

2009/3

ZDSO Amendment - Appendix A1, Airport Overlay District / MCAS Beaufort, Section 5 (clarified that residential units over commercial shall be counted towards the allowable density with the Accident Potential and Noise Zones)

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AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO AMEND THE ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO), APPENDIX A1, AIRPORT OVERLAY DISTRICT / MCAS-BEAUFORT, SECTION 5, USE LIMITATIONS (CLARIFIES THAT RESIDENTIAL UNITS OVER COMMERCIAL SHALL BE COUNTED TOWARDS THE ALLOWABLE DENSITY WITHIN ACCIDENT POTENTIAL AND NOISE ZONES).

*Whereas, Standards that are underscored shall be added text and Standards ~~lined through~~ shall be deleted text.*

Adopted this 12<sup>th</sup> day of January, 2009.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: 

Wm. Weston J. Newton, Chairman

APPROVED AS TO FORM:

  
Ladson F. Howell, Staff Attorney

ATTEST:

  
Suzanne M. Rainey, Clerk to Council

First Reading: November 24, 2008  
Second Reading: December 8, 2008  
Public Hearing: January 12, 2009  
Third and Final Reading: January 12, 2009

(Amending 99/12)

A. Appendix A1. Airport Overlay District / MCAS-Beaufort

Sec. 5. Use limitations.

- (b) ~~Single-family r~~Residential development within any accident potential zone and/or within noise zone 3 (DNL 75 and above) shall not be permitted at a gross density that exceeds one dwelling unit per three acres. Gross density means the total number of dwelling units (which shall include any building or portion thereof used as a place of residence, such as single-family dwellings, multi-family dwellings, commercial apartments, live/work units, etc.) on a site divided by the base site area. No residential development is permitted within a clear zone.
- (c) Residential development within noise zone 2b (DNL 70 to 75) shall not be permitted at a gross density (defined in subsection (b) above) that exceeds one dwelling unit per acre. If the maximum density requirement of the base zoning district is less than one dwelling unit per acre, the more stringent standard shall apply.
- (d) Residential development within nose zone 2a (DNL 65 to 70) shall not be permitted at a gross density (defined in subsection (b) above) that exceeds two dwelling units per acre. If the maximum density requirement of the base zoning district is less than two dwelling units per acre, the more stringent standard shall apply.