

SECTION 3.0
CONSERVATION TRANSECT ZONE STANDARDS

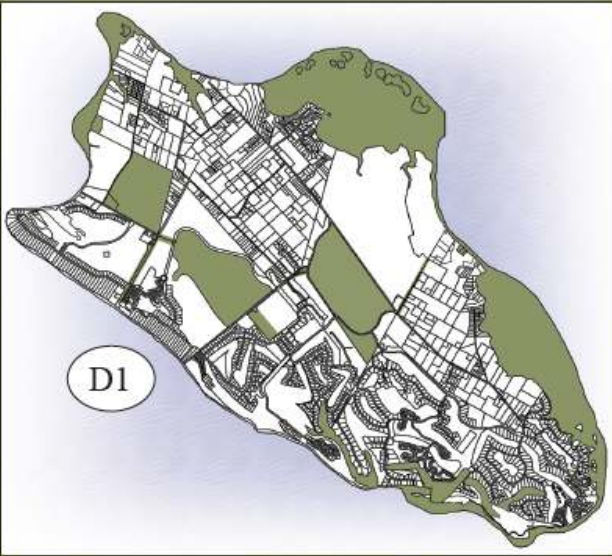
D1 Natural Transect

D2 Rural Transect

TABLE OF CONTENTS

| <u>SECTION</u> | | <u>PAGE</u> | <u>TABLE</u> | <u>PAGE</u> |
|-----------------------|---------------------------------|--------------------|---------------------|-------------------------------|
| 3.0 | CONSERVATION TRANSECT ZONES | 51 | 3.1 | D2 METRICS SUMMARY 53 |
| 3.1 | EXISTING PHYSICAL CONDITIONS | 56 | 3.3 | RESOURCE PROTECTION LEVELS 59 |
| 3.2 | NEW DEVELOPMENT | 57 | 3.3 | USES IN RESOURCE AREAS 59 |
| 3.3 | NATURAL RESOURCES | 58 | 3.4 | CIVIC SPACE 63 |
| 3.4 | DENSITY | 60 | 3.5 | PRIVATE FRONTAGE 66 |
| 3.5 | CIVIC SITES | 61 | 3.6 | CONSERVATION ARCHETYPES 67 |
| 3.6 | LOT DESIGN & BUILDING PLACEMENT | 64 | 3.7 | GENERAL USES 69 |
| 3.7 | BUILDING CONFIGURATION | 64 | 3.8 | SPECIFIC USES 70 |
| 3.8 | USE | 67 | 3.9 | REQUIRED PARKING 73 |
| 3.9 | PARKING | 72 | 3.10 | LIGHT IMPRINT TOOLS 75 |
| 3.10 | LANDSCAPE AND STORMWATER | 73 | | |
| 3.11 | SIGNAGE | 76 | | |
| 3.12 | SUBDIVISION | 77 | | |
| | | | | |
| <u>GRAPHIC</u> | | <u>PAGE</u> | | |
| 3.1 | D1 VISIONING | 52 | | |
| 3.2 | D2 VISIONING | 54 | | |
| 3.3 | ART AND ARTIFACT PARK | 55 | | |
| 3.4 | D2 SQUARE PARCEL | 80 | | |
| 3.5 | D2 LINEAR PARCEL | 81 | | |
| 3.6 | FAMILY CLUSTER COMMUNITY | 81 | | |
| 3.7 | RURAL COTTAGE CLOSE COMMUNITY | 82 | | |
| 3.8 | FARMSTEAD COMMUNITY | 83 | | |

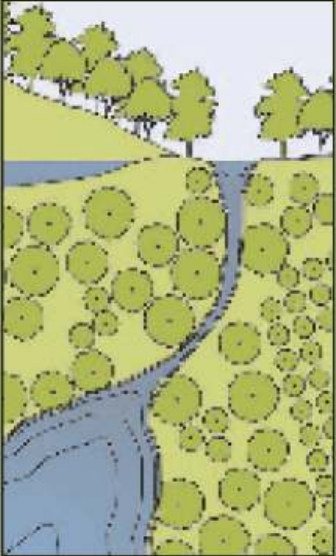
Graphic 3.1 D1 Visioning

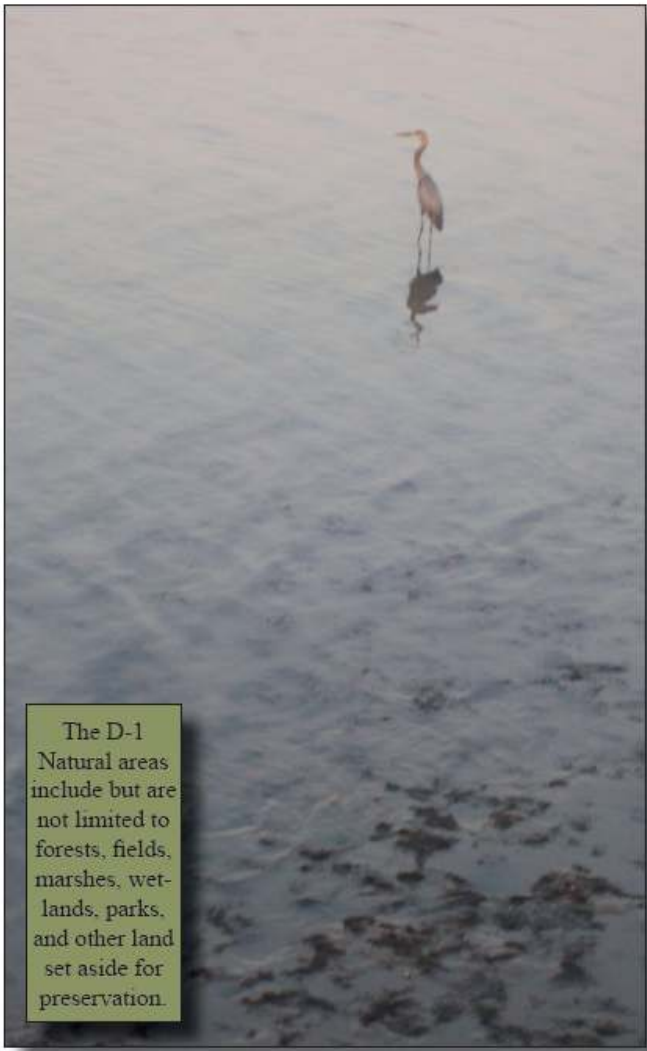


D1

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.

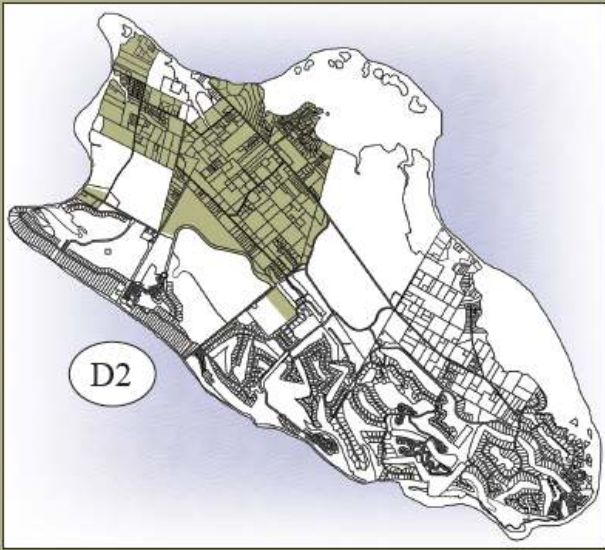




The D-1 Natural areas include but are not limited to forests, fields, marshes, wetlands, parks, and other land set aside for preservation.



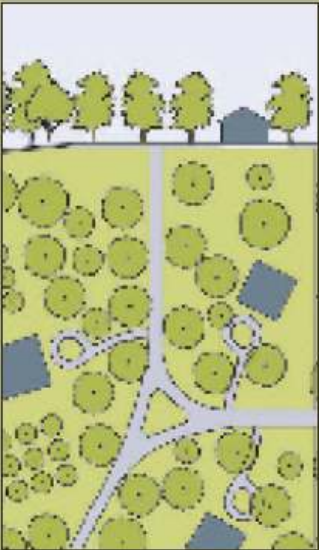
Table 3.1 D2 Metrics Summary



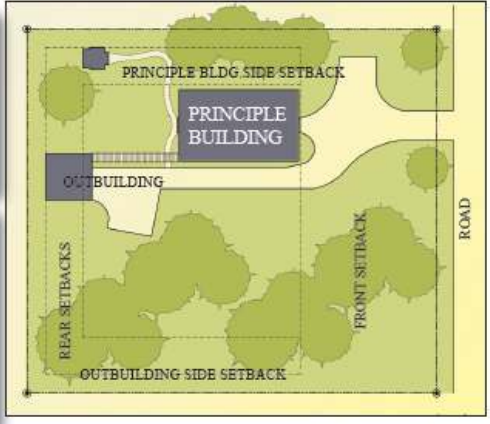
D2

D-2 RURAL CHARACTERISTICS

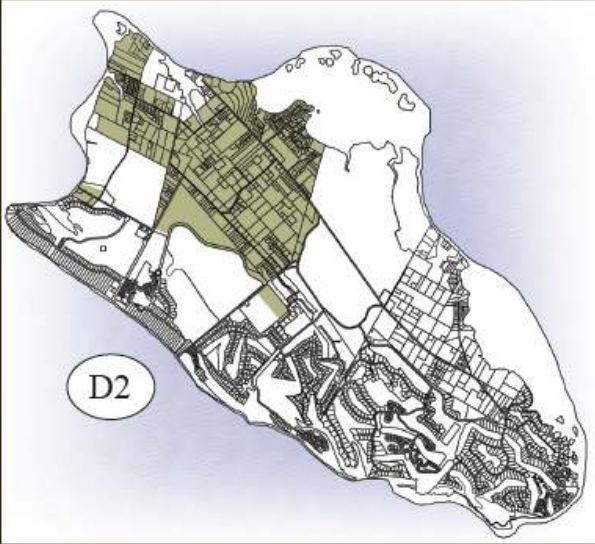
- Primarily agricultural with woodlands and wetlands - scattered buildings.
- Variable generous setbacks.
- One and two story structures of a residential aesthetic.
- Parks and greenways are common.
- Single Family, Family compound, Farmstead, and adaptive residential commercial types are appropriate.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



| D-2 RURAL BUILDING FUNCTION | |
|---|--|
| Residential | Restricted Use |
| Lodging | Restricted Use |
| Office | Restricted Use |
| Retail | Restricted Use |
| BUILDING CONFIGURATION | |
| Principle Building | 2 stories max. |
| Outbuilding | 1 1/2 stories max. |
| SETBACKS – PRINCIPLE BUILDING | |
| 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 | |
| SETBACKS – OUTBUILDING | |
| 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. |
| BASE RESIDENTIAL DENSITY | |
| By Right | 1 unit per acre - gross |
| By TDR | variance only |
| Other Functions | Restricted |
| BLOCK SIZE | |
| Block Perimeter | no max. - no min. |
| LOT OCCUPATION | |
| Lot Width | by warrant |







Graphic 3.2 D2 Visioning




D2

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.



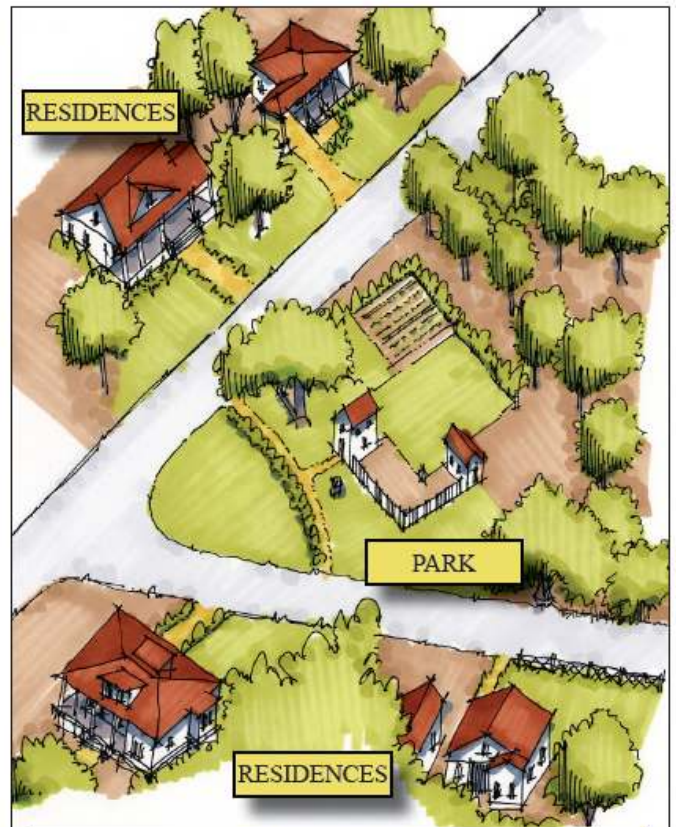
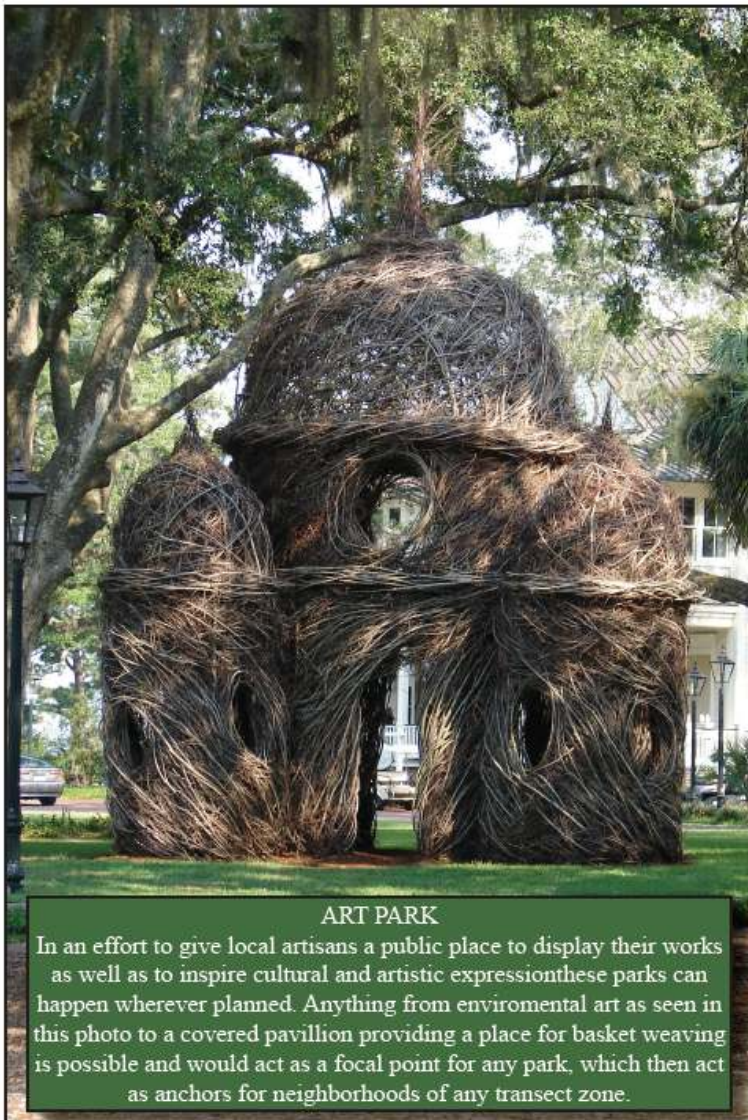
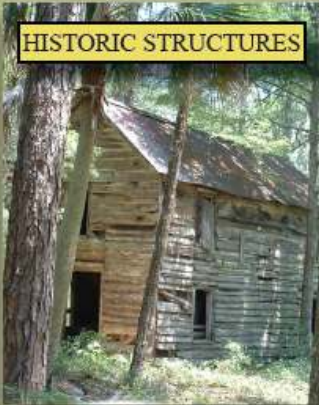
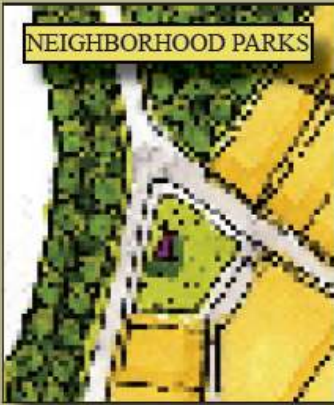
Homesites are spread out and usually screened by large areas of foliage or long distances

Paddocks surrounded by split rail or wire fence.

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

Graphic 3.3 Art and Artifact Park

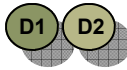
ART AND ARTIFACT PARKS



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




3.1 EXISTING PHYSICAL CONDITIONS

3.1.1 Generative Changes

a. Existing “Conventional” Subdivisions

A number of small scale neighborhoods on Daufuskie Island were designed, platted, and recorded using “Conventional Suburban Development (CSD)” patterns. This is not in keeping with the traditional development patterns conveyed in Section 1.2 *Purpose and Intent*, and may be in contradiction with the underlying zoning and development standards for D2. While each subdivision was established with certain expectations, and lawfully permitted by Beaufort County; it may be the case that these expectations have changed, prompting various parties to seek relief.

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

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

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

a. No Modification Request

1. An existing, active Building (Principal Building, Secondary Living Unit, Backbuilding / Outbuilding with or without an Accessory Dwelling Unit - ADU) or Structure is a Building or Structure that is currently open and operating as the function for which it was approved.
2. An existing, active Building or Structure that conforms to the provisions of this Code may continue to function as is.
3. An existing, active Building or Structure that does not conform to the provisions of this Code may continue to function as is.

Daufuskie Island Code

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...**
...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.
1. 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:

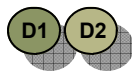
- a. Re-open as the most recent use, regardless of how long the structure has been closed or abandoned (See Section 3.8 *Use*, Table 3.7 *General Uses*, and Table 3.8 *Specific Uses*).
- b. Function as a permitted Residential or Lodging structure that is “open to permanent overnight habitation”, an Office 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.

Daufuskie Island Code

- 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 Principal Building, per lot.
- h. A Backbuilding / Outbuilding (with or without an ADU) may be constructed prior to the Principal Building on the same parcel.

3.2.2 Specific to D1

- 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 Principal 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).



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.
 - a. In D1 Permitted structures not open to permanent habitation shall be set back 50 feet.

Daufuskie Island Code

- 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.

Table 3.2 Resource Protection Levels

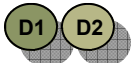
| Natural Resource | D1 | D2 | Other Standards, See Section: |
|-----------------------------|---|------|----------------------------------|
| Non-tidal wetlands | 1.00 | 1.00 | 106-1843 |
| Beach-dune | 1.00 | 1.00 | 106-1844 |
| River buffer | 1.00 | 1.00 | 106-1845 |
| Maritime forest | 0.70 | 0.70 | 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 Principal Building or Secondary Living Unit = one (1) dwelling unit.
 - ii. One (1) Two-Family House within a Principal Building or Secondary Living Unit = two (2) dwelling units.
 - iii. One (1) Home Office within a Principal Building or Secondary Living Unit = one (1) dwelling unit.
 - iv. One (1) Live-Work within a Principal 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 Principal Building = one (1) dwelling unit.
 - ii. D2 – Two (2) B&B bedrooms within a Principal 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 Principal 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 Principal 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.

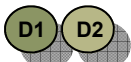
3.4.5 Specific to D1

- 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 Principal structure or Conservation Community with no more than 12 total bedrooms on one parcel.



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)

Daufuskie Island Code

- 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.
 - 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.



Daufuskie Island Code






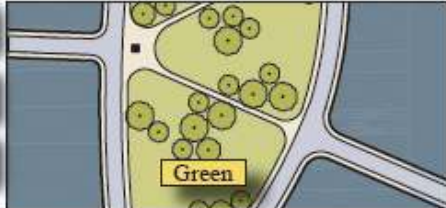
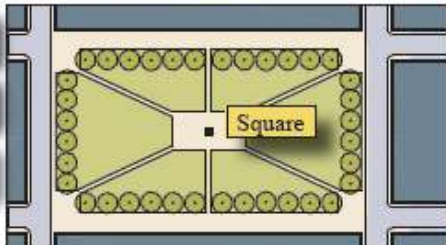
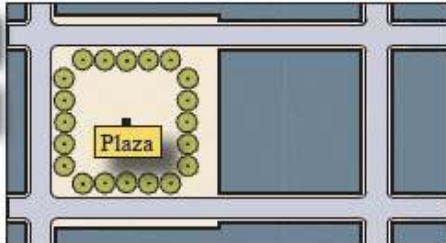
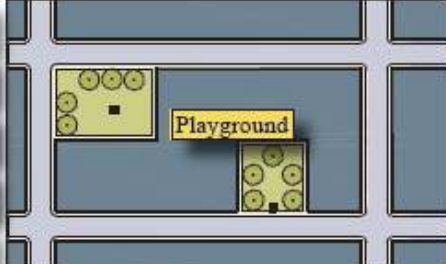
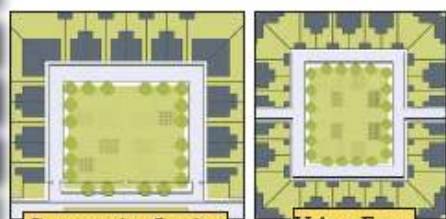
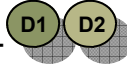
- 3.5.8 Civic Art (CA)** refers to works of art in any media that are planned and executed with the specific intention of being sited or staged in the public realm or prominent space. Civic Art is usually outside and accessible to all, including publicly accessible buildings. Civic Art may be used to 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.
- Civic Art shall be delineated on the Applicant's proposal. The Planning Director shall have the final say as to whether or not a Civic Art (CA) proposal shall be permitted.
 - Civic Art shall be contextual with its surroundings and Transect Zone (in scale, configuration, materials, etc.) and compliant with the standards set forth in this Appendix.
 - An Applicant may propose a type of regenerative Civic Art, such as a stage in which regular dance, procession, or street theater will take place.
 - Civic Art may serve a dual purpose as both public amenity and stormwater infrastructure. Such an amenity presents as a work of public art, while also functioning as a stormwater channeling, storage, or filtration device. Examples include, but are not limited to: a fountain, waterscape, sculpted watercourse, French drain, Archimedean screw, etc.
- 3.5.9** Unless approved using the process for Administrative Form Waiver:
- 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. 
 - 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
- Specific to Parks
 - Parks may be programmed, natural, or a Conservation area.
 - 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.
 - 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.
 - Specific to Greens
 - Turf-grass area shall be planted or managed with appropriate low care and drought tolerant grasses that are mown to a high cut height.
 - 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>PARK: A natural preserve available for unstructured recreation. A park may be independent of surrounding building Frontages. Its landscape shall consist of paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 8 acres. Larger parks may be approved by Warrant as Special Districts in all zones.</p> | <p>D1 D2 D3</p> |  |
| <p>GREEN: An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.</p> | <p>D2 D3 D4</p> |  |
| <p>SQUARE: An open space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.</p> | <p>D3 D4 D5</p> |  |
| <p>PLAZA: an open Space available for Civic purposes and Commercial activities. a plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. the minimum size shall be 1/2 acre and the maximum shall be 2 acres.</p> | <p>D4 D5</p> |  |
| <p>PLAYGROUND: an open Space designed and equipped for the recreation of children. a playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.</p> | <p>D1 D2 D3 D4 D5</p> |  |
| <p>URBAN FARMS AND COMMUNITY GARDENS: an open Space designed and maintained as a place to grow useful plants. These areas may be counted toward the Civic Space allocation if they are open to the neighborhood at predictable hours or are visible from an adjacent Civic Space in a way that contributes to the enjoyment of that Civic Space.</p> | <p>D2 D3 D4 D5</p> |  |

Daufuskie Island Code



3.6 LOT DESIGN AND BUILDING PLACEMENT

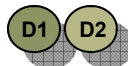
3.6.1 Lot Design

- 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.



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 (8) inches, OR Magnolias, Dogwoods, and Redbuds with calipers greater than (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 Principal Building shall be a minimum of (30) feet.
- e. In D2 the Front Setback for an Outbuilding (with or without an ADU) shall be a minimum of (20) feet behind the front face (Primary Mass or Secondary Mass) of the Principal Building.
- 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 (10) feet.
- h. Where Buildings (Principal, Secondary, Backbuilding / Outbuilding) exist on adjacent lots, the Planning Director may request that a Building match one or the other of the adjacent Setbacks and / or Heights rather than the provisions of this Code.
- 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).



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.



3.7.2 Specific to D2

- a. The Principal Building and Secondary Living Unit shall use as its basic form (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 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 (50%) and (100 %) at maturity, as viewed from the nearest street (Street ROW or Prescriptive Easement).
- 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.



Daufuskie Island Code





- c. A Principal 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 Principal 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 Principal Building on a parcel in which two or more sides about 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 Principal Building shall front and / or address both the ROW or Easement and adjacent Natural Resource or Civic Site. The Principal Building shall not turn its back to the ROW or easement and adjacent Natural Resource or Civic Site without acquiring an Administrative Form Waiver. 
- e. The Façade of a Principal 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 Principal 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 (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 (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 Principal 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 Principal 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.

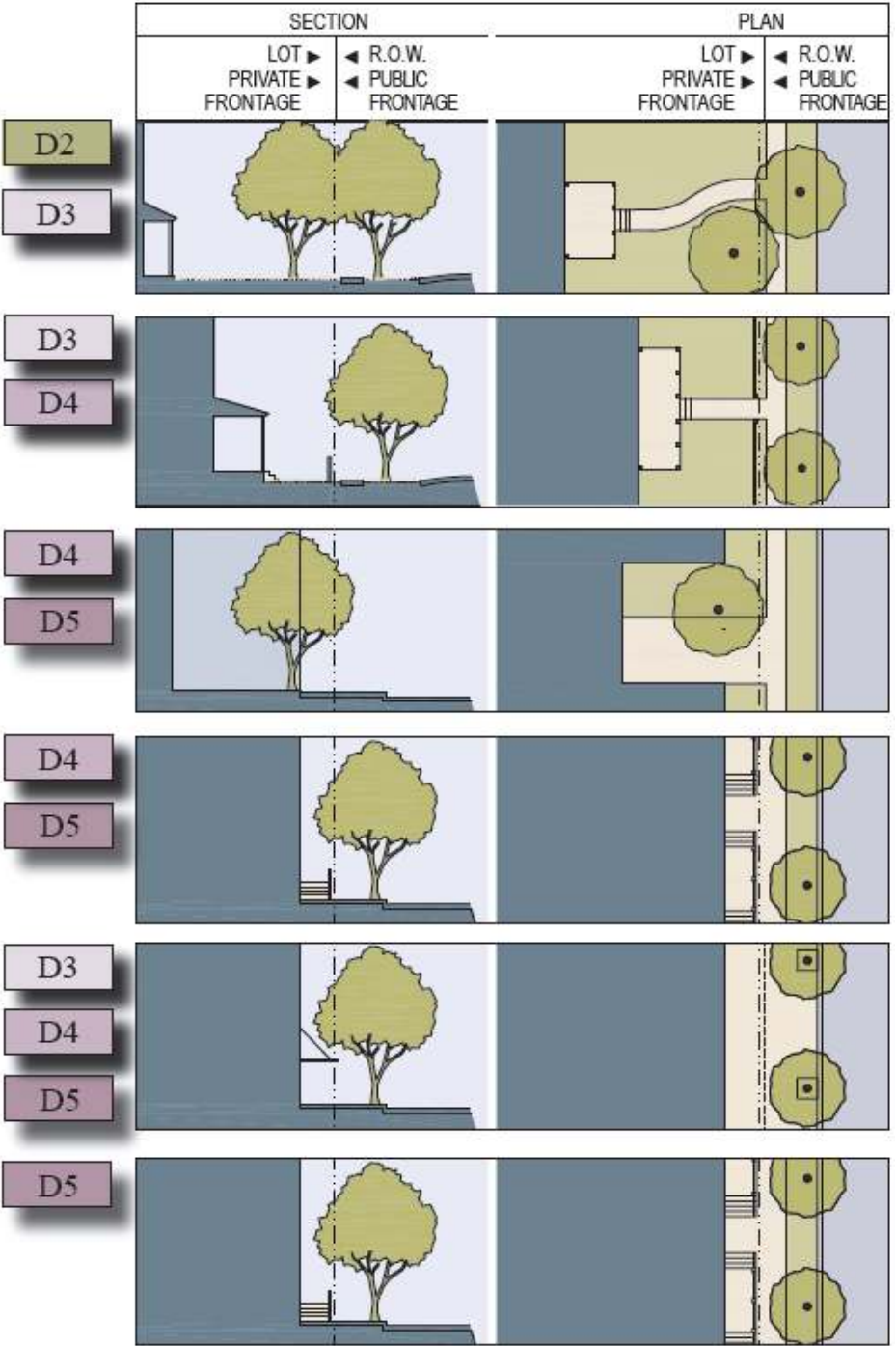
PORCH and FENCE: A planted Frontage wherein the Facade is set back from the Frontage line with an attached porch permitted to encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.

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.



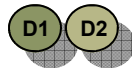
Daufuskie Island Code

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
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.

Daufuskie Island Code

- 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 Principal Building, Secondary Living Unit, Backbuilding / Outbuilding, or on a parcel, ROW/Easement 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 Principal Building shall be limited to one (1) Backbuilding / Outbuilding containing an Accessory Dwelling Unit; unless the Principal Building is designed and functioning as a Two-Family House, in which case the Two-Family House may have one (1) Backbuilding / Outbuilding (containing an Accessory Dwelling Unit) per residence.
 - 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 Principal 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 Principal Buildings, Secondary Living Units (if permitted) and / or ADU's on one lot. No more than 12 total bedrooms shall be permitted in a Principal 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



Daufuskie Island Code

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/ D Zone | Residential Use | Lodging Use | Office Use | Commercial Use | Other Use |
|---------------------|--|---|--|---|--|
| D1 | <p>Restricted Residential:</p> <ol style="list-style-type: none"> 1. <u>Single-Family House</u>: permitted. 2. <u>Home Office</u>: permitted. 3. <u>Accessory Dwelling Unit</u> (Residential Backbuilding / Outbuilding): permitted. 4. <u>Two-Family House</u>: permitted. 5. <u>Live-Work</u>: permitted. <p>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 Principal Building and / or Backbuilding / Outbuilding.</p> <p>The number of Residential Dwelling Units on each lot is</p> | <p>Restricted Lodging:</p> <ol style="list-style-type: none"> 1. <u>Historic House Rental</u>: permitted. 2. <u>Accessory Dwelling Unit</u> (Lodging Backbuilding / Outbuilding): permitted. <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 (Principal Building) and may include a Backbuilding / Outbuilding ADU.</p> <p>ADU’s shall not count toward Density.</p> | <p>Restricted Office:</p> <ol style="list-style-type: none"> 1. <u>Office</u>: permitted. 2. <u>Accessory Dwelling Unit</u> (Office Backbuilding / Outbuilding): permitted. <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 Principal Building or a Backbuilding / Outbuilding ADU.</p> <p>ADU’s shall not count toward Density.</p> | <p>Restricted Commercial:</p> <ol style="list-style-type: none"> 1. <u>General Commercial</u>: permitted. 2. <u>Accessory Dwelling Unit</u> (Commercial Backbuilding / Outbuilding): permitted. <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 Principal 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 Principal 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>Restricted Residential:</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>Restricted Lodging:</p> <p>1. <u>B&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&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>Restricted Office:</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>Restricted Commercial:</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 (Commercial Backbuilding / Outbuilding)</u>: 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 |
|------------------------------|---|-----------------------|
| CIVIC | | |
| 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 – Historically Significant Buildings Only | By Special Use Permit |

Daufuskie Island Code

| CIVIL SUPPORT | | |
|---|---|-----------------------|
| 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 – Historically Significant Buildings Only | By Special Use Permit |
| EDUCATION | | |
| Childcare | | * |
| Trade School | | * |
| Other | By Special Use Permit – Historically Significant Buildings Only | By Special Use Permit |
| AGRICULTURAL & INDUSTRIAL | | |
| 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 – Historically Significant 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.

Daufuskie Island Code



3.9 3.9.1

PARKING **General to All**

- a. Parking for all Principal 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 (1/8th) 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 Principal 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 1/8th 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 Principal Building.

Daufuskie Island Code

- 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.



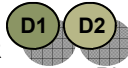
3.9.3 Residential Parking

- 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 Principal Building.
- c. Principal Buildings in a Cottage Close Community front inward onto a common space. Detached Outbuilding “garages” shall be sited around the exterior of the close and should front outward.

Table 3.9 Required Parking

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

3.10 LANDSCAPE and STORMWATER



- 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.



Daufuskie Island Code



1. An applicant that proposes to remove mature, healthy, non-invasive Specimen Trees located outside of the proposed footprint of the Principal 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 Principal 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.

Daufuskie Island Code

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

Daufuskie Island Code

| | | |
|----------------------|---|---|
| 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.

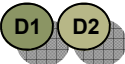
c. **Pylon Sign (D1, D2)**

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 subdivision requests shall adhere to the standards of Section 3.0 and this Appendix.
- 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).
- d. In order to establish a Conservation Community the Applicant shall submit a comprehensive community master plan to the Planning Director. The comprehensive community master plan shall adhere to the standards of Section 3.0 and this Appendix; as well as any additional requests or requirements conveyed to the Applicant as part of the pre-application process.

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 (i.e. Family Cluster, Cottage Close, or Farmstead for lodging, seminary, pre-school, animal boarding, etc.).
- c. The Principal 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 shall not exceed 50% of the Principal Building.
- e. Unless specifically stated otherwise in Section 3.12 Principal Buildings that comprise a D2 Conservation Community shall be limited to the following Uses:
 1. Single-Family House
 2. Two-Family House
 3. Home Office
 4. Live-Work

Daufuskie Island Code

5. General Commercial 6. Food Service 7. Alcohol Service

Additional uses shall be treated as Special Uses.

- f. A Backbuilding / Outbuilding (with or without an ADU) may be constructed prior to the Principal Building or Secondary Living Unit (when permitted) on the same parcel.
- g. A Secondary Living Unit may be constructed prior to a Principal 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 Principal 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 Family Cluster Community 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 shall require a minimum one (1) acre site.
- d. A FCC shall include one (1) Principal Building (Estate House) and two or more Secondary Living Units on the parcel as depicted in Graphic 3.6 *Family Cluster Community* on Pg. (81).
- e. A FCC may include one or more Backbuildings / Outbuildings per Principal Building. These shall be located to the side or rear of the Principal 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 ADU shall be permitted per Principal Building.
- h. Only one (1) Backbuilding / Outbuilding with ADU shall be permitted per Secondary Living Unit.
- i. The Primary Mass and Secondary Mass of the Principal 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 min. of 50% of the Community shall remain undeveloped and permanently allocated to Open Space.
- m. The "Cluster" shall gain entry / access from a primary driveway that terminates at the Principal 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 Rural Cottage Close (RCC) may be permitted as a Conservation Community in the D2 Rural Transect Zone.
- b. A RCC may be permitted with or without subdivision, at the discretion of the Planning Director.

Daufuskie Island Code

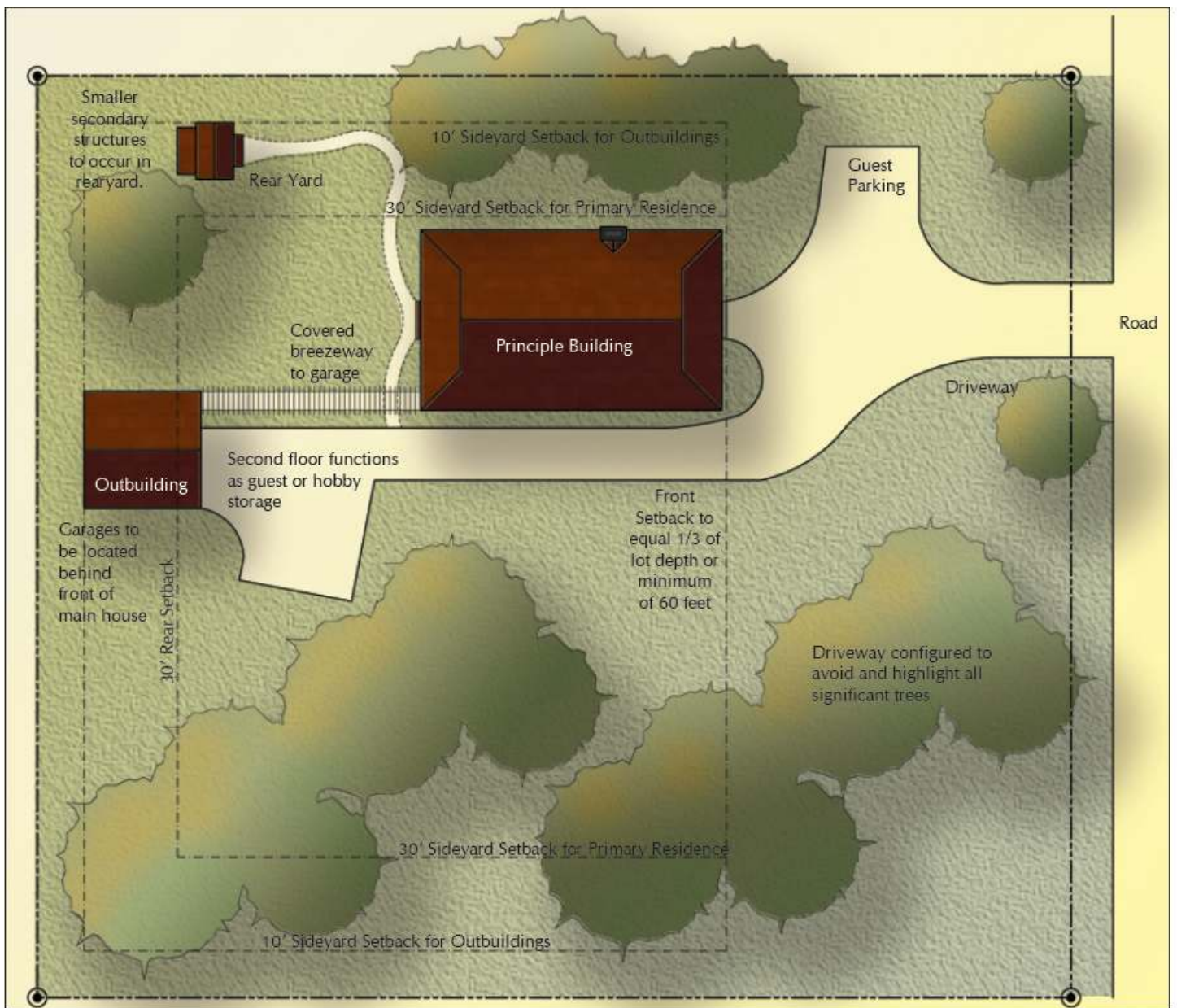
- c. A RCC is a settlement pattern that allows for the close clustering of at least four, but not more than eight, Principal Buildings around one (1) or more shared Gathering Places on a one (1) acre parcel. This space may remain natural or be developed for shared use and gathering. The RCC presents an affordable housing alternative to those seeking the benefits of detached community living, including, but not limited to one (1) extended family.
- d. A RCC is settled in a less formal manner. Buildings and structures are organically spaced in a pattern that defers to the natural surroundings (see Graphic 3.7 *Rural Cottage Close*, Pg. 82).
- e. Secondary Living Units shall be prohibited in an RCC.
- f. A RCC may include one Backbuilding / Outbuilding (with or without Accessory Dwelling Unit (ADU)) per Principal Building. These shall be located to the side or rear of the Principal Building (as opposed to in the close).
- 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 shall require a minimum parcel of four (4) acres.
- j. A minimum of four (4) and a maximum of eight (6) Principal Buildings shall be permitted per RCC. All structures shall be clustered within a one (1) acre development envelope.
- k. The Gross Density of a parcel in which an RCC is sited shall not exceed 1.0 du./ac. and 6.0 dwelling units per development envelope. Density shall trade as allocated in Section 3.4 *Density*.
- l. **The space beyond the development envelope (outside the close) shall not be developed. A parcel's remaining development rights may be sold as TDR's, thereby maintaining the same overall (gross) density in D2, and permanently preserving the remainder of the parcel (see Graphic 3.7 *Rural Cottage Close*, Pg. 82).**
- m. Buildings within a RCC shall be limited to the number of stories permitted by the underlying zoning.
- n. Principal Buildings should be limited to minimum of 900 sq. ft. and a maximum of 1500 sq. ft. of habitable or heated living space.
- o. The front setback for a Principal Building shall be a minimum of 30 ft.
- p. The RCC shall gain entry / access from one (1) primary drive or "close".
- q. Principal Buildings in a RCC may be used for Residential and non-Residential uses.

3.12.5 Farmstead Community (FC)

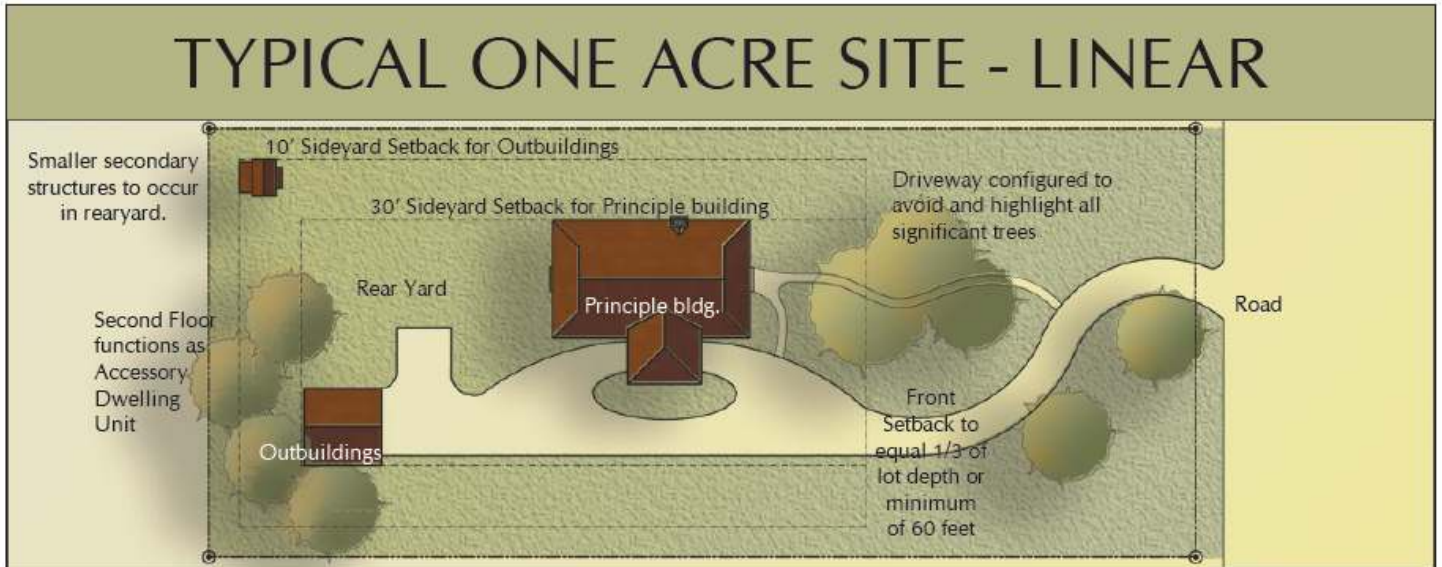
- a. Within the (G1) Restricted Growth Sector and the (G2) Controlled Growth Sector a Farmstead Community (FC) shall be permitted as a Conservation Community in the D2 Rural Zoning District.
- b. A FC encourages the clustering of residential and light industrial or agricultural buildings into a settlement 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. 83 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 Principal 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 Principal Building and one or more Backbuildings / Outbuildings per Principal Building.
 - i. Only one (1) Backbuilding / Outbuilding with ADU shall be permitted per Principal Building.
 - ii. Only one (1) Backbuilding / Outbuilding with ADU shall be permitted per Secondary Living Unit.
- f. A FC 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 Principal 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 Principal 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 Principal 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.

Graphic 3.4 D2 Square Parcel

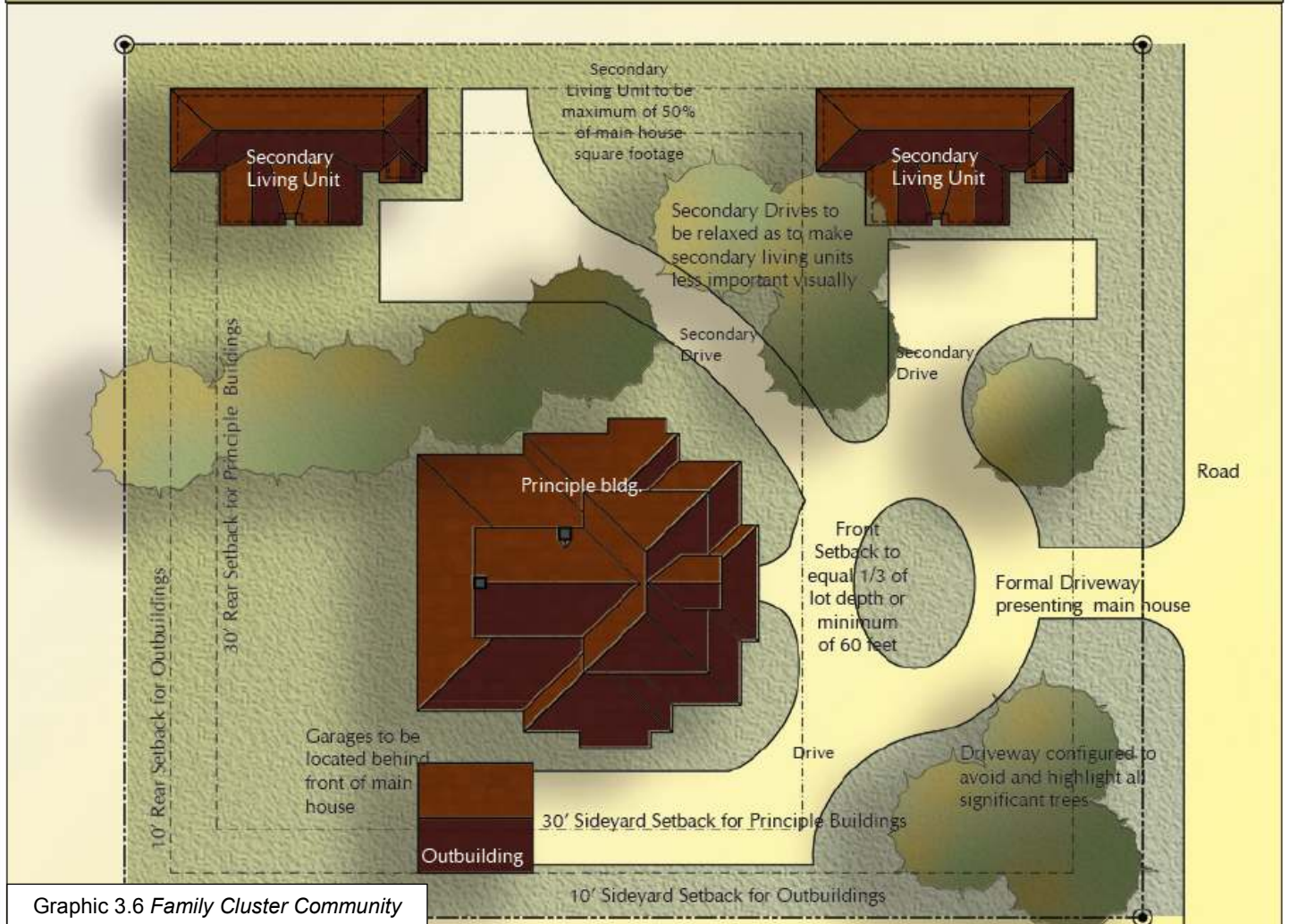
TYPICAL ONE ACRE SITE - CENTERED



Graphic 3.5 D2 Linear Parcel



FAMILY CLUSTER COMMUNITY SITE



Graphic 3.6 Family Cluster Community

Graphic 3.7 Rural Cottage Close Community

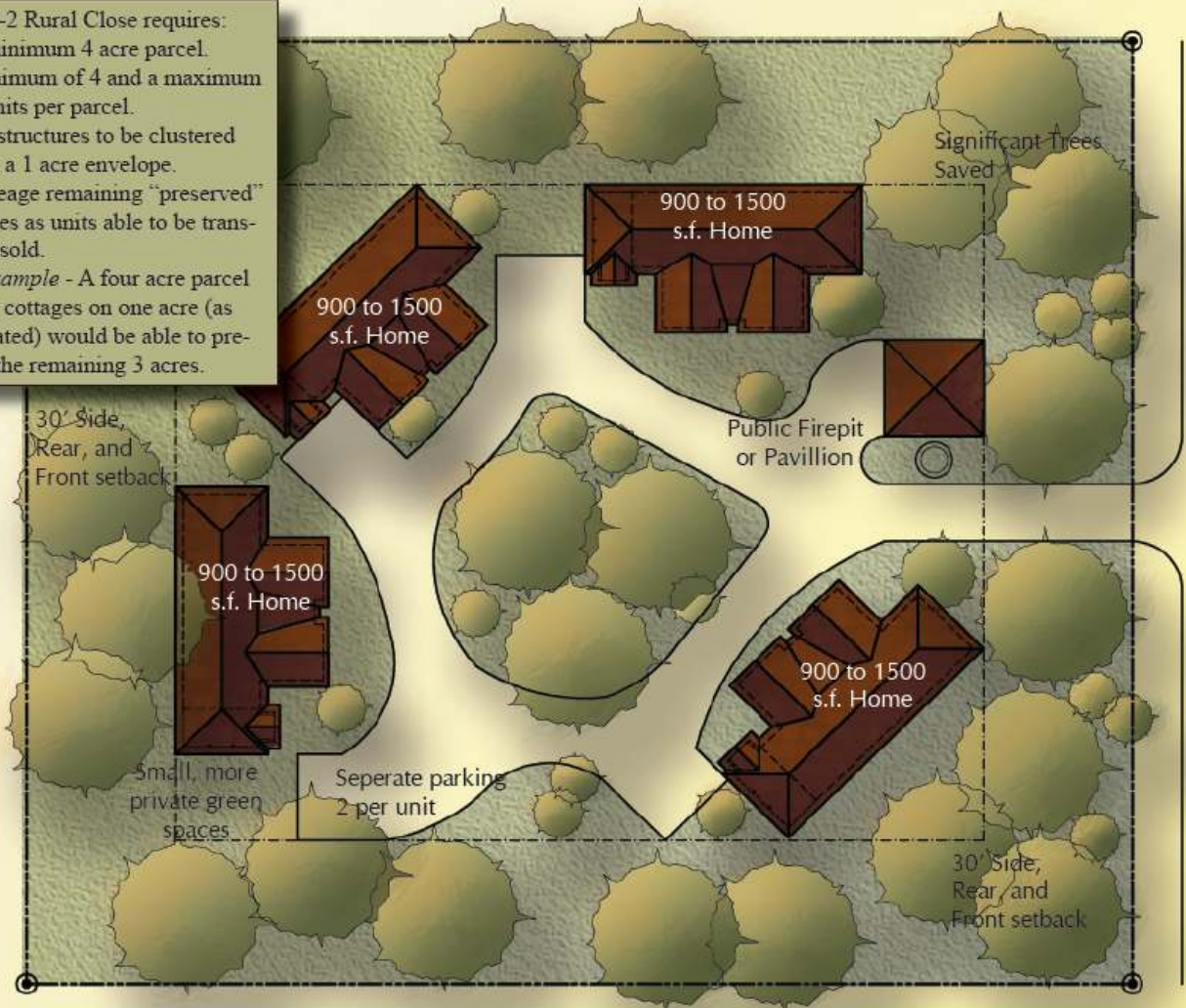
RURAL COTTAGE CLOSE



The D-2 Rural Close requires:

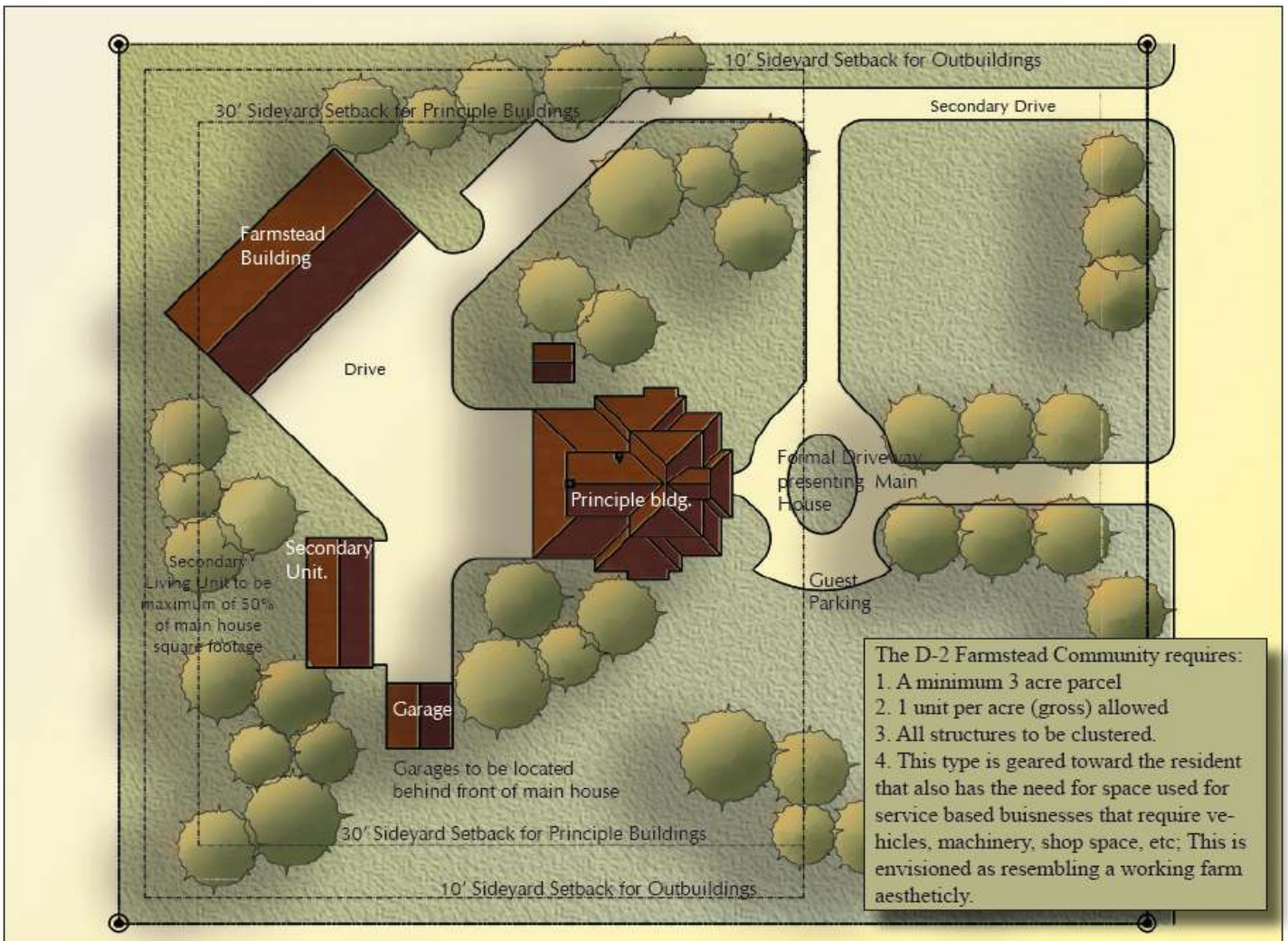
1. A minimum 4 acre parcel.
2. Minimum of 4 and a maximum of 6 units per parcel.
3. All structures to be clustered within a 1 acre envelope.
4. Acreage remaining "preserved" qualifies as units able to be transferred/ sold.

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



Graphic 3.8 Farmstead Community

FARMSTEAD COMMUNITY



Daufuskie Island Code

This page has been intentionally left blank