

## **ORDINANCE NO. 2020 – 15**

### **TOWN OF BLUFFTON, SOUTH CAROLINA**

#### **AN ORDINANCE AMENDING THE TOWN OF BLUFFTON'S MUNICIPAL CODE OF ORDINANCES, CHAPTER 23, UNIFIED DEVELOPMENT ORDINANCE, ARTICLE 5 – DESIGN STANDARDS, GENERAL STANDARDS RELATED TO HISTORIC DISTRICT ARCHITECTURAL DESIGN AND LOT SIZES**

**WHEREAS**, the Town of Bluffton desires to improve the general safety, welfare, health and properties of the citizens of the Town of Bluffton; and,

**WHEREAS**, to establish the necessary provisions to accomplish the above, the Town of Bluffton has authority to enact resolutions, ordinances, regulations, and procedures pursuant to South Carolina Code of Laws 1976, Section 5-7-30; and,

**WHEREAS**, the Town of Bluffton's Town Code and Ordinances provide guidance and requirements for development within the Town of Bluffton through regulations set forth to protect and promote the health, safety, and welfare of the Town's citizens, as espoused through the provisions of the Town of Bluffton Comprehensive Plan and as authorized by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Title 6, Chapter 29 of the Code of Laws for South Carolina; and

**WHEREAS**, the Town of Bluffton Town Council adopted the aforementioned standards, which are known as the Unified Development Ordinance, Chapter 23 of the Code of Ordinances for the Town of Bluffton, South Carolina on October 11, 2011 through Ordinance 2011-15; and

**WHEREAS**, the Unified Development Ordinance unifies the subdivision, land use, development/design regulations, as well as the Old Town Bluffton Historic District Code into a single set of integrated, updated, and streamlined standards; and

**WHEREAS**, the Unified Development Ordinance, Article 5 provides standards and requirements for development and redevelopment to ensure that development and redevelopment is consistent with the Town of Bluffton's goals for building form, physical character, land use and quality of growth as identified in the Town of Bluffton Comprehensive Plan; and,

**WHEREAS**, the Town Council shall from time to time examine ordinances to ensure that they are properly regarded, enforced, sufficient and satisfactory to the needs of the community and can further suggest changes as deemed appropriate; and,

**WHEREAS**, the Town of Bluffton Town Council desires to amend the Unified Development Ordinance, Article 5 Design Standards, General Standards Related to Historic District Architectural Design and Lot Sizes.

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA**, in accordance with the foregoing, the Town hereby amends the Code of Ordinances for the Town of Bluffton, Chapter 23, Unified Development Ordinance as follows:

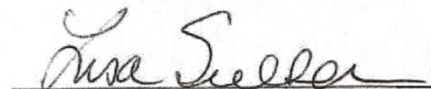
**SECTION 1. AMENDMENT.** The Town of Bluffton hereby amends the Code Ordinances for the Town Of Bluffton, South Carolina, Chapter 23, Unified Development Ordinance by adopting and incorporating amendments to Article 5 Design Standards, General Standards Related to Historic District Architectural Design and Lot Sizes as shown on Exhibit A attached hereto and fully incorporated herein by reference.

**SECTION 2. REPEAL OF CONFLICTING ORDINANCES.** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 3. ORDINANCE IN FULL FORCE AND EFFECT.** This entire Ordinance shall take full force and effect upon adoption.

DONE, RATIFIED AND ENACTED this 11<sup>th</sup> day of August 2020.

This Ordinance was read and passed at first reading on July 14, 2020.

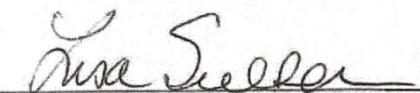


Lisa Sulka, Mayor  
Town of Bluffton, South Carolina

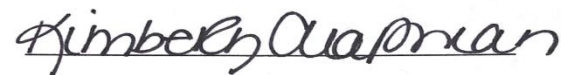


Kimberly Chapman  
Town Clerk, Town of Bluffton, South Carolina

A public hearing was held on this Ordinance on August 11, 2020.

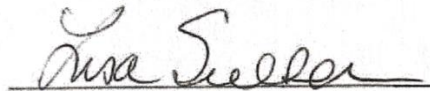


Lisa Sulka, Mayor  
Town of Bluffton, South Carolina



Kimberly Chapman  
Town Clerk, Town of Bluffton, South Carolina

This Ordinance was passed at second reading held on August 11 2020.

A handwritten signature in dark ink, appearing to read "Lisa Sulka", written over a horizontal line.

Lisa Sulka, Mayor  
Town of Bluffton, South Carolina

A handwritten signature in dark ink, appearing to read "Kimberly Chapman", written over a horizontal line.

Kimberly Chapman  
Town Clerk, Town of Bluffton, South Carolina

## EXHIBIT A

Section	Amendment
<b>Section 5.15.5 (General Standards)</b>	<p>5.15.5 General Standards</p> <p>The existing or proposed building type shall determine the applicable lot standards. Building types shall only be permitted as listed in the applicable District. The maximum allowed density is based on the dimensional characteristics established for each building type in combination with other site characteristics that may limit the amount of land able to accommodate density. These other site characteristics include, but are not limited to, lot configuration, right-of-way, easements, protected natural resources, open space, <del>and</del> topography, <u>and parking</u>.</p>
<b>Section 5.15.5.A (Neighborhood Core-HD)</b>	<p><i>Lot Width (by Building Type):</i></p> <p>Main Street Building: <del>30'</del> <u>50'</u> – 100'</p> <p>Commercial Cottage: <del>30'</del> <u>50'</u> – 75'</p> <p>Live-work Sideyard: <del>35'</del> <u>50'</u> – 65'</p> <p>Additional Building Type: <del>30'</del> <u>50'</u> – 100'</p>
<b>Section 5.15.5.A (Neighborhood Core-HD)</b>	<p>As approved by the <u>UDO Administrator or Board/Commission with approval authority in accordance with Article 2 of this Ordinance</u>, <del>Town Architect</del>, additional building types may be allowed in the Neighborhood Core-<del>HD zoning district</del> <u>Transect Zone</u>. Building types not specifically listed shall be regulated by the following general requirements:</p>
<b>Section 5.15.5.B (Neighborhood Center-HD)</b>	<p>Neighborhood <del>Core</del> <u>Center-HD</u> Building Type Requirements:</p>
<b>Section 5.15.5.B (Neighborhood Center-HD)</b>	<p><i>Lot Width (by Building Type):</i></p> <p>Main Street Building: <del>40'</del> <u>50'</u> – 80'</p> <p>Commercial Cottage: <del>30'</del> <u>50'</u> – 60'</p> <p>Live-work Sideyard: <del>40'</del> <u>50'</u> – 60'</p> <p>Cottage: <del>30'</del> <u>50'</u> - 60'</p> <p>Village House: <del>40'</del> <u>50'</u> - 60'</p> <p>Sideyard House: <del>40'</del> <u>50'</u> - 65'</p> <p>Additional Building Type: <del>30'</del> <u>50'</u> – 100'</p>

Section	Amendment																					
Section 5.15.5.B (Neighborhood Center-HD)	As approved by the UDO <u>Administrator or Board/Commission with approval authority in accordance with Article 2 of this Ordinance</u> <del>Town Architect</del> , additional building types may be allowed in the Neighborhood Center <del>-HD zoning district</del> <u>Transect Zone</u> . Building types not specifically listed shall be regulated by the following general requirements:																					
Section 5.15.5.C (Neighborhood General-HD)	<p>Two new building types and standards; lot width adjustments for other building types:</p> <table><tr><th></th><th>Front Build-to</th><th>Lot Width</th><th>Front-age</th><th>Rear Setback</th><th>Side Setback</th><th>Height (Stories)</th></tr><tr><td><u>Live-Work Sideyard</u></td><td><u>10' – 20'</u></td><td><u>50' – 100'</u></td><td><u>N/A</u></td><td><u>25'</u></td><td><u>10'</u></td><td><u>1 – 2.5</u></td></tr><tr><td><u>Commercial Cottage</u></td><td><u>10' – 20'</u></td><td><u>50' – 100'</u></td><td><u>N/A</u></td><td><u>25'</u></td><td><u>10'</u></td><td><u>1 – 2.5</u></td></tr></table> <p>Cottage: <del>40'</del> <u>50'</u> - 60'</p> <p>Sideyard House: <del>40'</del> <u>50'</u> - 65'</p> <p>Additional Building Type: <del>40'</del> <u>50'</u> – 100'</p>		Front Build-to	Lot Width	Front-age	Rear Setback	Side Setback	Height (Stories)	<u>Live-Work Sideyard</u>	<u>10' – 20'</u>	<u>50' – 100'</u>	<u>N/A</u>	<u>25'</u>	<u>10'</u>	<u>1 – 2.5</u>	<u>Commercial Cottage</u>	<u>10' – 20'</u>	<u>50' – 100'</u>	<u>N/A</u>	<u>25'</u>	<u>10'</u>	<u>1 – 2.5</u>
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Section 5.15.5.C (Neighborhood General-HD)	As approved by the <u>UDO Administrator or Board/Commission with approval authority in accordance with Article 2 of this Ordinance</u> <del>Town Architect</del> , additional building types may be allowed in the Neighborhood General <u>District</u> <del>Transect Zone</del> . Building types not specifically listed shall be regulated by the following general requirements:																					
Section 5.15.5.C (Neighborhood General-HD)	<p>1. <del>Mandatory Use: The Neighborhood General zone shall be primarily residential in nature. All commercial development within this zone must maintain a predominantly residential character, as determined by the UDO Administrator. The Neighborhood General-HD zoning district shall be primarily residential in nature. All commercial or mixed-use development within this zoning district must maintain a predominantly residential character.</del></p> <p>2. A waiver of the mandatory residential character component may be granted by the UDO Administrator for commercial properties with direct frontage on SC Highway 46 or Bruin Road. <u>While these commercial properties may have retail shopfronts or have awning/marquees or colonnades/arcades and be at grade, in accordance with this Ordinance, they must still maintain residential scale.</u></p>																					
Section 5.15.5.D (Neighborhood Conservation-HD)	<p>Lot Width (by Building Type):</p> <p>Cottage: <del>40'</del> <u>50'</u> - 60'</p> <p>Additional Building Type: <del>40'</del> <u>50'</u> - 100'</p>																					
Section 5.15.5.D (Neighborhood Conservation-HD)	As approved by the UDO <u>Administrator or Board/Commission with approval authority in accordance with Article 2 of this Ordinance</u> <del>Town Architect</del> , additional building types may be allowed in the Neighborhood Conservation <del>-HD zoning district</del> <u>Transect Zone</u> . Building types not specifically listed shall be regulated by the following general requirements:																					

Section	Amendment
Section 5.15.5.E (Riverfront Edge-HD)	As approved by the UDO <u>Administrator or Board/Commission with approval authority in accordance with Article 2 of this Ordinance</u> <del>Town Architect</del> , additional building types may be allowed in the Riverfront Edge <del>-HD zoning district</del> <u>Transect Zone</u> . Building types not specifically listed shall be regulated by the following general requirements:
Section 5.15.5.F.1.e (Building Height-Half Story)	e. <u>A space under a sloping roof that has the line of intersection of the roof and the exterior wall supporting the roof not more than 3 feet above the floor level, and in which space the possible floor area with head room of 5 feet or more occupies between 30 and 70 percent of the total floor area of the story directly beneath</u> <del>A half story is a finished living floor which is contained wholly or predominantly within the roof of a structure and is subject to the regulations of the local building code. If the possible floor area with head room of 5 feet or more occupies more than 70 percent of the total floor area of the story directly beneath, then that space shall be considered a full story.</del>
Section 5.15.5.F.4 (Building Composition-Chimneys)	a. Overall building proportions and individual building features shall have a proportional relationship with one another. For example, features such as porches, chimneys, cornices, windows and doors must be proportional to other features of the building as well as the overall building form.
Section 5.15.5.F.10 (Turning Radii)	<del>10. Corner Radii and Clear Zones. Corner curb radii shall be between 9 feet and 15 feet. Fairly tight turning radii shorten pedestrian crossings and inhibit reckless drivers from turning corners at high speeds. To allow for emergency vehicles (e.g. fire trucks) to turn corners, a 25-foot radius Clear Zone shall be established free of all vertical obstructions such as telephone poles, sign poles, fire hydrants, electrical boxes, or newspaper boxes, etc.</del>
Section 5.15.5.F.10 (Service Yards)	<u>10. Service Yards. If a service yard is provided, service items, such as waste receptacles, air-conditioning equipment, pool equipment, above ground propane tanks, irrigation equipment, utilities and other service-related items shall be located in rear or side yards not facing a street, away from all public vantages, and screened from view. The HPC may approve alternate locations and screening for utilities if they are unable to be located within the service yard. If a service yard is not provided, service items, at listed above, shall be located and screened as required by Sec. 5.15.6.F.</u> <u>a. Materials used in building service yards shall be visibly compatible with the materials used in the primary structure and accessory structure(s).</u> <u>b. The service yard may be enclosed by louvers, lattice, vertical board or board-on-board panels, or such other styles typical of earlier styling.</u> <u>c. The height of the service yard enclosure shall be sufficient to screen equipment from public vantages; however, may not exceed six (6') feet in height.</u> <u>d. Window air-conditioning units shall not be placed on the primary façade of the primary structure or of any accessory structure.</u> <u>e. Roof mounted equipment, if required, shall be low-profile and located at the side or rear elevations to not be visible from the street.</u> <u>f. Utility meters shall be screened from public view.</u>

Section	Amendment
Section 5.15.6.E.1 (Awnings and Marquees)	c. Length = 25% to 100% of Building Frontage ( <del>For</del> commercial and mixed-use buildings within the Neighborhood Core- <u>HD, Neighborhood Center-HD</u> and Neighborhood General- <u>HD zoning districts</u> only). e. Marquees and Awnings <del>shall</del> <u>may</u> occur forward of the Build-to-Zone.
Section 5.15.6.E.2 (Balconies)	a. Depth = <u>2.4</u> ft. minimum, <u>or a depth that is proportionate to the height and width of the building</u> , for upper floor balconies.
Section 5.15.6.E.2 (Balconies)	c. Length = <u>No less than</u> 25% <del>to 100%</del> of Building Frontage. (for all building type in all zones, except single family residences).
Section 5.15.6.E.5.d (Porches)	<del>d. Overhang = 2 ft. minimum.</del> <del>e. d. Porches may have multi-story verandas and/or balconies above.</del> <del>f. e. Front porches may occur forward of the Build-to-Zone, but shall not extend into the right-of-way.</del> <del>g. f. Porches may be screened; however, if screened, all architectural expression (columns, railings, pickets, etc.) must occur on the outside of the screen (facing the street or public space).</del>
Section 5.15.6.E.8 (Chimneys)	8. Chimneys, <u>Roof Appurtenances, and Roof Penetrations</u> a. Chimneys are a central element for a structure and have long provided opportunities for decorative detailing. b. Exterior chimneys shall be finished in brick, tabby, or stucco. c. Chimney caps provide the opportunity for a wide variety of details. d. In keeping with masonry building technology, metal spark arrestors, exposed metal flues, or prefabricated chimney caps are not permitted. <u>e. Roof penetrations for service elements, including but not limited to hood vents, sewer vents, and air vents, shall be located so that they either are not visible from the street or are concealed within an architectural feature. Where this is not possible, they shall match the color of the roof.</u>
Section 5.15.6.F (Architectural Elements)	2. General Requirements: The following shall be in rear yards/ <u>facades</u> , or <u>in</u> side yards/ <u>facades</u> not facing side streets, <u>with approved screening</u> : a. Window and Wall Air Conditioners; b. Electric Utility Meters; c. Air Conditioning Compressors; d. Irrigation and pool pumps; <del>and</del> , e. Non-Residential <u>and Residential</u> Waste Receptacles; <u>f. Systems Equipment; and,</u> <u>g. Roof Penetrations and Wall Penetrations.</u>

Section	Amendment
<p><b>Section 5.15.6.F. 4. (Prohibited Materials)</b></p>	<p>4. The following are prohibited:</p> <ul style="list-style-type: none"> <li>a. Undersized shutters (the shutter or shutters must be sized to equal the width that would be required to cover the window opening.);</li> <li>b. Shutters made of plastic, vinyl, aluminum, polystyrene, <del>and metal</del>, <u>or any material not permitted by Section 5.15.6.M of this Ordinance;</u></li> <li>l. Fences made of chain link, barbed wire, vinyl, <del>plain wire mesh</del>, or coated chain link;</li> <li><u>j. Fencing that has an electrical charge or is connected to source of electrical current and which is designed or placed that a person or animal meeting the conductive element of the fence receives an electrical shock;</u></li> <li><u>jk. Fake-grained materials, except for any approved wood composite material permitted by Section 5.15 of this Ordinance; and</u></li> <li><u>lk. Internally lit/neon signs.</u></li> </ul>
<p><b>Section 5.15.6.G (Building Walls)</b></p>	<p>G. Building Walls</p> <ul style="list-style-type: none"> <li>1. General Requirements (required for all buildings): <ul style="list-style-type: none"> <li>a. Exposed foundation walls (below the first floor elevation) shall be: Brick done in bond patterns <del>that match historic patterns in the district</del>; Painted brick; Tabby stucco (mixed shell size only); <del>and or</del> Stucco over block or concrete (sand-finished or steel trowel only).</li> <li>b. All Chimneys shall be made of brick,; stucco, <u>tabby</u> and natural or manufactured stone.</li> </ul> </li> <li>3. Permitted Finish Materials: <ul style="list-style-type: none"> <li>a. Wood (termite resistant, 50-year siding product).</li> <li>b. Cement fiber siding (50-year siding product).</li> <li>c. Concrete masonry units with stucco <u>tabby</u> (C.B.S.).</li> </ul> </li> </ul>



Section	Amendment
<p><b>Section 5.15.6.H (Columns, Arches, Piers, Railings, Balustrades)</b></p>	<p>H. Columns, Arches, Piers, Railings, Balustrades</p> <p>1. General Requirements: a. Column spacing: Columns and porch posts shall be spaced no farther apart than they are tall <u>as measured from the centerlines of the columns ("o.c.")</u>. Piers shall be <del>place</del> <u>placed</u> directly below the columns or posts which they support. Column Proportions shall be consistent with those found in the American Vignola: A Guide to the Making of Classical Architecture, by William Ware. of Classical Architecture, by William Ware.</p> <p>2. Permitted Finish Materials:</p> <p>a. Columns: Wood (termite resistant), painted or natural, Cast Iron, Concrete with smooth finish, Brick, Stone, <u>Steel or Tabby</u>.</p> <p>b. Arches, Lintels, and Sills: Concrete Masonry Units with Stucco (C.B.S.), Reinforced Concrete with Stucco, Brick, Stone, <u>or Tabby</u>.</p> <p>c. Piers: Concrete Masonry Units with Stucco (C.B.S.), Reinforced Concrete with Stucco, Brick, Stone.</p> <p>d. Railings &amp; Balusters: Wood (termite resistant), painted or natural Wrought <u>or Cast</u> Iron.</p> <p>3. Permitted Configurations:</p> <p>a. Columns: Square, 6" minimum, with or without capitals and bases; Round, 6" minimum outer diameter, with or without capitals and bases; Classical orders.</p> <p>b. Arches: Semi-circular &amp; Segmental.</p> <p>c. Piers: 8" minimum dimension.</p> <p>d. Porches: Top Rail: 2-3/4". Minimum diameter; Balusters: 4" o.c. spacing minimum, 5" o.c. spacing maximum.</p> <p><u>e. The beam above the column <del>to be the same circumference as</del> must align with the neck of the column.</u></p> <p><u>f. Column base or trim are not permitted to overhang the porch or stoop.</u></p>

Section	Amendment
<p><b>Section 5.15.6.I (Windows and Doors)</b></p>	<p>I. Windows and Doors</p> <p>1. General Requirements:</p> <p>a. The primary entrance to all buildings shall be located on the exterior wall facing the frontage street.</p> <p>b. Window openings shall be oriented vertically.</p> <p>c. Masonry Construction: A header and sill is required for all windows that are not located in a shopfront.</p> <p><u>d. The following accessories are permitted: Shutters, Wooden Window Boxes, Muntins and Mullions, Fabric or Metal Awnings (no backlighting; no glossy-finish fabrics). <b>Snap-in muntins or mullions, and muntins between the glass are not recommended. Windows with true divided lite or simulated divided lite are encouraged.</b></u></p> <p>e. Dormer windows are encouraged.</p> <p>2. Permitted Finish Materials:</p> <p>a. Windows &amp; Shopfronts: Wood, Aluminum, Copper, Steel, Vinyl, Clad Wood , <b>Fiberglass.</b></p> <p>b. Doors: Wood, <del>or</del> Metal or <b>Metal-Clad. Except in the case of a Contributing Structure, the UDO Administrator may approve of the use of Wood Composite material for doors provided the UDO Administrator determines that the door will be consistent with the character of the Historic District and the materials used are of equal or better quality than traditional building materials.</b></p> <p><u>3. Permitted Configurations:</u></p> <p>a. Windows: Rectangular, Square, Transom, Sidelite. <b>Transoms must be aligned with the window or door located directly below them.</b></p> <p>b. Window Operations: Single- and Double-Hung, Casement, Industrial, <b>Tilt</b>, Fixed Frame (36 square feet max. <b>and permitted within retail storefront only).</b></p> <p>c. Door Operations: Casement, French.</p>
<p><b>Section 5.15.6.J (Roofs and Gutters)</b></p>	<p>J. Roof and Gutters</p> <p>1. General Requirements:</p> <p>a. Permitted Roof Types: gabled, hipped, &amp; shed. Flat roofs shall be concealed on all sides with parapets. Applied mansard roofs are not permitted.</p> <p>b. Downspouts are to match gutters in material and finish. <b>Rain chains may be used.</b></p> <p>2. Permitted Finish Materials:</p> <p>a. Metal: Galvanized, Copper, Aluminum, Zinc-Alum.</p> <p>b. Shingles: Metal or Asphalt “dimensional” type, Slate, Composite Slate.</p> <p>c. Gutters: Copper, Galvanized Steel, Aluminum (14-18 gauge).</p> <p>d. Use recycled-content, 30- or 40-year roofing material.</p> <p><b><u>e. Design: Appropriate leaderheads, collector boxes, or scupper boxes are encouraged.</u></b></p>

Section	Amendment
<p><b>Section 5.15.6.K (Garden Walls, Fences and Hedges)</b></p>	<p>K. Garden Walls, Fences, and Hedges</p> <p>1. General Guidelines: Fences, garden walls, or hedges are recommended along all un-built rights-of-way which abut streets and rear lanes as shown in the diagram below. Fences, garden walls, or hedges are encouraged along Side Yards (behind the front plane of the primary structure), and Rear Yards. Fences, garden walls and hedges shall be minimum 25% opaque, <u>and shall meet appropriate contextual standards or professional standards</u>. When fences, garden walls, or hedges occur, they must follow the below requirements:</p> <p>2. Height:</p> <p>a. Front Yard (in front of the primary structure): minimum height of 24 inches, maximum height of 42 inches. Pillars and posts shall extend farther.</p> <p>b. Rear Yards and Side Yards (behind the front plane of the primary structure): minimum height of 36 inches, maximum height 6 feet.</p> <p>3. Permitted Finish Materials:</p> <p>a. Wood (termite resistant).</p> <p>b. Wrought <u>or Cast</u> Iron, Aluminum <u>or Tube Steel with traditional finial connections and detailing</u>.</p> <p>c. Brick (A cap protects the tops of all brick elements exposed to the weather such as garden walls and freestanding piers. Caps are generally comprised of brick, but may also be comprised of stone, cast stone, terra cotta, <u>tabby</u>, concrete, <u>metal</u>, or slate. The edges of caps shall be rectangular or more ornate. Caps shall project past the edge of the brick element below a minimum of 1/2in.).</p> <p>d. Stone.</p> <p>e. Concrete Masonry Units with <u>Stucco or Tabby</u> Stucco (C.B.S. – if primary structure is masonry).</p> <p>f. Reinforced Concrete with Stucco (if primary structure is masonry).</p> <p>g. Wood posts with “Hog wire” infill and a board rail on top.</p>
<p><b>Section 5.15.6.K (Garden Walls, Fences and Hedges)</b></p>	<p>4. Permitted Configurations:</p> <p>a. Wood: Picket fences with corner posts and rail fences.</p> <p>b. Wrought Iron <u>or Tube Steel with traditional finial connections and detailing</u>: Vertical, 5/8” minimum dimension, 4” <del>to 6”</del> spacing or <u>spacing that complies with the applicable building code</u>.</p> <p>c. Brick.</p> <p>d. Stone.</p> <p><u>e. Stucco: with texture and color to match building walls.</u></p> <p><u>f. Tabby Stucco: with texture and color to match building walls.</u></p>
<p><b>Section 5.15.6.M (Shutters)</b></p>	<p>d. Shutters may be louvered, paneled, board and batten, or plank construction used with <u>shutter dog of typical the standard “S” design hook, rat-tail hooks, generally less decorative iron butterfly, or other style shutter dog typical of the Old Town Bluffton Historic District’s period of significance</u>.</p> <p>e. Shutters shall be constructed of a durable wood. <u>Except in the case of a Contributing Structure, the UDO Administrator may approve of the use of Wood Composite material for shutters provided the UDO Administrator determines that the shutters will be consistent with the character of the Historic District and the materials used are of equal or better quality than traditional building materials.</u></p>

Section	Amendment
Section 5.15.6.N (Corners and Water Table Corners)	<p>7. Water Table <u>Trim</u>:</p> <p>a. <del>Water table</del> <u>Drip boards should shall</u> be a <u>minimum 2x 5/4</u> stock with a bevel (any exposed flashing must be copper or match color of water table trim);</p> <p>b. Water table trim <del>should shall</del> extend beyond any skirt trim; and c. Skirt boards shall be <u>a minimum 5/4 stock and</u> furred out to sit just beyond <u>the</u> face of <u>the</u> foundation wall (after finish foundation material is applied, i.e. brick, stucco).</p>
Section 5.15.6.O (Skirting & Underpinning)	<p>1. The following are permitted materials for skirting and underpinning: Brick lattice, vertical or horizontal pattern wood lattice or fencing referred to as "pigboard" and louvered vents.</p> <p><u>Underpinning must be a minimum of 1" behind face of pier. Skirting must lay on top of pier. When using stucco or tabby allow for the material to be behind the skirting. Foundational vents of a similar configuration are permitted and should be aligned with window and door openings.</u></p>
Section 5.15.6.P (Cornice, Soffit, and Frieze)	<p>9. When exposed rafters are used, it is important that <u>either vented or un</u>vented blocking be provided between the rafters. Continuous venting in enclosed soffits with aluminum vents is permitted on new construction, but it is recommended that it be less than 3" wide and is disguised in the soffit to the extent feasible.</p>
Section 5.15.8.B (Commercial Cottage)	<p>Core • Center • General •</p>
Section 5.15.8.C (Live-Work Sideyard)	<p>Core • Center • General •</p> <p>Under "Notes:," add the following note: "<u>May have porch on the front.</u>"</p>
Section 5.15.8.D (Duplex / Triplex)	<p>Notes:</p> <p>Each <u>Unit</u> must have own separate <u>street façade entrance, forward (street) Facing entrance.</u></p> <p>Units shall be arranged with fronts parallel to the <u>primary street</u> on which the Unit is located.</p> <p>Units shall all be constructed simultaneously and be of the same architectural character.</p> <p>Units may be rentals or condominiums.</p> <p><u>Regardless of the ownership of the individual units, each building shall share a single lot</u><del>Units share one single lot.</del></p> <p>One carriage house is allowed per <del>Unit</del> <u>Lot</u>.</p> <p>Triplex may be 3 full stories if raised up on a full height basement.</p> <p>Each unit is typically 15' - 30' wide.</p>

Section	Amendment
Section 5.15.8.F (Carriage House)	General: <del>Detached</del> Accessory Structure.
Section 5.15.8.F (Carriage House)	Size Range: <del>250</del> <u>200</u> - 1,200 sq. ft. (per unit)
Section 5.15.8.M (River House)	<i>Photos to be Provided</i>