing or coping.

**Balustrade:** A railing together with its supporting balusters or posts, often used at the front of a parapet.

**Band Sign:** Attached Sign that is painted onto, incised into, or attached parallel to the structural or architecturally decorative beam over a Storefront. If attached rather than painted or incised, then the Band Sign is also a type of Board Sign, but shall be regulated as a Band Sign.

**Base Density:** the number of dwelling units per acre before adjustment for other Uses and / or TDRs.

**Base Flood Elevation:** the height at or above which the lowest structural member of a building must be raised, according to an adopted FEMA Flood Insurance Rate Map.

**Bay Windows:** a series of windows which project beyond the wall of a building to form an alcove within.

**Beach-dune:** is an environmental unit that includes the beach and primary dune area. The beaches include all soils classed as coastal beaches by the Soil Survey of Beaufort and Jasper Counties, South Carolina, United States Department of Agriculture, Soil Conservation Service.

**Bed and Breakfast:** A type of Island lodging in which guests actually stay in the home of the owner or operator. A B&B typically provides food service in the a.m. This shall be considered a Retail / Service Use. A B&B may also provide services for meetings and recreation. The number of bedrooms available on each Lot for lodging and the maximum length of stay shall be Transect based (See USE Table).

**Bicycle Lane:** a dedicated lane for cycling within a moderate-speed Street, demarcated by striping or other means.

**Bicycle Rack Space:** Parking space for any two wheel alternative mode of transportation including: bicycle, scooter, motorcycle, Segway, etc.

**Bicycle Route:** a Street suitable for the shared use of bicycles, automobiles, and carts moving at low speeds.

**Bicycle Trail:** a bicycle way running independently of a vehicular Street.

**Bioswale:** an extended Rain Garden that sometimes runs the length of the block.

**Block:** the aggregate of private Lots, Passages, Rear Alleys and Rear Lanes, circumscribed by Streets.

**Block Face:** The aggregate of all the Building Facades on one side of a block. The Block Face provides the context for establishing architectural harmony.

**Blade Sign:** Projecting Sign that either projects perpendicular from a wall or hangs from an overhead architectural element perpendicular to the Storefront.

**Block Face:** the aggregate of all the building Facades on one side of a Block.

**Board Sign:** Attached Sign that is painted or applied onto a sign board.

**Buffer:** An area of land, including landscaping, berms, walls, Fences, and Building Setbacks, which is located between land Uses of different characters and is intended to mitigate negative impacts of the one intense Use on a residential or vacant parcel.

**Buildable Area:** The portion of a Lot remaining after required Setbacks have been provided. Buildings may be placed in any part of the Buildable area, but limitations on percent of the Lot which may be covered by Buildings may require Open Space within the buildable area.

**Building:** Any Structure having a solid roof intended for shelter or enclosing of persons, animals, chattels, property, equipment or a process of any kind or nature, excluding freestanding tents, freestanding awnings, and cabanas and screened enclosures.

**Building Configuration:** The form of a Building, based on its massing, Private Frontage, and Height.

**Building Function:** The Uses accommodated by a Building and its Lot. Uses are categorized as Restricted, Limited, or Open, according to the Intensity of the Use.

**Building Height:** The vertical extent of a Building measured in Stories.

**Building Permit:** The permit required for new construction and additions pursuant to the County Ordinance.

**Building Placement:** The disposition of a Building on its lot.

**Build-to line:** A line established within a given Lot indicating where the outer edge of a Structure must be located.

**By Right:** characterizing a proposal or component of a proposal for a Community, Structure, Building, or Use that complies with the Code and is permitted and processed administratively. At the discussion of the Planning Director a "By Right" proposal may be reviewed by the **Sustainable Planning Team (SPT)** for input.

- C. **Caliper:** diameter of a Tree trunk. The term "caliper" is used for Trees less than twelve (12) inches in diameter. For Trees less than four (4) inches in diameter, it is measured six (6) inches from the ground. For Trees between four (4) inches and twelve (12) inches in diameter, it is measured twelve (12) inches from the ground.

**Carport:** A portion of a Principal (residential) Building or a Building accessory to a residential Use designed to be used for shelter of motor vehicles, unenclosed at the vehicular entry side and for an area at least equal to twenty percent (20%) of the area of the outer surface of walls, which might otherwise be constructed along its entire remaining perimeter. Where enclosure exceeds this amount, the shelter shall be construed to be a garage. **Certificate of**

**Occupancy:** As defined by the South Carolina Building Code.

**Channeling Tools:** Transect based, Light Imprint tools used to direct and control stormwater as it is conveyed from one location to another. The ability to channel water increased settlement options, expanded agricultural opportunities, and mitigated flooding.

**Civic:** Uses held in private or public ownership but functioning for community purposes such as religious, cultural, environmental, recreational, or educational uses.

**Civic Art:** A type of Civic Site. Refers to works of art in any media that has been planned and executed with the specific intention of being sited or staged in a public space, usually outside and accessible to all (including publicly accessible buildings). Monuments, memorials, architectural sculpture, fountains, and civic statuary are the most obvious forms of public art, although most aspects of the built environment are legitimate candidates for consideration, including: street furniture, lighting, water fountains, bus sheds, etc. Civic Art may serve a dual purpose as public amenity and stormwater infrastructure. Examples of functional Civic Art include: a fountain, waterscape, sculpted watercourse, French drain, Archimedean screw, etc. **Civic Building:** a type of Civic Site. A building generally operated by not-for-profit organizations dedicated to culture, education, religion, government, transit or other public uses. Civic Buildings are sited at prominent locations, adjacent to or within a Civic Space, or at a significant point of termination.

**Civic Lot:** A type of Civic Site. A parcel designated or reserved for a Civic Building.

**Civic Parking Reserve:** Common "shared" parking lot within a quarter-mile of the site that it serves.

Civic Site: In this Code, **Civic Buildings, Civic Lots, Civic Spaces, Gathering Places** and **Civic Artwork** are all categorized as a type of Civic Site that serves the public and community good.

**Civic Space:** A type of Civic Site. An outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping, and the buildings or resources that front them. Civic spaces may contain structures, including Civic Buildings and Civic Art. Clerestories

**Close:** A small green area surrounded by a driveway that provides vehicular access to several buildings and performs the same function as a cul-de-sac.

**Colonnade:** is similar to an arcade except that it is supported by vertical columns without arches.

**Commercial:** a General Use type that collectively defines functions associated with Retail, Service, Entertainment, Recreational, and Assembly.

**Commercial Storage Facility:** A facility providing for the storage of office furnishings, archive records and general personal property of businesses, agencies and professionals. Such personal property is limited to furniture and other household goods and retail merchandise to be sold at nearby establishments. Storage of heavy equipment or any property that may be deemed hazardous, such as property which is inflammable, combustible, explosive or dangerous is prohibited.

**Commercial Vehicle:** A Commercial Vehicle is any vehicle designed, intended or used for transportation of people, goods, or things, not including private passenger vehicles and trailers for private nonprofit transport of goods or boats.

**Common Destination:** An area of focused community activity, usually defining the approximate center of a Pedestrian Shed. It may include without limitation one or more of the following: a Civic Space, a Civic Building, a Commercial center, a transit station, and may act as the social center of a Family Cluster, Cottage Close, Farmstead Community, Traditional Neighborhood, Hamlet, Village, or Activity Node.

**Common Yard:** a planted Private Frontage wherein the Facade is set back from the Frontage line. It is visually continuous with adjacent yards.

**Community Garden:** A grouping of garden plots available for small-scale cultivation, generally to residents of apartments and other dwelling types without private gardens. Community gardens should accommodate individual storage sheds.

**Community Type:** a regulatory category defining the physical form, Density, and extent of a settlement. The three (3) Conservation Community Types addressed in this Appendix are the Cottage Close, Farmstead, and Family Cluster. The three (3) Traditional Community Types addressed in this Code are the Neighborhood, Hamlet, and Village. Additionally, Single-lot Infill communities are addressed in the form of the Urban Cottage Close.

**Configuration:** the form of a building, based on its Archetype, scale, massing, frontage, and height.

**Conforming:** In compliance with the standards and regulations of this Appendix.

**Conservation Community:** is a Traditional "single lot" rural Community Type whose scale is smaller than that of a Traditional Neighborhood. The "communal" settlement pattern consists of tightly clustered buildings settled compactly enough to traverse by walking. This pattern allows for the sharing of resources and traditions; be it an extended family, affordable housing, an arts colony, or a farmstead. The community provides for their own convenience, and that of surrounding uses that lack urban services or utilities. The three (3) types of Conservation Community are:

- Family Cluster Community (FCC)
- Rural Cottage Close (RCC)
- Farmstead Community (FC)

**Context:** A grouping of garden plots available for small-scale cultivation, generally to residents of apartments and other dwelling types without private gardens. Community gardens should accommodate individual storage sheds.

**Conventional Suburban Subdivision:** A conventional suburban subdivision lacks a neighborhood center and edge. The dominant pattern is that of a homogeneous residential development comprised of similarly sized blocks, bounded by uniform streets, and fronted by houses of similar form and cost. Conventional Subdivisions are scaled to the automobile. Walking and social interaction are often an afterthought.

**Corner Sign:** Projecting Sign that extends from the corner of a building.

**Cornice:** a decorative horizontal feature that projects outward near the top of an exterior wall.

**Corridor:** a lineal geographic feature incorporating infrastructure, services, or transportation such as a Greenway or Oak Allee.

**Cottage:** an Edgeyard building type. A single-family dwelling, on a regular Lot, often shared with an Outbuilding in the back yard.

**Cottage Close** is a settlement pattern that allows for the close clustering of at least four, but not more than eight, buildings around a common community space. This space may remain natural or be utilized for shared use and gathering. A **Rural Cottage Close** is a type of single-lot Conservation Community that is settled in a less formal manner. Residential buildings and structures appear to be spaced organically in a pattern that defers to the natural surroundings. The **Urban Cottage Close** is a type of single-lot Traditional Community that is typically settled in a very formal manner with symmetrical spacing. Buildings and structures often exhibit a rectilinear pattern and include significant landscaping and / or hardscaping. The cottage close pattern presents an affordable alternative to those seeking the benefits of detached community living, yet requiring very little land to do so. The pattern is not limited to residential uses.

**Critical Root Zone (CRZ):** a circular area centered on the trunk of an existing Tree that has a radius of twelve (12) inches to every inch of Diameter at Breast Height (DBH) of the Tree.

**Cupola:** a small structure, usually domed, on the top of a roof, dome, or pillars.

**Curb:** the edge of the vehicular pavement that may be raised or flush to a Swale. It usually incorporates the drainage system.

**Curb Radius.** The curved edge of street paving at an intersection, measured at the inside travel edge of the travel lane.

d. **Density:** the number of dwelling units within a standard measure of land area, usually given as units per acre.

**Design Speed:** is the velocity at which a Street tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by the desired Design Speed.

**Developable Areas:** With few exceptions this includes all land not designated O-1 Preserved Open Sector.

**Diameter at Breast Height (DBH):** a standard method of expressing the diameter or the trunk or bole of a standing (existing) Tree measured 4.5 feet [1.3 m] above ground in existing Tree surveys.

**Deciduous:** a Tree or Shrub which sheds its foliage at the end of each growing season.

**Diagram:** A drawing, not necessarily representational, that outlines, explains, or clarifies the arrangement and relations of the parts of a whole.

**Disposition:** lot width setbacks and placement of a building on its Lot.

**District:** A zone intended to accommodate Uses which because of their specialized performance, Scale or impact should not be incorporated into the Neighborhood structure.

**Drive:** a neighborhood Street Type conducive to narrow widths and smaller vehicles. A Drive sometimes serves as the boundary between an urban and natural condition, usually along a waterfront, a park, or a promontory. One side of the Drive conveys the urbanism of a neighborhood Street, with Sidewalk and buildings; while the other side conveys the qualities of a rural parkway, with natural resources, plantings, and details.

**Driveway:** a vehicular lane within a parcel or lot, often leading to a residential garage.

**Dwelling unit:** Residence of a single housing unit.

e. **Easement:** A legal instrument, recorded in the county records, that allows access through real property of the conveyor.

**Effective Turning Radius:** the measurement of the inside Turning Radius taking parked cars into account.

**Elevation – Building:** an exterior wall of a building not along a Frontage Line. See: **Facade**.

**Elevation – Floor:** Height of floor level

**Eligible Historic Building:** A historic Building within the National Historic District, as recognized by the Historic Survey, and the County's Historic Preservation Review Board.

**Encroach:** to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

**Endangered species area:** areas where federally listed endangered species exist in the county. Sites may be identified during the planning for a property; such sites will qualify.

**Entrance, Principal:** The main point of access of pedestrians into a Building.

**Estate House:** an Edgeward building type. A single-family dwelling on a very large Lot of rural character, often shared with a Secondary Living Unit and / or Backbuilding / Outbuilding. (Syn: big house, country house, villa).

**Evergreen:** a Tree or Shrub whose foliage persists year round. Plants typically associated with the upright conical or pyramidal Tree forms and needle foliage of coniferous Trees (i.e. pine,

spruce, fir, etc.), but which may also include plants with broadleaf foliage and rounded or spreading Tree forms (i.e., Yaupon Holly, Live Oak, etc.).

**Everyday Island:** Building Archetype only permitted in D2. Mobile Homes or Trailers proposed for Daufuskie Island will submit using this Archetype.

**Exotic Species:** a plant introduced from another geographic region to an area outside its natural range. For the purpose of this code, this term shall be used primarily to describe conventionally cultivated and hybridized species of non-native plants that are non-invasive and regarded as suitable for and applicable to local landscaping.

**Exotic Invasive Species:** a noxious exotic plant reproducing outside its natural range and outside cultivation that disrupts naturally occurring plant communities by altering structure, composition, natural processes or habitat quality.

**Expression Line:** a line prescribed at a certain level of a building for the major part of the width of a Facade, expressed by a variation in material or by a limited projection such as a molding or balcony.

**Extension Line:** a line prescribed at a certain level of a building for the major part of the width of a Facade, regulating the maximum height for an Encroachment by an Arcade Frontage.

- f. **Façade:** the exterior wall of a building that is set along a Frontage Line. See Elevation.
- Family Cluster Community (FCC):** a type of Conservation Community. A FCC is private residential settlement that permits multiple generations of the same family to occupy three or more buildings on the same parcel without subdivision. However, the FCC master plan shall be permitted with or without subdivision, at the discretion of the Planning Director.
- Farm Plot:** Plot dedicated primarily to food production for local consumption and managed so as to avoid adverse impacts to nearby residential neighborhoods. Though not required, a Farm Plot is an ideal Civic Space for D2 land within a Traditional Community, or as part of a Farmstead Community (FC). The minimum size shall be 5 acres.
- Farmstead Community: A Conservation Community Type.** A FC encourages the clustering of residential and light industrial or agricultural buildings into a settlement pattern that resembles a working farm and allows for agricultural and dairy farming, as well as service based businesses that require vehicles, machinery, shop space, etc. (as depicted in Graphic 3.8 *Farmstead Community* on Pg. 81 of this Appendix). The primary structures that comprise a FC include, but are not limited to: a Principle Building (Estate House) and a Farmstead Building. The Farmstead Building may take the form of, or provide for a variety of service, light industrial and agricultural uses, including, but not limited to: a barn, stables, large garage, riding facility, machine shop, etc.
- FEMA:** Federal Emergency Management Agency.
- Finger-jointed wood windows:** Finger-jointed wood windows involve a technique used to join two pieces of wood at right angles to each other. It is much like a dovetail joint except that the pins are square and not angled and usually equally spaced. The joint relies on glue for holding together as it does not have the mechanical strength of a dovetail.
- Filtration Tools:** Transect based, Light Imprint tools that remove contaminants from stormwater prior to restoring the natural recharge of groundwater. Ideally, these tools mimic the simplicity of our natural systems, while still allowing for new innovations.
- Floor Area:** The floor area within the inside perimeter of the outside walls of the Building including hallways, stairs, closets, thickness of walls, columns and other features, and parking and loading areas, and excluding only interior Atria and open air spaces such as exterior corridors, Porches, Balconies and Roof areas.
- Forecourt:** a Private Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back.
- Front:** to place an element along a Frontage, as in “porches front the street.”
- Frontage:** the area between a building Facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into **Private Frontage** and **Public Frontage**.
- Frontage, Principal:** The Frontage facing the public space such as a Street of higher pedestrian importance (i.e., traffic volume, number of lanes, etc.). For purposes of establishing setbacks the Principal Frontage is divided into the **Primary Frontage (Façade of the structure)** and the **Secondary Frontage** (Porches, Arcades, Stoops, Galleries, etc. that are added to, and extend beyond the Façade of the Building).
- Frontage, Private:** The Layer between the Frontage Line and the Principal Building Facade. The Structures and landscaping within the Private Frontage may be held to specific standards regarding the depth of the setback and the combination of architectural elements such as Fences, Stoops, Porches and Galleries.

**Frontage, Public:** The area between the curb of the vehicular lanes and the Frontage Line. Elements of the Public Frontage include the curb, Sidewalk, planter, street tree, streetlight, street furniture, etc.

**Frontage, Secondary:** That Frontage facing the public space such as a Street that is of lesser pedestrian importance (i.e., traffic volume, number of lanes, etc.).

**Frontage Line:** a Lot line bordering a Public Frontage. Facades facing Frontage Lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines.

**Function:** The land Use allowed on property according to this Code.

- g. Gallery:** a Private Frontage conventional for Retail use wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk.

**Garden Wall.** A freestanding wall along the property line dividing private areas from streets, alleys, and or adjacent lots. Garden walls sometime occur within private yards.

**Gathering Place:** A type of Civic Site. A place held in private or public ownership that functions as a Civic amenity or community “third place” (not home, not work) for members of the community to gather and interact. Typically the scale of the amenity is smaller and less formal than a traditional Civic Space. Examples include: an open air structure such as a pavilion, a grand oak with a rope swing, river overlook, public porch or pier, oyster pit, etc. A Gathering Place (GP) may serve a dual purpose as both an amenity as well as a functioning component to stormwater treatment. Examples include, but are not limited to: a wetland, creek, canal, pond, paved basin, waterscape, etc.

**Graphic:** clear and effective visual representation of a feature or element. A Graphic shall be treated as a legally binding and highly persuasive component of this Code intended to reinforce both Text and Table by illustrating a potential, likely, and desired (as opposed to every) outcome of one or more Standards (which are frequently provided as a range, making it impossible to depict every possible outcome).

**Green:** An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawns and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.

**Green Roof:** a roof of a building that is partially or completely covered with shallow 4-inch soils, drought tolerant vegetation, and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems.

**Greenway:** an Open Space Corridor that sometimes incorporates a Street and / or trails for bicycles and pedestrians in largely natural conditions. The Greenway is one of eight (8) Street Types permitted by this Code.

**Ground Sign:** sign that is attached to or sitting on the ground. Ground Sign types include the Pylon Sign and the Special Ground Signboard and Standard Ground Signboard.

**Growth Sector:** one of four Sectors on the Future Urbanization Plan where infrastructure, services, and transit is anticipated, and specific development is permitted “By Right”.

**Guest House Rental:** Lodging that provides temporary short-term or longer-term accommodations within a Principle Building, Secondary Living Unit, or Backbuilding / Outbuilding which for the period of occupancy, may serve as a primary residence (Also: Guest House, Tourist Home, Rental Cabin / Cottage, Youth Hostile).

- h. Habitable Space:** Building space which Use involves human presence with direct view of the fronting streets or public or private Open Space, including Rooms designed and used for living, sleeping, eating, cooking, or working or combinations thereof.

**Hamlet:** a 40-120 acre Traditional Community Type structured by a Standard Pedestrian Shed and oriented upon a Common Destination such as a small mixed-use main street (with general store, meeting hall, schoolhouse, or church), and one or more surrounding neighborhoods. A Hamlet is typically located on the waterfront or center isle. A Hamlet may or may not be self-sustaining.

**Historic Preservation Review Board (HPRB):** County board charged with determining whether or not a building is deemed “historic”, and to what degree an applicant shall restore a historic building in order to partake in incentives pertaining to density and use.

**Home Occupation:** non-Retail Commercial enterprises. The work quarters should be invisible from the Frontage, located either within the house or in an Outbuilding. Permitted activities are defined by the Restricted Office category.

**House:** an Edgelyard building type whose form is that of a single-family dwelling unit on a larger Lot; however, the interior function may be that of a Single-Family House, Two-Family House, Multi-Family House, or Guest House Rental. The House frequently shares the lot with a Backbuilding / Outbuilding in the back yard.

- i.* **Infill:** new development on land that is not yet developed, but is surrounded by previously developed land.  
**Inn:** a type of Island lodging, the Inn can be either residential or commercial in form and provide services for dining throughout the day. This shall be considered a Retail / Service Use. An Inn may also provide services for meetings and recreation. The number of bedrooms available on each Lot for lodging and the maximum length of stay shall be Transect based (See USE Table).  
**Intensive Green Roof:** a roof of a building that is partially or completely covered with soils deeper than 4", larger drought tolerant plants and trees, and a growing medium and root barrier planted over a waterproofing membrane. It may also include a drainage and irrigation system.  
**Irrigation System:** a permanent underground piping and distribution system designed using industry standard methods to provide efficient irrigation coverage over a landscaped area.  
**Island Thorough-fare:** One of six (6) Public Frontage types that directly correspond with a Street Type (Greenway, Oak Allee) permitted by this Code.
- j.* **Reserved.**
- k.* **Reserved.**
- l.* **Landscape Area:** the area of a parcel or lot exclusive of building footprints, driveway and walkway pavements, and other impervious hardscape areas, and inclusive of ponds, pools and water features.  
**Light Imprint:** is a comprehensive approach to stormwater treatment that aims to lie lightly on the land by coordinating sustainable engineering practices with different transect zones. The strategy has the potential to lower construction and engineering costs, and allow for additional focus on conservation and environmental efficiency without compromising design priorities such as connectivity and the public realm. The Light Imprint Storm Water Design Manual provides over 60 different tools organized for appropriate application on the urban to rural transect with their general cost ranking for installation and maintenance.  
**Line Diagram:** A "straight Line graphic" used to depict a feature such as a Typical Lot, Civic Space, or Archetype. Depending upon context, Line Diagrams may or may not be binding.  
**Linear Pedestrian Shed:** A Pedestrian Shed that is elongated along an important Mixed Use Corridor such as a main street. A Linear Pedestrian Shed extends approximately 1/4 mile from each side of the Corridor for the length of its Mixed Use portion. The resulting area is shaped like a lozenge. It may be used to structure a Traditional Neighborhood, Hamlet, Village, or Activity Node.  
**Liner Building:** A fully functional building built in front of a larger scaled building, structure, or use such as a boat storage facility, parking garage, cinema, supermarket etc., to conceal large expanses of blank wall area and to face the street space with a façade that has doors and windows opening onto the sidewalk.  
a building specifically designed to mask a parking lot, parking structure, boat storage, or another building by establishing a new, Secondary Frontage.  
**Lintel:** means a structural or merely decorative horizontal member spanning a window opening.  
**Live-Work:** a Mixed Use unit consisting of a Commercial and Residential Function. The Commercial Function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry. The Commercial component may accommodate employees and walk-in trade. The balance between work space and Residential accommodations is up to the resident operator.  
**Lodging:** premises available for daily renting of bedrooms, or an entire house or historic residence.  
**Long Pedestrian Shed:** a Pedestrian Shed that is an average 1/2 mile radius or 2640 feet, used when one or more transit stops (ferry and bus) is present or proposed as the Common



Destination. A Long Pedestrian Shed represents approximately a ten-minute walk at a leisurely pace. It is applied to structure the “Village” Traditional Community Type.

**Lot:** a parcel of land that has been subdivided in order to accommodate a building or buildings. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

**Lot Coverage:** The footprint of all buildings, Secondary Living Units, Backbuildings / Outbuildings, and structures on a particular lot. Porches, patios, terraces, stairways, walkways, driveways, parking lots and drive aisles do not count as lot coverage.

**Lot Line:** the boundary that legally and geometrically demarcates a Lot.

**Lot Width:** the length of the Principal Frontage Line of a Lot.

- m.* **Main Civic Space:** In a Traditional Community the Main Civic Space establishes a common destination at, or near the geographic center of each neighborhood. The Main Civic Space is often, but not always, associated with an important Civic Building.

**Main Street:** One of eight (8) Street Types permitted by this Code, the Main Street is a mixed use commercial thoroughfare.

**Manufacturing:** Use associated with the creation, assemblage and / or repair of artifacts for Retail sale.

**Maritime forest:** means an area or stand of trees whose total combined canopy covers an area of one acre or more composed of canopies of trees having a dbh of at least 18 inches or greater covering at least 75 percent of that area; also, any stand or grove consisting of eight or more individual trees having a dbh of at least 18 inches whose combined canopies cover at least 50 percent of the area encompassed by the grove. This forest type is also known as the South Atlantic Inland Maritime Forest and is characterized by a canopy dominated by live oak, swamp laurel oak, southern magnolia, and cabbage palm.

**Mechanical or structural appurtenances:** elevator and stairwell enclosures, air-conditioning equipment, water tanks, and solar energy collectors that extend above the primary roof, as well as the permitted number of stories and height limit.

**Meeting Hall:** a building available for gatherings, workshops, presentations, and conferences, that accommodates at least one room equivalent to a minimum of 10 square feet per projected dwelling unit within the Pedestrian Shed in which it is located.

**Metrics:** a measurement used to gauge quantifiable components of the local habitat for establishing zoning and development standards.

Mezzanine: a low-ceilinged story between two main stories of a building.

**Mixed upland forest, mature:** means an area or stand of trees whose total combined canopy covers an area of one acre or more composed of canopies of trees having a dbh of at least 18 inches or greater covering at least 75 percent of that area. Also, any stand or grove consisting of eight or more individual trees having a dbh of at least 18 inches whose combined canopies cover at least 50 percent of the area encompassed by the grove. This forest type is characterized as being southern mixed hardwood, beach-magnolia hammock, or mesic oak-hickory communities.

**Mixed upland forest young:** means an area or stand of trees whose total combined canopy covers an area of one acre or more, with canopy trees having a dbh of six inches and covering at least 60 percent of the area. However, no trees kept or grown for commercial purposes shall be considered a young forest. This forest type is characterized as being southern mixed hardwood, beach-magnolia hammock, or mesic oak-hickory communities.

**Mixed Use:** multiple Functions within the same building through superimposition or adjacency, or in multiple buildings by adjacency.

**Modification:** Modifications are any structural change, removal, replacement, reinforcement or addition of beams, ceiling and floor joists, reinforced concrete floor slabs (except those on fill), load bearing partitions, columns, exterior walls, stairways, roofs, corridors or other structural materials used in a Building that support the said beams, ceiling and floor joists, load bearing partitions, columns, exterior walls, stairways, roofs, or structural materials

**Mulch:** a protective covering consisting of organic materials customarily used in landscaping and placed around plants to retain soil moisture, retard erosion, shield roots from freezing, and inhibit weed growth.

**Mullions.** Strips of wood or metal that separate and hold in place the panes of a window.

- n.* **Native Species:** a plant occurring on the Island prior to foreign contact, according to the best scientific and historical documentation. This includes species that are considered indigenous, occurring in natural associations with habitats that existed prior to significant anthropogenic impacts and alteration to the landscape.
- Natural Environment:** a distinct and recurring assemblage of populations of plants, animals, fungi and microorganisms naturally associated with each other and their physical environment.
- Neighborhood Drive**
- Net Site Area:** all developable land within a site including Streets, civic space, etc.
- Non-Conforming**
- Non-tidal wetlands:** means wetlands that are not effected by tidal action. They include lacustrine, palustrine, and riverine wetlands or natural communities except for riverine-tidal wetlands.
- o.* **Oak Allee:** One of eight (8) Street Types permitted in this Code, the Oak Allee is a drive with formal plantings, usually Oak trees, lining both sides.
- Office:** Use associated with the transaction of general business, excluding Commercial and Manufacturing uses.
- Open Space:** land not included as part of the "Lot Coverage" ratio. This land is intended to remain undeveloped and maintain a natural condition. It contains no structures or buildings. Pathways and driveways may bisect *Open Space* so long as the design and materials are consistent with the underlying transect zone Standards.
- Outbuilding:** is a Building located toward the rear of the same Lot as a Principal Building or Secondary Living Unit, and sometimes connected to the Principal Building or Secondary Living Unit by a Backbuilding. An Outbuilding contains non-habitable / non-heated space and Uses such as a garage, port-cochere, parking area, storage space, and garden shed, etc. An Outbuilding functions as an Accessory Dwelling Unit (ADU) if a portion or all of the building contains a Use requiring habitable, heated, or overnight space (i.e. Residential, Lodging, Office, Commercial, and other indoor functions).
- p.* **Parapet:** refers to a short vertical extension of a wall that rises above roof level, hiding the roof's edge and any roof-mounted mechanical equipment.
- Park:** a type of Civic Space, a Park consists of open and wooded areas, typically furnished with paths, benches, open shelters and occasional Civic Art. Neighborhood parks are often irregularly shaped but may be linear when parallel to water or when designed to establish a green corridor or finger. Civic Structures are common within a Park, especially along the waterfront. The minimum size of a Park in the Urban Zones shall be 8 acres.
- Parking Structure:** a building containing one or more Stories of parking above grade.
- Paseo:** A type of Pedestrian Passage or pedestrian alley that connects one right-of-way or paseo to another. Paseos shall be designed for pedestrian comfort, either shaded by trees or by the buildings that line the space.
- Path:** a pedestrian way traversing a park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.
- Pedestrian Passage:** an open or roofed access passing between buildings in order to connect rear parking areas and alleys to Frontages, Streets, Plazas, and other public Use spaces. A Pedestrian Passage provides a shortcut through long Blocks and is often restricted to pedestrian Use and limited vehicular access.
- Pedestrian Shed:** an area that is centered on a Common Destination. Its size is related to average walking distances for the applicable Community type. Pedestrian Sheds are applied to structure Communities.
- Photograph:** a real image, recorded by a camera and reproduced on a photosensitive surface.
- Pine Forest, Mature:** means an area or stand of trees whose total combined canopy covers an area of one acre or more composed of canopies of trees having a dbh of at least 16 inches or greater covering at least 75 percent of that area; also, any stand or grove consisting of eight or more individual trees having a dbh of at least 18 inches whose combined canopies cover at least 50 percent of the area encompassed by the grove. This forest type includes the following natural communities: pine flatwoods (southeastern coastal plain subxeric longleaf pine), spruce-pine-mixed hardwood, and pine-saw palmetto flatwoods. Pine plantations are not included.
- Plan View:** An orthogonal projection of the top or section of an object or structure on a horizontal plane, usually drawn to scale.

**Planning Director:** oversees final approval of proposals associated with this Appendix. He may consult with any official or department in reaching a decision. Where final responsibility for issuance lies with other officials or departments, it shall continue to do so. The Planning Director will work in unison with such parties, acting as a project manager or liaison between that party and the applicant. Once required permitting is provided, it shall be up to the Planning Director to provide final approval or denial of a project. He shall do so if he finds that all of the requirements of this Appendix have been met.

**Planned Unit Development (PUD):** a zoning category on Daufuskie Island that will no longer be permitted for new development, upon adoption of this Code. The PUD encouraged the development of a large tract of land as a complete neighborhood unit, having a range of dwelling types, necessary shopping facilities, off-street parking areas, parks, playgrounds, school sites, and other community facilities. On Daufuskie Island the tool has been used to create inward facing, gated resort communities that turn their backs on their neighbors. This code allows existing PUDs, to rezone land and infuse a traditional settlement pattern if so desired.

**Planter:** the element of the Public Frontage which accommodates street trees, whether continuous or individual.

**Playground:** Fenced open space, typically interspersed within residential areas that is designed and equipped for the recreation of children. Playgrounds may be freestanding or located within parks, greens, or school sites. Civic Art is strongly encouraged. There shall be no minimum or maximum size.

**Plaza:** a type of Civic Space, a Plaza is an urban open space in which civic and commercial activity takes place. The Plaza consists primarily of hardscaping, including pathways and seating areas. The Plaza may be furnished with benches and Civic Art, and is often surrounded by formally disposed trees in planters. Plazas are spatially defined by abutting building frontages (Civic or Commercial) and streets. Civic Buildings sometimes front or are sited within a Plaza. The minimum size shall be 1/2 acre and the maximum shall be 2 acres.

**Porch:** An elevated, roofed, and un-walled platform on the facade of a building. Porches are supported from below by vertical columns or piers, and have sufficient depth (min 8') to allow outdoor seating without interfering with any entry functions of the porch.

**Prescriptive Easement:** The majority of Streets on Daufuskie Island are not owned by the County, State, or Federal Government. Therefore, they are considered to be prescriptive easements, and are maintained by Beaufort County. Such easements are granted after the dominant party has used the property in a continuous and open manner for 20 years. Once they become legally binding, easements by prescription hold the same legal weight as written or implied easements. But, before they become binding, they hold no legal weight and are broken if the true property owner acts to defend his ownership rights.

**Primary Civic Space:** Civic Space Types found in Table 3.4 and 4.7 excluding Farm Plots, Pocket Parks, and Playgrounds.

**Primary Gathering Place:** A Common Destination that reflects the character of the neighborhood in which it is located, and whose scale and influence helps to define the neighborhood for the rest of the Island.

**Primary example of Civic Art:** Civic Artwork that reflects the character of the neighborhood in which it is located, and whose scale and influence helps to define the neighborhood for the rest of the Island.

**Principal Building:** the main building on a Lot, usually located toward the Frontage.

**Principal Entrance:** the main point of access for pedestrians into a building.

**Principal Frontage:** On corner Lots, the Private Frontage designated to bear the address and Principal Entrance to the building, and the measure of minimum Lot width.

**Private Frontage:** the privately held space between the Frontage Line and the Principal Building Facade.

**Provision:** a legally binding Standard or Regulation in this Appendix.

**Public District:** The Public District designation is assigned to large areas that promote civic life, public interaction, and cultural activity through the creation of Civic Sites (Civic Spaces, Gathering Places, Civic Buildings, Public Art) and otherwise private buildings that are open to the public. This includes parks, greens, squares, playgrounds, boardwalks, nature facilities, docks, trails, schools, museums, a post office, a meeting hall, a library, a medical clinic, a coffee shop, a corner store, art, statuary, ornamentation, etc. The Public District will further the Island's quality of life, sense of community, and provide meaningful destinations for both locals and visitors. The character and intensity of the Public District is very similar to that of the D4 General Urban Transect Zone, but with a greater percentage of buildings focused on civic function and interaction. This emphasis on a particular Use (in this case Civic use) qualifies the

area as a distinct district.

**Public District – Beach (PD–B):** The Beachfront Public District is intended to promote social interaction, celebrations, and limited commerce amongst Islanders and tourists. Civic Sites common to the Beachfront Public District may include: a boardwalk, beach pavilion, amphitheater, restrooms, changing facility, etc. Facilities may be stand-alone or part of a mixed use lodging, retail, or residential building. Though this District is limited by geography, size, and ownership, the District was created to allow for the establishment of a shared neighborhood center extending from the Oakridge community to the public beach area.

**Public Frontage:** the area between the Curb of the vehicular lanes and the Frontage Line.

**Public Space:** Land and the accompanying space, or public realm that surrounds. Public Space is intended for the public's use and enjoyment, as opposed to a specific property owner or group. Public Space includes but is not limited to: Civic Sites, Streets, Pathways and Sidewalks, Passages, Parking lots, etc.

**Purchase of Development Rights (PDR) An agency** provides a cash payment to a landowner for the value of the development rights associated with a land parcel. The owner still owns the land, but is compensated for relinquishing the right to develop it as real estate. Agriculture and other uses of the land continue. For the public, PDR programs enable land conservation at a much-reduced expense, as the cost of PDR is less than outright purchase of land, and costs associated with subsequent management of the land remain the responsibility of the landowner.

q. **Reserved.**

r. **Rain Garden:** sunken garden using native plants and sometimes trees.

**Rear Alley:** a Street Type located to the rear of Lots providing access to service areas, parking, Outbuildings, and utility easements in the Urban Zones. Rear Alleys on Daufuskie may be paved from building face to building face, with drainage by inverted crown at the center, or roll Curbs at the edges.

**Rear Lane:** a Street Type located to the rear of Lots providing access to service areas, parking, Outbuildings, and utility easements in the Conservation Zones. Rear Lanes on Daufuskie are not paved. The streetscape consists of gravel or landscaped edges, has no raised Curb, and is drained by percolation.

**Rearyard Building:** a D5 building that occupies the full Frontage Line, leaving the rear of the Lot as the sole yard, or parking area.

**Recess Line:** a line prescribed for the full width of a Facade, above which there is a stepback of a minimum distance, such that the height to this line (not the overall building height) effectively defines the enclosure of the Enfronting public space.

**Regulating Plan:** a Zoning Map that shows the Transect Zones and Public Districts that are subject to regulation by the Daufuskie Island Code.

**Regulation:** a legally binding Standard or Provision in this Appendix.

**Rendering:** a drawing, especially a perspective, of a building that artistically delineates materials, shades and shadows: usually done for purposes of presentation or persuasion.

**Residential:** characterizing premises available for long-term human dwelling.

**Retail:** characterizing premises available for the sale of merchandise and food service.

**River buffer:** means a buffer along all tidal waters or tidal wetlands. It extends inland 50 feet from the OCRM critical line.

**Right of Way (ROW):** means an area of land not on a lot that is dedicated for public or private use to accommodate a transportation system and necessary public utility infrastructure, including but not limited to water lines, sewer lines, power lines and gas lines. In no case shall a right-of-way be construed to mean an easement.

**Rural Cottage Close:** A RCC is a settlement pattern that allows for the close clustering of at least four, but not more than eight, Principle Buildings around one (1) or more shared Gathering Places on a one (1) acre parcel. This space may remain natural or be developed for shared use and gathering. The RCC presents an affordable housing alternative to those seeking the benefits of detached community living, including, but not limited to one (1) extended family. A rural cottage close is settled in a less formal manner. Buildings and structures are typically spaced organically, in a pattern that defers to the natural surroundings (see Graphic 3.7 *Rural Cottage Close Community*, Pg. 80).

**Rural Road:** a local, rural and sub-urban Street Type of low-to-moderate vehicular speed and capacity. This Street type is allocated to the more rural Transect Zones (D1, D2), and D3 Streets that are likely to remain rural.

- S. **Scenic Avenue:** One of six (6) Public Frontage Types permitted in this Code, the Scenic Avenue corresponds to the Main Street Street Type. The Scenic Avenue remains open and free of development on one side, allowing for a scenic view.
- Scenic Street:** One of six (6) Public Frontage Types permitted in this Code, the Scenic Street corresponds to the Neighborhood Drive Street Type. The Scenic Street remains open and free of development on one side, allowing for a scenic view.
- Sector:** a neutral term for a geographic area. The Future Urbanization Plan uses a regionally scaled rural to urban gradient to divide land into six (6) Sectors of varying intensity, allowing for the allocation of future infrastructure, services, transit, and common destinations across Daufuskie Island. Sectors intended for conservation and Sectors intended for growth are clearly depicted and distinguished; as are consolidated settlement patterns and community types deliberate to each.
- Secondary Frontage:** on corner Lots, the Private Frontage that is not the Principal Frontage. As it affects the public realm, its First Layer is regulated. See Table 17.
- Secondary Living Unit** is a Secondary Building to the Principle Building. Both structures contain significant usable space. Aesthetically speaking, a Secondary Living Unit should relate to the Principle Building, yet remain subordinate in scale. Usable square footage in a Secondary Living Unit shall not exceed 50% of the usable square footage of the Principle Building. Commercial functions are permitted (office, retail, and lodging).
- Setback:** the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of permitted encroachments.
- Shared Parking.** A system of parking, typically applied to buildings of differing uses that each have peak parking demands at different times within a 24 hour period, thereby allowing some parking spaces to be shared.
- Shed Roof:** a pitched roof that has only one slope.
- Shopfront:** a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at sidewalk grade.
- Shrub:** a deciduous or evergreen woody plant with single or multiple trunks or multiple leaders and with a mature height generally not expected to exceed fifteen (15') feet.
- Sidewalk:** the paved section of the Public Frontage dedicated exclusively to pedestrian activity.
- Sideyard Building:** a building that occupies one side of the Lot with a Setback on the other side.
- Signage:** is any kind of visual graphics created to display information to a particular audience. This is typically manifested in the form of wayfinding information in places such as streets or inside/outside of buildings.
- Sill:** means is a piece of wood, stone, concrete, or similar material protruding from the bottom of a window frame.
- Site Plan:** A plan showing the form, location, and orientation of a building or group of buildings on a site. Usually including the dimensions, contours, landscaping, etc.
- Special District (SD):** an area that, by its intrinsic Function or Settlement Pattern, should not conform to one of the Transect Zones of this Code. On Daufuskie Island the Public District is treated as a Special District because of the overarching emphasis on Civic Uses.
- Special Flood Hazard Area:** a designation by the Federal Emergency Management Agency (FEMA) that may include the V (Velocity) Zones and Coastal A Zones where building construction is forbidden, restricted, or contingent upon raising to the Base Flood Elevation (BFE).
- Special Use Permits:** A Special Use Permit addresses those Uses listed in this Appendix as "By Special Use Permit" (Table 3.7 *General Uses*, Table 3.8 *Specific Uses*, and Table 4.11 *Specific Uses*). A Special Use Permit shall be reviewed by the Planning Director\*. Additional review will take place by the Development Review Team, with a final decision made by the Zoning Board of Appeals. If suitable to the particular circumstances of the case, the following criteria shall be used to determine the appropriateness of a Special Use Permit:
- a. The Use in question shall not be in conflict with the Guiding Principles of Section 1.2.
  - b. Section 2.0 General to All Development (Future Urbanization Plan, Daufuskie Place Types, Daufuskie Regulating Plan, Daufuskie Street Plan, Public Frontage).
  - c. The manner in which the proposed Use will operate given its specific location and proximity to other uses of varying intensity and character.
  - b. Time and Succession.
  - c. The opinion of the Sustainable Planning Team.

**Square:** a type of Civic Space, the Square is a rather formal open space in which unstructured recreation and civic activity take place. Pathways, lawns, and trees are often disposed in a symmetrical manner. Furnishings are frequently focused on the center and include benches and Civic Art. Squares are located at the intersection of significant thoroughfares. Spatially, they are defined by these streets and their building frontages. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.

**Standard:** a legally binding regulation or provision in this Appendix.

**Standard Pedestrian Shed:** a Pedestrian Shed that is an average 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace.

**Stoop:** a Private Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy, with an exterior stair and landing at the entrance.

**Storage Tools:** Transect based, Light Imprint tools used for the collection and containment of stormwater.

**Storefront:** The portion of a building at the first story of a retail frontage that is made available for retail use.

**Story:** a habitable level within a building, excluding an Attic or raised basement.

**Street:** the name given to the Island's network of thoroughfare types, or Street Types.

**Streetscreen:** a freestanding wall built along the Frontage Line, or coplanar with the Facade. It may mask a parking lot from the Street, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm.

**Structure:** used to distinguish buildings whose function and constructions are usually for purposes other than creating human shelter.

**Succession:** The Transect encourages the making of places that build on historic character and that evolve over time. This evolution, based on the principles enumerated in Section 1.2 Purpose and Intent, guide growth or reduction in Intensity. This process is called succession. Successional change emerges from a vision of the larger urban context and appropriate transitions across Transect Zones. Traditionally, as neighborhood fabric intensifies, or de-intensifies, it remains neighborhood fabric. As core areas intensify, or de-intensify, they remain core areas.

**Surfacing Tools:** Transect based, Light Imprint types of paving, each of which is instrumental in the initial reception, production, and dispersal of stormwater runoff.

**Sustainable Planning Team (SPT):** a five member local review board comprised of Daufuskie Island residents and landowners, and recommended by the Planning Department. The SPT is appointed by the Beaufort County Planning Commission. The SPT shall meet upon formal request of the Planning Director. It is the responsibility of the SPT to review applications meeting certain prerequisites and submitted under this Appendix. The SPT will provide local input into the review process, ensuring that the most cherished and unique characteristics of the Island are maintained in accordance with the vision for the Island.

**Swale:** a low or slightly depressed natural area for drainage.

**t. T-zone: Transect Zone.**

**Tables:** an orderly arrangement of quantitative data. Tables shall be treated as an integral and legally binding component of this Code intended to reinforce the text. The Text and / or Tabular Metrics shall reinforce, and – when in conflict – take precedence over an accompanying Straight Line Drawing or Graphic.

**TDR Receiving Area:** an area intended for development that may be made more dense by the purchase of development rights from TDR Sending Areas.

**TDR Sending Area:** an area previously zoned for development within a designated Reserved Open Sector (O-2), from which development rights may be transferred to a Growth Sector.

**Terminated Vista:** a location at the axial conclusion of a Street or pedestrian passage. The terminated vista conveys a sense of prominence about the location.

**Thoroughfare:** a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. In this Appendix Thoroughfare has been substituted with the term Street.

**Tidal wetlands:** means wetlands that are effected by tidal action or that are submerged. They include estuarine, marine, and riverine-tidal wetlands or natural communities.

**Traditional Hamlet:** 40 – 120 ac. and located on the waterfront or center isle, a Hamlet has a small mixed-use main street with one or more surrounding neighborhoods. The main street and surrounding residential transition quickly into a natural environment and / or agricultural uses. A Hamlet may or may not be self-sustaining.

**Traditional Neighborhood:** 4 – 60 ac. and located within a larger **Village** or **Hamlet**, a Traditional Neighborhood is a residential settlement that may or may not provide a small amount of locally oriented retail and office space. Buildings within a neighborhood are comprised of multiple forms. A single neighborhood is not self-sustaining. Multiple neighborhoods comprise a Hamlet or Village.

**Traditional Village:** 100–320 ac. and located on the waterfront near one or more ferry landings, a Traditional Village is made up of clusters of neighborhoods that support a larger mixed-use environment. The mixed-use environment may be located along the water, the intersection of multiple neighborhoods, or along a corridor between multiple neighborhoods. A Village should be self-sustaining.

**Transect:** a cross-section of the environment showing a range of different habitats.

The rural-urban Transect of the human environment used in this Code is divided into five (5) Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism.

**Transect Zone (T-zone):** One of several areas on a Zoning Map regulated by the Regulating Plan or Zoning Code. Transect Zones are administratively similar to the land use zones in a conventional zoning code, except that in addition to the usual standards (building use, Density, height, and Setback requirements), other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage.

**Transfer of Development Rights TDR:** a method of relocating existing zoning rights from areas to be preserved as Open Space to areas to be more densely urbanized.

**Transit:** refers to regional public shared transportation, such as buses and ferries, open to all on a non-reserved basis. The future of Daufuskie Island (as conveyed in the Comprehensive Plan) is highly dependent upon the ability to create critical mass around the ferry transit stops.

**Tree:** a woody plant with an expected mature height of thirty feet or more and possessing either a single trunk or multiple trunks. Trees are often described in subcategories by common attributes and the functions they serve, such as:

**Canopy Tree:** a redundant term as all Trees have canopies; analogous to the term Shade Tree.

**Coniferous Tree:** any Tree with needle leaves and a woody cone fruit.

**Ornamental Tree:** an Understory Tree planted primarily for its aesthetic value and as a landscape focal point, as opposed to its function of shading or screening even though it may perform all three functions.

**Shade Tree:** typically a deciduous Tree - rarely an evergreen - planted primarily for its overhead canopy and the quality of the shade it provides.

**Small/ Medium/ Large (Tree or Shrub):** a means of categorizing Trees or Shrubs based upon their canopy or spread at maturity assuming proper maintenance and normal growing conditions and which serves the purpose of allowing for their proper spacing in landscape plans.

**Street Tree:** a Tree planted that is an element of a Thoroughfare assembly.

**Specimen Tree:** a particularly impressive or unusual example of a species due to its size, shade, age, or any other trait that epitomizes the character of the species.

**Understory Tree:** a small to medium sized Tree with an expected mature height less than thirty feet and a canopy which may or may not offer a sufficient clearance height for pedestrians beneath.

**Turfgrass:** a continuous plant coverage consisting of a grass species that is regularly mowed to maintain a desired height.

**Turning Radius:** the curved edge of a Street at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn.

Two Way Cartway / Bikeway:

**Turret.** A small tower or tower- shaped projection on a building. A mechanical room, HVAC system, or mechanical elements are not considered a turret.

- u. **Urban Cottage Close (UCC):** is a settlement pattern that allows for the close clustering of at least four, but not more than eight, Principle Buildings around one or more shared Gathering Places. The UCC presents an affordable housing alternative to those seeking the benefits of “in town” detached community living. However, the community type is not limited to residential uses. The UCC is typically settled in a very formal manner with symmetrical spacing. Buildings and structures often exhibit a rectilinear pattern and include significant landscaping and / or hardscaping (See Graphic 4.12, Pg. 128). The shared “community Gathering Place” shall be

used for low intensity recreation, and other passive outdoor living purposes (gardening, oyster roasts, bar-b-ques, etc.). The Gathering Place may be hardscaped, landscaped, or left in a semi-natural or natural state so as to preserve or accentuate features such as water, trees, creeks, wetlands, etc.

**Urban Farm:** an open space designed and maintained as a place to grow useful plants. These areas may be counted toward the Civic space allocation if they are open to the neighborhood at predictable hours or are visible from an adjacent Civic space in a way that contributes to the enjoyment of that Civic space.

**Urbanism:** collective term for the condition of a compact, Mixed Use settlement, including the physical form of its development and its environmental, functional, economic, and socio-cultural aspects.

**Urbanization:** refers to the allocation of infrastructure, services, transit, and common destinations at the region scale. The Daufuskie Future Urbanization Plan and Daufuskie Regulating Plan are oriented around existing or planned ferry infrastructure. This ensures that new growth and density will locate in places that have excellent access to transit, infrastructure, and services (Urbanization) in a dense, walkable, mixed use environment with pleasant public spaces (Urbanism).

**Use:** the function accommodated by a Building, Structure and / or Lot, categorized as *Restricted, Limited, or Open*, according to the intensity of the use.

- V. **Veranda:** A porch or balcony, usually covered by a roof and often partly enclosed, extending along the outside of a building.
- Vignette:** a drawing that is shaded off gradually into the surrounding paper so as to leave no definite line at the border.
- Village:** A 100 to 320 acre Traditional Community Type structured by a Long Pedestrian Shed and oriented upon a common waterfront destination consisting of one or more ferry landings. A Traditional Village is made up of clusters of neighborhoods that support a larger mixed-use environment. The mixed-use environment may be located along the water, the intersection of multiple neighborhoods, or along a corridor between multiple neighborhoods. A Village should be self-sustaining.
- Visioning:** the ideal outcome for an endeavor or task. Visioning shall be treated as the desired outcome for each Transect Zone when the provisions of this code are enacted. Visioning provides the user with an illustrative depiction of the Code's Guiding Principles against the backdrop of the Daufuskie Island Plan. Renderings and Plans are intended to be persuasive, as opposed to binding.
- W. Reserved.
- X. **Xeriscape:** a method of landscaping that emphasizes water conservation, accomplished by following sound horticultural and landscaping practices, such as planning and design, soil improvement, limited turf areas, use of mulches, use of low-water demand plants, efficient irrigation practices and appropriate maintenance.
- y. **Yield:** characterizing a Street that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Street.
- Z. **Zoning Map:** the official map or maps that are part of the zoning ordinance and delineate the boundaries of individual zones and districts. In this Code the Zoning Map is referred to as the **Regulating Plan** and **Regulating Map**.





**SECTION 9.0**  
**COMPREHENSIVE WAIVER LIST**

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# Daufuskie Island Code

## SECTION 2.0

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| <b>2.1</b>      | <b>DAFUSKIE FUTURE URBANIZATION PLAN</b>  |             |
| 2.2.1(b)        | Conservation Sectors ( <b>O2</b> Reserve Open Space Sector)<br>Streets – Neighborhood Drive (42) by Administrative Form Waiver.   | 24          |
| 2.2.2(c)        | Urban Growth Sectors ( <b>G1</b> Restricted Growth Sector)<br>Streets – Neighborhood Drive (42) by Administrative Form Waiver.  | 25          |
| 2.2.2(e)        | Urban Growth Sectors ( <b>G1</b> Restricted Growth Sector)<br>Streets – Rural Road shall be by Waiver.  | 26          |
| <b>2.6</b>      | <b>DAUFUSKIE ISLAND STREET PLAN</b>   |             |
| 2.6.5           | Unless approved using the process for an Administrative Form Waiver, on-street parking shall not be permitted in the Conservation Zoning Districts (D1, D2).  | 38          |
| 2.6.7           | Vehicular Lanes and Public Frontages of streets that pass from one Transect Zone to another shall be adjusted accordingly using the process for an Administrative Form Waiver.  | 38          |
| 2.6.9           | Block 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 Administrative Form Waiver.   | 38          |
| 2.6.10          | Cul-de-sacs shall be subject to approval by Administrative Form Waiver to accommodate specific site conditions only.  | 38          |
| 2.6.14          | With the exception of the Scenic Drive and the Scenic Main Street the Street Assembly on one side of the Street shall reflect the Street Assembly on the opposing side of the Street. Significant deviations shall require an Administrative Form Waiver. | 38          |
| <b>2.7</b>      | <b>PUBLIC FRONTAGE (Table 2.8 Street Assembly Summary)</b>  |             |
| Table 2.8       | Walkway Types for the Rural Road, Greenway, and Oak Alley Street Types:<br>Permission to forego construction of a Path shall be permitted by Administrative Form Waiver only.   | 50          |

## SECTION 3.0

|             |   |    |
|-------------|---|----|
| <b>3.1</b>  | <b>EXISTING PHYSICAL CONDITIONS</b>   |    |
| 3.1.1(a)(1) | In D2 existing an Applicant for a “Convention Suburban Subdivision” of four (4) or more acres that was platted and recorded prior to January 1, 2011 may use the Administrative Form Waiver process to request that the community be re-interpreted, re-formatted, and re-programmed as a Traditional Community. subdivision and use specific D3 or D4 standards within D2. | 56 |
| <b>3.2</b>  | <b>NEW DEVELOPMENT</b>  |    |
| 3.2.2(b)(1) | In D1 the Design of each new Principle Building shall be reviewed using the process for an Administrative Form Waiver.  | 57 |
| <b>3.4</b>  | <b>DENSITY</b>  |    |
| 3.4.5(a)    | In D1 Density or Dwelling Units per acre (du./ac.) shall be approved on a parcel by parcel basis using the process for an Administrative Form Waiver.   | 60 |
| <b>3.5</b>  | <b>CIVIC SITES</b>  |    |
| 3.5.3       | If permitted as a Use, each Civic Site shall be subject to individual review using the process for an Administrative Form Waiver.   | 61 |
| 3.5.9       | Unless permitted by Waiver, Civic Spaces (Greens, Parks) must front a specific number of streets, a water body or a natural feature.  | 62 |
| 3.5.12      | If approved by Administrative Form Waiver, parking for a Civic Sites may remain unpaved if graded, compacted, and possibly landscaped.  | 62 |
| 3.5.13      | If approved by Administrative Form Waiver, parking for a Gathering Place may remain unpaved if graded, compacted, and possibly landscaped.  | 62 |
| 3.5.17      | Civic Building design shall be determined using the process for an Administrative Form Waiver.  | 62 |
| <b>3.6</b>  | <b>LOT DESIGN AND BUILDING PLACEMENT</b>  |    |
| 3.6.1(a)    | In D1 newly platted Lots shall be dimensioned or determined using the process for an Administrative Form Waiver.  | 64 |
| 3.6.1(b)(1) | In D2 Lot width shall be determined via Administrative Form Waiver.   | 64 |
| 3.6.2(a)    | In D1 Buildings shall be disposed via Administrative Form Waiver.   | 64 |
| 3.6.2(f)    | In D2 the Front Setback for a Secondary Living Unit that is not part of a Conservation Community shall be determined via Administrative Form Waiver.  | 64 |
| 3.6.2(j)    | Setbacks for Civic Buildings shall be determined using the process for an Administrative Form Waiver.   | 64 |
| 3.6.2(k)    | Facades shall be built along a minimum percentage of the lot width as determined by Administrative Form Waiver.   | 64 |

# Daufuskie Island Code

## SECTION 3.0 (cont.)

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| <b>3.7</b>                | <b>BUILDING CONFIGURATION</b>  |             |
| 3.7.1(a)                  | In D1 the Archetype for a new structure shall be allocated per Administrative Form Waiver.   | 64          |
| 3.7.1(b)                  | In D1 Private Frontage for a new structure shall be allocated per Administrative Form Waiver.  | 64          |
| 3.7.2(a)(3)               | In D2 the particulars of the design for the "Everyday Island" archetype shall be determined using the process for an Administrative Form Waiver.   | 64          |
| 3.7.2(b)                  | In D2 Civic Buildings shall not be limited to the Building Archetypes found in this code. The particulars of the design shall be determined using the process for an Administrative Form Waiver.   | 65          |
| 3.7.2(c)                  | In D2 a Principle Building or Secondary Living Unit that changes its primary use (away from Residential) shall utilize the process for an Administrative Form Waiver to determine which alterations from the Adaptive Residential archetypes are necessary.  | 65          |
| 3.7.2(d)(2)               | In D2 the Principle Building shall not turn its back to the ROW or easement and adjacent Natural Resource or Civic Site without acquiring an Administrative Form Waiver.   | 65          |
| 3.7.2 (f)(2)              | A ground level (Retail, Civic, Civil Support, or Agricultural Industrial) story may exceed the fourteen (14) foot limit.   | 65          |
| 3.7.2(i)(1)               | In D2 Architectural Appurtenances may extend a maximum of 15 feet above the height limit, and shall not exceed 250 square feet in size when combined. If a proposal fails to meet these standards the Applicant shall apply for an administrative Form Waiver.   | 65          |
| 3.7.2(i)(2)               | In D2 Mechanical or structural Appurtenances may extend an additional 15 feet above the height limit. Such appurtenances shall not exceed 250 square feet in size when combined. Appropriate screening shall be provided. If a proposal fails to meet these standards the Applicant shall apply for an administrative Form Waiver. | 65          |
| <b>3.8</b>                | <b>USE</b>   |             |
| 3.8.2(f)                  | A Principle Building or Secondary Living Unit that changes its primary use (away from Residential) shall utilize the process for an Administrative Form Waiver to determine which alterations from the Adaptive Residential archetypes are necessary.  | 68          |
| <b>3.9</b>                | <b>PARKING</b>   |             |
| 3.9.1(h)                  | The minimum and maximum number of parking spaces required may be reduced or exceeded using the process for an Administrative Form Waiver. If the maximum number of parking spaces is permitted to exceed the current standard the excess parking shall be in the form of "cart" spaces only.                                       | 72          |
| 3.9.2(b)                  | One (1) row of highly contextual front loaded, informal "pull-in" parking shall be permitted directly in front of an existing building whose Use is retail oriented. Such parking shall require an Administrative Form Waiver.   | 73          |
| <b>3.10</b>               | <b>LANDSCAPE and STORMWATER</b>  |             |
| 3.10.4                    | Impermeable surface in D2 shall be confined to the ratio of Lot coverage as determined using the process for an Administrative Form Waiver.  | 73          |
| 3.10.5(c)(1)              | An applicant that proposes to remove mature, healthy, non-invasive Specimen Trees located outside of the proposed footprint of the Principle Building, Secondary Living Unit, and Outbuilding shall do so using the process for an Administrative Form Waiver.   | 74          |
| <b>3.11</b>               | <b>SIGNAGE</b>   |             |
| 3.11.7(d)1)               | In D3 the Island Eclectic Sign shall be permitted using the process for an Administrative Form Waiver.   | 77          |
| 3.11.7(d)(5)              | The Island Eclectic Sign shall be limited to 6 feet in height and 6 feet in width, unless approved by Administrative Form Waiver.  | 77          |
| <b><u>SECTION 4.0</u></b> |  |             |
| <b>4.5</b>                | <b>CIVIC SITES</b>   |             |
| 4.5.3                     | If permitted as a Use, each Civic Site shall be subject to individual review using the process for an Administrative Form Waiver.  | 102         |
| 4.5.8(a)                  | Unless permitted by Waiver, Civic Spaces (Square, Green, Park, Plaza) must front a specific number of streets a water body or a natural feature.   | 103         |
| 4.5.10                    | If approved by Administrative Form Waiver the Parking for a Civic Site may remain unpaved if graded, compacted, and possibly landscaped.   | 103         |
| 4.5.11                    | If approved by Administrative Form Waiver the Parking for a Gathering Place may remain unpaved if graded, compacted, and possibly landscaped.  | 103         |
| 4.5.15                    | Civic Building design shall be determined using the process for an Administrative Form Waiver.   | 103         |

# Daufuskie Island Code

## **SECTION 4.0 (cont.)**

| <b><u>STANDARD</u></b> | <b><u>WAIVER</u></b>   | <b><u>PAGE</u></b> |
|------------------------|--|--------------------|
| <b>4.6</b>             | <b>LOT DESIGN AND BUILDING PLACEMENT</b>   |                    |
| 4.6.2(e)               | Setbacks for Civic Buildings shall be determined using the process for an Administrative Form Waiver.  | 105                |
| <b>4.7</b>             | <b>BUILDING CONFIGURATION</b>  |                    |
| 4.7.1(c)               | A Principle Building that changes its primary use (away from Residential) shall utilize the process for an Administrative Form Waiver to determine which alterations from the Adaptive Residential archetypes are necessary.   | 106                |
| 4.7.1(d)               | Civic Building design shall be determined using the process for an Administrative Form Waiver.   | 106                |
| 4.7.2(b)               | The Principle Building shall not turn its back to the ROW or easement and adjacent Natural Resource or Civic Site without acquiring an Administrative Form Waiver.   | 106                |
| 4.7.5                  | A ground level (Retail, Civic, Civil Support, or Agricultural Industrial) story may exceed the fourteen (14) foot limit.   | 107                |
| 4.7.8(a)               | Architectural Appurtenances may extend a maximum of 15 feet above the height limit, and shall not exceed 250 square feet in size when combined. If a proposal fails to meet these standards the Applicant shall apply for an administrative Form Waiver.   | 107                |
| 4.7.8(b)               | Mechanical or structural Appurtenances may extend an additional 15 feet above the height limit. Such appurtenances shall not exceed 250 square feet in size in D3, and twenty percent (20%) of the roof area in D4 and D5 (when combined). Appropriate screening shall be provided. If a proposal fails to meet these standards the Applicant shall apply for an administrative Form Waiver. | 107                |
| 4.7.12(e)              | In D4 / PD screened in porches shall be permitted on the first floor façade of the Principle Building's major mass by Administrative Form Waiver. Otherwise, screened porches shall be permitted.  | 107                |
| 4.7.12(f)              | In D4 / PD loading docks and service areas shall be permitted on the Building Frontage if approved using the process for an Administrative Form Waiver.  | 107                |
| 4.7.13(f)              | In D5 loading docks and service areas shall be permitted on the Frontage Line if approved using the process for an Administrative Form Waiver.   | 108                |
| <b>4.8</b>             | <b>USE</b>   |                    |
| 4.8.5                  | A Principle Building that changes its primary use (away from Residential) shall utilize the process for an Administrative Form Waiver to determine which alterations from the Adaptive Residential archetypes are necessary.   | 110                |
| <b>4.9</b>             | <b>PARKING</b>   |                    |
| 4.9.1(n)               | The minimum and maximum number of parking spaces required may be reduced or exceeded. Excess parking shall be in the form of "cart" spaces only.   | 115                |
| 4.9.2(b)               | In D3 Side-loaded parking proposals shall require an Administrative Form Waiver.   | 115                |
| <b>4.10</b>            | <b>LANDSCAPE and STORMWATER</b>  |                    |
| 4.10.5(c)(1)           | An applicant that proposes to remove mature, healthy, non-invasive Specimen Trees located outside of the proposed footprint of the Principle Building and Outbuilding shall do so using the process for an Administrative Form Waiver.   | 117                |
| 4.10.5(x)(7)           | Lawn (turf) shall be permitted using the process for an Administrative Form Waiver.  | 119                |
| <b>4.11</b>            | <b>SIGNAGE</b>   |                    |
| 4.11.2(d)(1)           | In D3 the Island Eclectic Sign shall be permitted using the process for an Administrative Form Waiver.   | 122                |
| 4.11.2(d)(5)           | The Island Eclectic Sign shall be limited to 6 feet in height and 6 feet in width, unless approved by Administrative Form Waiver.  | 122                |
| 4.11.2(e)(2)           | A Standard Ground Signboard shall only be permitted in D3 using the process for an Administrative Form Waiver.   | 122                |

## **SECTION 5.0**

| <b><u>STANDARD</u></b> | <b><u>WAIVER</u></b>   |     |
|------------------------|--|-----|
| <b>5.2</b>             | <b>SPECIFIC USE DEFINITIONS</b>  |     |
| 5.2.1                  | Civic Building design shall be determined using the process for an Administrative Form Waiver. | 137 |

**Community Preservation Committee  
Members**

Catherine Tibbani - chairperson

Clare Allen

Tom Crews

Terry Doherty

Chuck Henry

Chris Hutton - vice chairperson

Geof Jenkins

Maria Martin

Marianne McEvoy - records

Peggy Noon

Sylvia Wampler

**Beaufort County Planning**

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Teri Norris

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**Consultants**

Allison Ramsey Architects, Inc.

Cooter Ramsey

Bill Harris



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**ALLISON RAMSEY**  
*Architects Inc. creating sustainable timeless design*

**Credits and Acknowledgements**

- SmartCode Version 9.2 by Duany, Sorlein, and Wright
- SmartCode Renewable Resources Module Version 1.0 by Jamie Correa and Associates
- Photos provided by Brian Hermann, Bill Harris and Allison Ramsey Architects Inc.
- Light Imprint New Urbanism Handbook by Tom Low



## PLANNING DIVISION MEMORANDUM

**To:** Natural Resources Committee of Beaufort County Council  
**From:** Anthony Criscitiello, Planning Director  
**Date:** December 29, 2010  
**Re:** **Proposed Revision of Appendix D. Community Preservation Areas, of the Zoning and Development Standards Ordinance/ZDSO**

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**Excerpt of PLANNING COMMISSION RECOMMENDATION from its December 6, 2010, draft meeting minutes:**

Mr. Criscitiello briefed the Commission on the text amendments removing the interim standards for the following community preservation (CP) districts: Brighton Beach, Buckingham, Bluffton-May River/Highway 46 Corridor, and Daufuskie Island, including Sections 9 and 10—Daufuskie Island Buffer District and Gateways etc. These CPs have final development standards adopted by the County Council and the interim standards no longer apply.

Discussion included the process regarding deleting interim standards and concern that Daufuskie Island interim standards would be removed prior to the adoption of the Daufuskie Island Code (the Planning staff would insure that this text amendment would move with the Daufuskie Island Code).

Public Comment: No public was present, therefore no comments were received.

**Motion:** Mr. Thomas made a motion, and Mr. Sutler seconded the motion, **to recommend approval to County Council on the Text Amendment to the Zoning and Development Standards Ordinance (ZDSO), Appendix D. Community Preservation Areas that deletes all interim standards related to Brighton Beach, Buckingham, Bluffton-May River/Highway 46 Corridor, and Daufuskie Island, including Sections 9 and 10—Daufuskie Island Buffer District and Gateways).** No further discussion occurred. The motion **was carried unanimously** (FOR: Chmelik, Hicks, LeGree, Petit, Riley, Semmler, Sutler, and Thomas).

- - - - -

### **STAFF REPORT**

**ZDSO Section:** Appendix D- Community Preservation (CP) Area

**Source of Proposed Amendment:** Beaufort County Planning Staff.

**Summary of Proposed Amendments:** Permanent standards have been adopted for Brighton Beach (now known as Alljoy), Buckingham (now known as Buckingham Landing), and Bluffton-May River/Highway 46 Corridor (now know as May River); therefore, interim standards are no longer required. The Daufuskie Island Code is going through the process of adoption and this amendment will run parallel with that process; therefore, interim standards will no longer be required when the Daufuskie Island Code is adopted. The following changes are proposed with deletions shown as ~~bold and struck-through~~ and additions as **bold and underlined**:

- Delete all interim standards or references to Brighton Beach, Buckingham, Bluffton-May River/Highway 46 Corridor, and Daufuskie Island in Appendix D, especially in Tables 1, 2 and 4, and in Sec. 5(b)(5)—see below:
  - (5) Grocery stores are limited to 10,000 square feet within Big Estates and Sheldon ~~and on Daufuskie Island~~.
- Delete Sections 9 and 10 (Daufuskie Island Buffer District and Gateways) in Appendix D, in their entirety.
- Renumber Section 11 (Coosaw Island Rural and Rural Residential Districts) as Section 9; renumber all its subparagraphs accordingly – 11.1, 11.2, etc. should be 9.1, 9.2, etc.; and renumber any reference to Section 11 within Appendix D to Section 9.
- Renumber all the tables in the newly numbered Section 9 (Coosaw Island Rural and Rural Residential Districts) as indicated below, and renumber any references to Tables 8, 9 and 10 within Appendix D to Tables 5, 6, and 7, respectively:
  - TABLE ~~8~~5. PERMITTED USES FOR COOSAW ISLAND RURAL AND COOSAW ISLAND RURAL RESIDENTIAL DISTRICTS
  - TABLE ~~9~~6. RESIDENTIAL LOT SIZE AND DENSITY STANDARDS FOR COOSAW ISLAND DISTRICTS
  - TABLE ~~10~~7. DEVELOPMENT STANDARDS FOR COOSAW ISLAND DISTRICTS



TABLE 1. RESIDENTIAL LOT SIZE AND DENSITY STANDARDS FOR COMMUNITY PRESERVATION AREAS

| Planning Area     | Community Preservation Area                       | Density                            |             |  |             | Minimum   |                  |                    |                  |                  |
|-------------------|---|------------------------------------|-------------|--|-------------|---|------------------|--------------------|------------------|------------------|
|                   |   | Maximum Density with Sewer Service |             | Maximum Density without Sewer Service* |             | The application of these standards shall not result in the reduction of a lot coverage envelope below 40% of the site area or the dimensions of a lot envelope less than 40 feet for lots of existing records. The minimum requirements below may be adjusted by the zoning administrator to accomplish this purpose. |                  |                    |                  |                  |
|                   |   | Max. Gross                         | Max. Net    | Max. Gross                             | Max. Net    | Lot Area (sq. ft.)  | Lot Width (feet) | Street Yard (feet) | Side Yard (feet) | Rear Yard (feet) |
| Northern Beaufort | Big Estates                                       | N/A                                | N/A         | 1.0                                    | 1.66        | 21,780  | 150              | 20                 | 20               | 20               |
|                   | Sheldon   | N/A                                | N/A         | 1.0                                    | 1.66        | 21,780  | 150              | 20                 | 20               | 20               |
| Southern Beaufort | <b>Buckingham</b>                                 | <b>1.0</b>                         | <b>1.66</b> | <b>1.0</b>                             | <b>1.66</b> | <b>21,780</b>   | <b>150</b>       | <b>20</b>          | <b>18</b>        | <b>20</b>        |
|                   | Bluffton  | 1.0                                | 1.66        | 1.0                                    | 1.66        | 21,780  | 150              | 20                 | 18               | 20               |
|                   | <b>Bluffton--May River/Highway 46 Corridor***</b> | <b>0.34</b>                        | <b>1.06</b> | <b>0.34</b>                            | <b>1.06</b> | <b>43,560</b>   | <b>150</b>       | <b>50</b>          | <b>18</b>        | <b>50</b>        |
|                   | <b>Daufuskie Island</b>                           | <b>2.0</b>                         | <b>2.93</b> | <b>1.0</b>                             | <b>1.66</b> | <b>21,780</b>   | <b>100</b>       | <b>20</b>          | <b>18</b>        | <b>20</b>        |
|                   | Pritchardville                                    | 1.0                                | 1.66        | 1.0                                    | 1.66        | 21,780  | 150              | 20                 | 18               | 20               |
| St. Helena        | Lands End   | N/A                                | N/A         | 2.0                                    | 2.93        | 10,890  | 100              | 20                 | 18               | 20               |
|                   | Tansi Village                                     | N/A                                | N/A         | 1.0                                    | 1.66        | 21,780  | 150              | 20                 | 18               | 20               |

\* Sewer service includes only connection to a sewer trunk line, a local treatment plant, or a community system, any of which must be certified by the Beaufort-Jasper Water and Sewer Authority.

**\*\*\* Only applies to those portions of the Bluffton CP that are part of the May River/Highway 46 Corridor**

(Ord. No. 99-12, § 1 (app. D), 4-26-1999; Ord. No. 99-35, 11-8-1999; Ord. No. 2000-10, 2-28-2000; Ord. No. 2004/5, 2-23-2004; Ord. No. 2006/7, 4-10-2006; Ord. No. 2008/50, 11-10-2008)

TABLE 2. DEVELOPMENT STANDARDS FOR COMMUNITY PRESERVATION AREAS

| District Intensity Standards       |                       |                        |          |                  |          |           | District Lot and Building Standards |                                  |                  |                    |                  |                  |         |
|------------------------------------|-----------------------|------------------------|----------|------------------|----------|-----------|-------------------------------------|----------------------------------|------------------|--------------------|------------------|------------------|---------|
| Zoning District & Development Type | Min. OSR or LSR       | Density                |          | Floor Area Ratio |          | Sewer     | Min. Site Area                      | Minimum                          |                  |                    |                  |                  | Maximum |
|                                    |                       | Max.* Gross            | Max. Net | Max. Gross       | Max. Net |           |                                     | Lot Area (sq. ft.)               | Lot Width (feet) | Street Yard (feet) | Side Yard (feet) | Rear Yard (feet) | Height  |
| Community Preservation (CP)        |                       |                        |          |                  |          |           |                                     |                                  |                  |                    |                  |                  |         |
| Single-family                      | 0.10                  | See appendix D table 1 |          | N.A.             | N.A.     | OS        | Var.                                | See table 1                      |                  |                    |                  |                  | 35      |
| Single-family cluster              | 0.40                  | 2.07                   | 3.80     | N.A.             | N.A.     | CS        | 20 ac.                              | Either lot line or village house |                  |                    |                  |                  | 35      |
| Multifamily                        | 0.30                  | 5.20                   | 7.40     | N.A.             | N.A.     | P/CS      | 15 ac.                              | See table 106-2406               |                  |                    |                  |                  | 35      |
| Planned                            | 0.20                  | 4.5                    | 6.10     | N.A.             | N.A.     | P/CS      | 10 ac.                              | See table 106-2406               |                  |                    |                  |                  |         |
| CP-PUD                             | See original approval |                        |          |                  |          |           | See original approval               |                                  |                  |                    |                  |                  |         |
| Other permitted uses               | 0.10                  | N.A.                   | N.A.     | 0.5              | 0.82     | Varies ** | 10,890                              | 10,890                           | 50               | 10 ***             | 5                | 50               | 35      |

\*The maximum gross density for all residential development options within the **Buckingham, Pritchardville, and Bluffton CP (those portions that are not part of the May River/Highway 46 Corridor)** areas is one unit per acre until individual CP plans are adopted. **The maximum gross density for all residential development options within the Bluffton CP that are part of the May River/Highway 46 Corridor is 0.34 until the individual CP Plan is adopted.**

\*\*Public sewer or community sewer service is required for commercial uses within the **Buckingham, Bluffton, and Pritchardville** areas.

**\*\*\*The minimum street yard for Highway 46 is 25 feet.**

(Ord. No. 99-12, § 1 (app. D), 4-26-1999; Ord. No. 99-35, 11-8-1999; Ord. No. 2006/7, 4-10-2006; Ord. No. 2008/50, 11-10-2008)