



THE  
DAUFUSKIE  
ISLAND  
CODE

## Daufuskie Island Code

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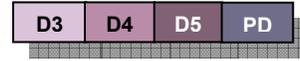
# INTRODUCTION

## TABLE OF CONTENTS

<b><u>FRONT COVER</u></b>	<b><u>DAUFUSKIE ISLAND FERRY</u></b>	<b><u>PAGE 1</u></b>
<b><u>INTRODUCTION</u></b> 1.1	<b><u>TABLE OF CONTENTS</u></b> HOW TO USE THE CODE	<b><u>PAGE 3</u></b> 6
<b><u>SECTION 1.0</u></b>	<b><u>PROCEDURES</u></b>	<b><u>PAGE 9</u></b>
1.1	AUTHORITY	10
1.2	PURPOSE & INTENT	10
1.3	APPLICABILITY	11
1.4	ADMINISTRATION OF THE CODE	13
<b><u>SECTION 2.0</u></b>	<b><u>GENERAL TO ALL DEVELOPMENT</u></b>	<b><u>PAGE 21</u></b>
2.1	REGULATING THE VISION	22
2.2	DAUFUSKIE FUTURE URBANIZATION PLAN	24
2.3	DAUFUSKIE PLACE TYPES PLAN	29
2.4	DAUFUSKIE ISLAND REGULATING PLAN	32
2.5	DAUFUSKIE ISLAND STREET PLAN (PROCESS)	36
2.6	DAUFUSKIE ISLAND STREET PLAN (GENERAL STANDARDS)	38
2.7	PUBLIC FRONTAGE	45
<b><u>SECTION 3.0</u></b>	<b><u>CONSERVATION TRANSECT ZONES</u></b>	<b><u>PAGE 51</u></b>
	<i>D1 Natural Transect Zone Standards</i>	
	<i>D2 Rural Transect Zone Standards</i>	
3.1	EXISTING PHYSICAL CONDITIONS	56
3.2	NEW DEVELOPMENT	57
3.3	NATURAL RESOURCES	58
3.4	DENSITY	60
3.5	CIVIC SITES	61
3.6	LOT DESIGN AND BUILDING PLACEMENT	64
3.7	BUILDING CONFIGURATION	64
3.8	USE	67
3.9	PARKING	72
3.10	LANDSCAPE AND STORMWATER	73
3.11	SIGNAGE	76
3.12	SUBDIVISION	77



# Daufuskie Island Code



## **SECTION 4.0**

### **URBAN TRANSECT ZONES**

*D3 Suburban Transect Zone Standards*  
*D4 General Urban Transect Zone Standards*  
*D5, Urban Center Transect Zone Standards*  
*PD Public District Standards*

**PAGE 85**

4.1	EXISTING PHYSICAL CONDITIONS	96
4.2	NEW DEVELOPMENT	97
4.3	NATURAL RESOURCES	99
4.4	DENSITY	101
4.5	CIVIC SITES	101
4.6	LOT DESIGN AND BUILDING PLACEMENT	105
4.7	BUILDING CONFIGURATION	106
4.8	USE	110
4.9	PARKING	114
4.10	LANDSCAPE AND STORMWATER	117
4.11	SIGNAGE	121
4.12	SUBDIVISION	123
4.13	TRADITIONAL COMMUNITY DEVELOPMENT	124
4.14	SINGLE LOT "URBAN COTTAGE CLOSE" COMMUNITY	126

## **SECTION 5.0**

### **USE TABLE DEFINITIONS**

**PAGE 133**

5.1	GENERAL USE TYPES – DEFINITIONS	134
5.2	SPECIFIC USE TYPES – DEFINITIONS	137

## **SECTION 6.0**

### **DAUFUSKIE ARCHETYPES**

**PAGE 139**

6.1	RESIDENTIAL ARCHETYPES	140
6.2	COMMERCIAL ARCHETYPES	152
6.3	ADAPTIVE RESIDENTIAL	158

## **SECTION 7.0**

### **ARCHITECTURAL STANDARDS**

**PAGE 159**

7.1	BUILDING WALLS	160
7.2	ROOFS AND CHIMNEY	161
7.3	FOUNDATIONS	163
7.4	PORCHES AND DECKS	164
7.5	WINDOWS AND DOORS	166
7.6	BRACKETS, OVERHANGS, DORMERS	168
7.7	FENCES AND GARDEN WALLS	169

## **SECTION 8.0**

### **GENERAL DEFINITIONS**

**PAGE 171**

8.1	DEFINITION OF CAPITALIZED TERMS	172
-----	---------------------------------	-----

## **SECTION 9.0**

### **COMPREHENSIVE WAIVER LIST**

**PAGE 189**

9.1	SECTION 1.0 WAIVER LIST	N/A
9.2	SECTION 2.0 WAIVER LIST	190
9.3	SECTION 3.0 WAIVER LIST	190
9.4	SECTION 4.0 WAIVER LIST	191
9.5	SECTION 5.0 WAIVER LIST	192

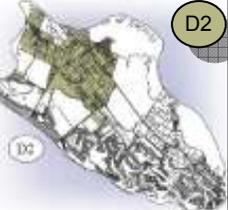
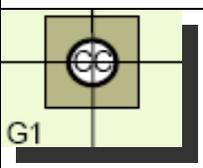
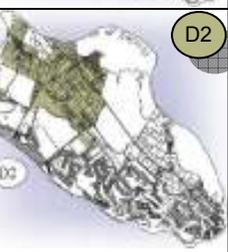
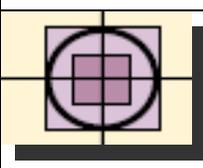
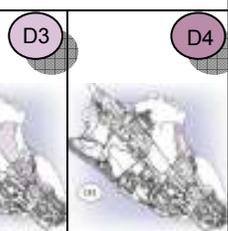
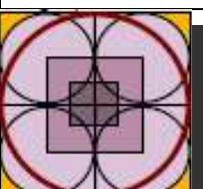
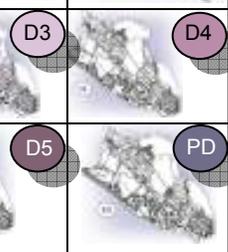
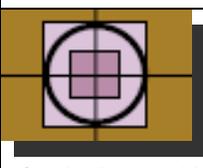
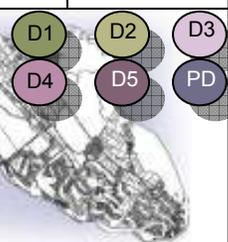
## **BACK COVER (INSET) CREDITS**

**PAGE 193**

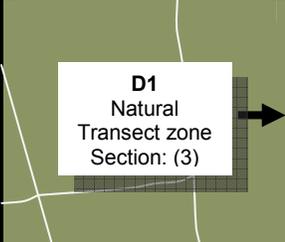
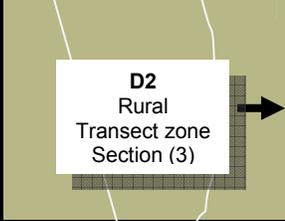
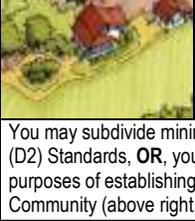
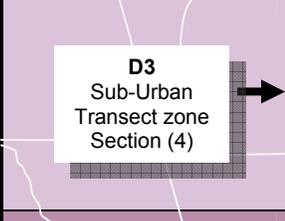
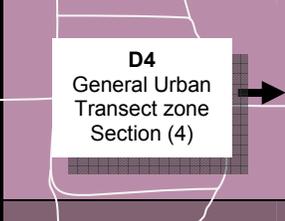
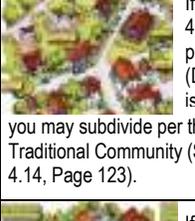
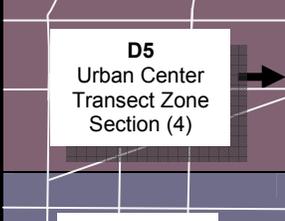
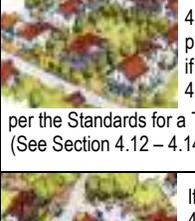
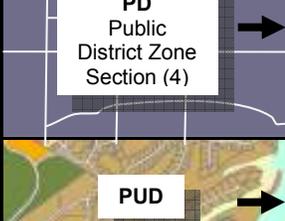
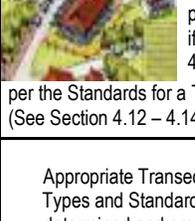
## Daufuskie Island Code

<u>TABLE</u>		<u>SECTION</u>	<u>PAGE</u>	<u>GRAPHIC</u>	<u>SECTION</u>	<u>PAGE</u>	
1.1	APPROVAL AND PERMITTING PROCESS	1.4	17	1.1	TRANSECT ZONE SYMBOL	1.3	12
2.1	HOW THE CODE IS STRUCTURED	2.1	23	1.2	ADMIN. FORM WAIVER SYMBOL	1.4	15
2.2	ISLAND FUTURE URBANIZATION MAP	2.1	28	2.1	PLACE TYPE RENDERING	2.3	30
2.3	ISLAND PLACE TYPES MAP	2.3	31	2.2	THE DAUFUSKIE ISLAND TRANSECT	2.4	34
2.4	ISLAND REGULATING PLAN (ZONING MAP)	2.4	35	2.3	TWO WAY CARTWAY / BIKEWAY	2.6	39
2.5	ISLAND STREET MAP	2.5	37	2.4	RURAL ROAD	2.6	39
2.6	PUBLIC FRONTAGES	2.6	47	2.5	GREENWAY	2.6	40
2.7	PUBLIC FRONTAGE ASSEMBLIES	2.7	48	2.6	OAK ALLEE	2.6	40
2.8	STREET ASSEMBY SUMMARY	2.7	50	2.7(a)	D3 NEIGHBORHOOD DRIVE – 42' ROW RURAL CONTEXT – AUTOMOBILE DESIGN	2.6	41
3.1	D2 METRICS SUMMARY	3.0	53	2.7(b)	D3 NEIGHBORHOOD DRIVE – 42' ROW RURAL CONTEXT – CART DESIGN	2.6	41
3.2	RESOURCE PROTECTION LEVELS	3.3	59	2.8(a)	D3 NEIGHBORHOOD DRIVE – 42' ROW URBAN CONTEXT – AUTOMOBILE DESIGN	2.6	42
3.3	USES IN RESOURCE AREAS	3.3	59	2.8(b)	D3 NEIGHBORHOOD DRIVE – 42' ROW URBAN CONTEXT – CART DESIGN	2.6	42
3.4	CIVIC SPACE	3.5	63	2.9	REAR LANE / ALLEY	2.6	42
3.5	CONSERVATION ARCHETYPES	3.7	66	2.10(a)	D4, D5 NEIGHBORHOOD DR. – 40' ROW AUTOMOBILE DESIGN	2.6	43
3.6	PRIVATE FRONTAGE	3.7	67	2.10(b)	D4, D5 NEIGHBORHOOD DR. – 40' ROW CART DESIGN	2.6	43
3.7	GENERAL USES	3.8	69	2.11(a)	D4, D5 MAIN STREET – AUTO DESIGN	2.6	44
3.8	SPECIFIC USES	3.8	70	2.11(b)	D4, D5 MAIN STREET – CART DESIGN	2.6	44
3.9	REQUIRED PARKING	3.9	73	2.12(a)	D4, D5 MAIN STREET – AUTO w/ PLANTER	2.6	44
3.10	LIGHT IMPRINT TOOLS	3.10	75	2.12(b)	D4, D5 MAIN STREET – CART / PLANTER	2.6	44
4.1	D3 METRICS SUMMARY	4.0	86	2.13	UTILITY PLACEMENT	2.7	49
4.2	D4 METRICS SUMMARY	4.0	87	2.14	PUBLIC LIGHTING	2.7	49
4.3	PD METRICS SUMMARY	4.0	88	3.1	D1 VISIONING	3.0	52
4.4	D5 METRICS SUMMARY	4.0	92	3.2	D2 VISIONING	3.0	54
4.5	RESOURCE PROTECTION LEVELS	4.3	100	3.3	ART AND ARTIFACT PARK	3.0	55
4.6	USES IN RESOURCE AREAS	4.3	100	3.4	ONE ACRE SQUARE PARCEL	3.12	80
4.7	CIVIC SPACE	4.5	104	3.5	ONE ACRE LINEAR PARCEL	3.12	81
4.8	URBAN ARCHETYPES	4.7	108	3.6	FAMILY CLUSTER COMM.	3.12	81
4.9	PRIVATE FRONTAGE	4.7	109	3.7	RURAL COTT. CLOSE COMM.	3.12	82
4.10	GENERAL USES	4.8	111	3.8	FARMSTEAD COMMUNITY	3.12	83
4.11	SPECIFIC USES	4.8	113	4.1	PUBLIC DISTRICT VISIONING	4.0	89
4.12	REQUIRED PARKING	4.9	116	4.2	MEETING HALL	4.0	90
4.13	LIGHT IMPRINT TOOLS	4.10	120	4.3	BEACH PAVILION	4.0	91
				4.4	D5 VISIONING	4.0	93
				4.5	PORTAL VISIONING	4.0	94
				4.6	WELCOME PAVILLION	4.0	95
				4.7	FACADE ELEMENTS	4.7	108
				4.8	PARKING ACCESS	4.9	116
				4.9	PLACE TYPES	4.13	124
				4.10	TYPICAL D3 RESIDENTIAL LOT	4.14	128
				4.11	TYPICAL D4 RESIDENTIAL LOT	4.14	129
				4.12	TYPICAL D4 COMMERCIAL LOT	4.14	129
				4.13	AFFORDABLE URBAN CLOSE	4.14	130
				4.14	TYPICAL CIVIC LOT	4.14	131
				4.15	TYPICAL D5 MIXED USE LOT	4.14	132

## HOW TO USE THE CODE

STEP 1	STEP 2	STEP 3	STEP 4
<p>Refer to the <i>Island Future Urbanization Map</i> (Table 2.2, Page 28) to determine which of the below Sectors your parcel is located in.</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 what kind of Place Types are found in your Sector. Then refer to the <i>Island Place Types Map</i> (Table 2.3, Page 31) to determine if your parcel is located within the Pedestrian Shed of a demarcated Place Type.</p>	<p>Refer below to determine which Transect Zones (zoning districts) are found in your Sector. Then refer to the <i>Island Regulating Plan</i> (Table 2.4, Page 35) to locate your parcel and familiarize yourself with the overall zoning concept.</p>
 <p><b>O1</b> Preserve Open Space Sector</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 are established.</p>	 <p>D1</p>
 <p><b>O2</b> Reserve Open Space Sector</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.</p> <p>Upon establishment as a Conservation Community the parcel shall be re-assigned to the G1 Sector.</p>	 <p>D2</p>
 <p><b>G1</b> Conservation Community 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 Conservation Community Sector.</p>	 <p>G1</p> <p>Contains Market-driven Conservation Communities.</p>	 <p>D2</p>
 <p><b>G2</b> Controlled Growth Sector</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>D3 D4</p>
 <p><b>G3</b> Intended Growth Sector</p>	<p>May ONLY purchase TDRs from the O2 Reserve Open Space Sector. May NOT sell TDRs.</p>	 <p>Contains demarcated Hamlets &amp; Villages.</p>	 <p>D3 D4 D5 PD</p>
 <p><b>G5</b> Infill / Retrofit Growth Sector</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>	 <p>D1 D2 D3 D4 D5 PD</p>

# Daufuskie Island Code

STEP 5	STEP 6	STEP 7	STEP 8
<p>Refer to the Section listed below for the Zoning and Development Standards that apply to your parcel. General Street and Frontage Standards are located in Sections 2.5-2.8</p>	<p>For those intending to subdivide, the following Subdivision Standards shall apply to your D Zone.</p>	<p>If you intend to construct a habitable building on your parcel you must select a permitted Archetype to serve as a <u>starting point</u>. Refer to the below guidelines for information regarding archetypes in your D zone.</p>	<p>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.</p>
 <p><b>D1</b> Natural Transect zone 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>Structures are reviewed on a case by case basis. The Architectural Guidelines, including; materials, execution, and general notes of Section 7.0, Page 159 shall be binding.</p> <p style="text-align: right;"><b>D1</b></p>
 <p><b>D2</b> Rural Transect zone Section (3)</p>	 <p>You may subdivide minimum one acre lots per (D2) Standards, <b>OR</b>, you may subdivide for purposes of establishing a Conservation Community (above right, Section 3.12, Page 77).</p>	<p>A new building shall reflect a Residential Archetype, as depicted in Section 6.0, Pg. 139.</p> <p>A Residential Building intended for adaptive re-use should reflect the Adaptive Residential Archetypes depicted in Section 6.0, Page 158.</p>	<p>Context sensitive to (D2).</p> <p>The Architectural Guidelines; including materials, execution, and general notes of Section 7.0, Page 159 shall be binding.</p> <p style="text-align: right;"><b>D2</b></p>
 <p><b>D3</b> Sub-Urban Transect zone Section (4)</p>	 <p>If your parcel is less than 4 Ac. you may subdivide per (D3) Standards, <b>OR</b>, if your parcel is between 4 and 320 Ac. subdivide per the Standards for a Traditional Community (See Sec. 4.12 – 4.14, Pg. 123).</p>	<p>A new building shall reflect a Residential Archetype, as depicted in Section 6.0. A Residential Building intended for adaptive re-use should reflect the Adaptive Residential Archetypes depicted in Section 6.0, Page 158.</p>	<p>Context sensitive to (D3):</p> <p>The Architectural Guidelines; including materials, execution, and general notes of Section 7.0, Page 159 shall be binding.</p> <p style="text-align: right;"><b>D3</b></p>
 <p><b>D4</b> General Urban Transect zone Section (4)</p>	 <p>If your parcel is less than 4 Ac. you may subdivide per the Standards for (D4), <b>OR</b>, if your parcel is between 4 and 320 Ac. you may subdivide per the Standards for a Traditional Community (See Section 4.12 – 4.14, Page 123).</p>	<p>Residential Archetypes are located in Section 6.0, Pg. 140.</p> <p>Non-Residential Archetypes are depicted in Section 6.0, Pg. 152.</p> <p>Adaptive Residential Archetypes are depicted in Sec. 6.0, Pg. 158.</p>	<p>Context sensitive to (D4):</p> <p>The Architectural Guidelines; including materials, execution, and general notes of Section 7.0, Page 159 shall be binding.</p> <p style="text-align: right;"><b>D4</b></p>
 <p><b>D5</b> Urban Center Transect Zone Section (4)</p>	 <p>If your parcel is less than 4 Ac. you may subdivide per (D5) Standards, <b>OR</b>, if your parcel is between 4 and 320 Ac. subdivide per the Standards for a Traditional Community (See Section 4.12 – 4.14, Page 123).</p>	<p>Residential Archetypes are located in Section 6.0, Pg. 140.</p> <p>Non-Residential Archetypes are located in Section 6.0, Pg. 152.</p> <p>Adaptive Residential Archetypes are depicted in Sec. 6.0, Pg. 158.</p>	<p>Context sensitive to (D5):</p> <p>The Architectural Guidelines; including materials, execution, and general notes of Section 7.0, Page 159 shall be binding.</p> <p style="text-align: right;"><b>D5</b></p>
 <p><b>PD</b> Public District Zone Section (4)</p>	 <p>If your parcel is less than 4 Ac. you may subdivide per (PD) Standards, <b>OR</b>, if your parcel is between 4 and 320 Ac. subdivide per the Standards for a Traditional Community (See Section 4.12 – 4.14, Page 123).</p>	<p>Residential Archetypes are located in Section 6.0, Pg. 140.</p> <p>Non-Residential Archetypes are located in Section 6.0, Pg. 152.</p> <p>Adaptive Residential Archetypes are depicted in Sec. 6.0, Pg. 158.</p>	<p>Context sensitive to (PD):</p> <p>The Architectural Guidelines; including materials, execution, and general notes of Section 7.0, Page 159 shall be binding.</p> <p style="text-align: right;"><b>PD</b></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> <p style="text-align: right;"><b>PUD</b></p>

## Daufuskie Island Code

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