

ORDINANCE 2024/41

AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 3.1.60 (CONSOLIDATED USE TABLE), 3.3.40 (COMMUNITY CENTER MIXED USE (C4) ZONE STANDARDS), AND 3.3.50 (REGIONAL CENTER MIXED USE (C5) ZONE STANDARDS) TO ALLOW DWELLING: SINGLE FAMILY DETACHED UNIT IN C4 NEIGHBORHOOD MIXED USE AND C5 REGIONAL CENTER MIXED USE

WHEREAS, the Regional Center Mixed Use (C5) zoning district does not permit single family detached units unless in a Traditional Community Plan; and

WHEREAS, a landowner has requested to permit single family detached units in C5; and

WHEREAS, the Planning Department has proposed this amendment to allow density compatible with surrounding Single-Family residential areas; and

WHEREAS, the Beaufort County Comprehensive Plan recommends to “develop policies for the appropriate location and quality of affordable housing” and emphasizes the ability for landowners to profit from their land; and

WHEREAS, the Beaufort County Planning Commission considered the request on July 1, 2024, voting 4-3 to recommend that County Council approve the request along with the recommendation that the changes also be applied to Community Center Mixed Use (C4) zoning district; and

WHEREAS, County Council now wishes to amend the Community Development Code (CDC) to permit single family detached units to Community Center Mixed Use (C4) and Regional Center Mixed Use (C5) zoning districts.

NOW, THEREFORE be it ordained by County Council in a meeting duly assembled as follows:

The Community Development Code is hereby amended to permit the use of Single Family Detached Unit to Community Center Mixed Use (C4) and Regional Center Mixed Use (C5) zoning districts. Sections 3.1.60, 3.3.40, and 3.3.50 of the Community Development Code are hereby amended to reflect the language depicted in Exhibit A.

Adopted this 28th day of October 2024.

ATTEST:



Sarah W. Brock, Clerk to Council
First Reading: September 23, 2024 / 11:0
Second Reading: October 14, 2024 / 10:0
Public Hearing: October 14, 2024
Third Reading: October 28, 2024 / 8:0

COUNTY COUNCIL OF BEAUFORT COUNTY

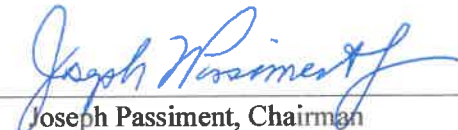
BY: 
Joseph Passiment, Chairman

Exhibit A

3.1.60 - Consolidated Use Table

Table 3.1.60: Consolidated Use Table																		
Land Use Type	T1 N	T2 R	T2 R L	T2 R N	T2 R N O	T2 R C	T3 E	T3 H N	T3 N	T3 N O	T4 H C	T4 V C	T4 H C O	T4 N C	C3	C4	C5	SI
AGRICULTURE																		
1. Agriculture & Crop Harvesting	P	P	P	P	P	P	P	—	—	—	—	—	—	—	P	—	—	—
2. Aquaponics	S	S	S	S	S	S	S								S			
3. Agricultural Support Services	—	P	P	P	P	P	—	—	—	—	P	P	P	—	TC P	P	P	P
4. Animal Production	—	C	—	C	C	C	—	—	—	—	—	—	—	—	—	—	—	—
5. Animal Production: Factory Farming	—	S	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
6. Seasonal Farmworker Housing	—	C	C	C	C	C	C	—	—	—	—	—	—	—	C	—	—	—
7. Forestry	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
8. Commercial Stables	—	C	C	C	C	C	—	—	—	—	—	—	—	—	C	—	—	—
RESIDENTIAL																		
1. Dwelling: Single Family Detached Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	TC P P	TC P P	—

3.3.40 - Community Center Mixed Use (C4) Zone Standards

A. Purpose	
The Community Center Mixed Use (C4) Zone provides for a limited number of retail, service, and office uses intended to serve the surrounding neighborhood.	
These are smaller uses and not highway service types of uses. The intensity standards are set to ensure that the uses have the same suburban character as the surrounding suburban residential areas. They are intended to blend with the surrounding areas, not threaten the character of the area. This Zone shall not consist of strip developments but rather neighborhood centers with a sense of place.	
B. Building Placement	
Setback (Distance from ROW/Property Line)	
Front	20' min.
Side:	
Side, Main Building	10' min.
Side, Ancillary Building	10' min.
Rear	15' min.
Lot Size	
Lot Size	5,000 SF min.
Width	50' min.
Minimum Site Area	
Single-Family and Duplex	5,000 SF
Multi-Family	21,780 SF
Note:	
For development within a Traditional Community Plan meeting the requirements of Division 2.3, setback, minimum lot size and minimum site area requirements of the transect zone established and delineated on the regulating plan shall apply.	
C. Building Form	
Building Height	

Single-Family and Duplex	2.5 stories max.
Multi-Family	3 stories max.
Non-Residential Buildings	2 stories max.
Ground Floor Finish Level	No minimum
D. Gross Density ¹ and Floor Area Ratio	
Gross Density	12 d.u./acre max.
Floor Area Ratio ²	0.23 max.
¹ Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F).	
² Requirement applies to non-residential buildings.	
E. Parking	
For parking space requirements see Table 5.5.40.B (Parking Space Requirements).	

F. C4 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C4
Agriculture		
Agricultural Support Services		P
Forestry		P
Residential		
Dwelling: Single-Family Detached Unit	2.3	TCP P
Dwelling: Single-Family Attached Unit	2.3	TCP

3.3.50 - Regional Center Mixed Use (C5) Zone Standards

A. Purpose

The Regional Center Mixed Use (C5) Zone permits a full range of retail, service, and office uses. The Zone's intensity accommodates regional and community commercial and business activities. Uses include large, commercial activities that serve the entire County and highway-oriented businesses that need to be located on major highways. While this use intends high-quality, commercial character, the setback or build-to-line, landscaping and other design requirements provide a uniform streetscape that makes provision for pedestrian and transit access. The Zone is intended to be more attractive than commercial areas in other counties to maintain the attractive tourist and business environment and have minimal impact on surrounding residential areas.

The Zone is not intended to be a strip along all arterials and collectors. In developing areas, the minimum depth of a parcel along an arterial or collector shall be 600'. The minimum zone size shall be 20 acres. In the older, built-up areas, new uses shall have depths and areas equal to or greater than similar uses in the area. This Zone shall be located in areas designated "regional commercial" in the Comprehensive Plan.

B. Building Placement

Setback (Distance from ROW/Property Line)

Front	25' min.
Side:	
Side, Main Building	15' min.
Side, Ancillary Building	15' min.
Rear	10' min.

Lot Size

Single-Family Detached	5,000 SF min.
Lot Size All Other Uses	21,780 SF min.
Width	150' min.

Note:

For development within a Traditional Community Plan meeting the requirements of Division 2.3, setback, minimum lot size and minimum site area requirements of the transect zone established and delineated on the regulating plan shall apply.

C. Building Form

Building Height

Single-Family Detached	2.5 stories max
All Buildings All Other Buildings	3 stories max.
Ground Floor Finish Level	No minimum
D. Gross Density ¹ and Floor Area Ratio	
Density	15.0 d.u./acre max. ²
Floor Area Ratio ³	0.37 max.
¹ Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F).	
² See Section 4.1.350 for Affordable Housing density bonuses.	
³ Requirement applies to non-residential buildings.	
E. Parking	
For parking space requirements see Table 5.5.40.B (Parking Space Requirements).	

F. C5 Allowed Uses

Land Use Type ¹	Specific Use Regulations	C5
Agriculture		
Agricultural Support Services		P
Forestry		P
Residential		
Dwelling: Single-Family Detached Unit	2.3	TCP P
Dwelling: Single-Family Attached Unit	2.3	TCP