Beaufort, South Carolina
Unified Development Ordinance

A D O P T E D
January 28, 2003

Revised September 14, 2012

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6.8 Boundary Street Redevelopment District

A. Purpose

The City of Beaufort seeks to create a Boundary Street Redevelopment District based upon traditional standards for city building. In September 2005 the City created a Master Plan for the Boundary Street Redevelopment District through a design charrette process involving the community and a team of design professionals. These regulations are form-based and reflect the existing character of Beaufort and the surrounding region. The code enables a mixed-use physical environment to further enhance the economic and cultural success of Boundary Street and contiguous areas.

Traditional urban design conventions have been applied to create a palette of street types that form the framework for the Boundary Street Redevelopment District by setting design parameters for how buildings and other elements relate to those streets. These design conventions are derived from the existing conditions in the City and from a number of sources in planning literature as listed in the Appendix. The above texts will be available at the Department of Planning and Development Services for applicants to review. Applications for development in the Boundary Street Redevelopment District do not have to comply with the design specifics of the recommended texts; the texts are for reference and guidance only and are not to be foreseen as regulatory. Where approvals, interpretations, and judgments are subject to reasonable application by City officials, these officials should use the following texts for guidance as to best practices.

B. Application of Standards

In the case of conflict between the standards set forth in the Boundary Street Redevelopment District and any other local land development regulation, these standards shall apply. For existing City approved Planned Unit Developments (PUD) in the district, the PUD shall apply for a period of up to twenty five years from the date of adoption of the Boundary Street Redevelopment District. Once twenty five years passes, said PUDs are no longer applicable and must then fall under the regulations of the Boundary Street Redevelopment District. To the extent that Section 6.8 is silent where other land development regulations govern, they shall apply. Building construction shall conform to the applicable City and State of South Carolina building codes and regulations.

How To Use This Code:

1.) *Refer to the **Regulating Plan,** to identify your street type.*
2.) ***Section G** will provide provisions governing building placement and character requirements based on **Street Type.***
3.) *Verify your proposed use in the Permitted Use Table.*
4.) *Examine the **General Provisions** which apply throughout the district.*
5.) *Finally, refer to the **Building Elements** and **Architectural Standards** for specific building regulations.*

C. Administration

Interpretation of the standards in this code shall be the responsibility of the City Architect. The role of the City Architect has been established to administer an architectural review procedure for the development of properties within the Boundary Street Redevelopment District. It is the responsibility of the City Architect to review building plans for compliance with the Boundary Street Redevelopment District Code and to provide design guidance when necessary. The City Architect shall be responsible for interpreting the Boundary Street Redevelopment District Code regarding architectural and streetscape standards.

The *Illustrative Master Plan* in Section 6.8.F shall serve as guidance to the City Architect with respect to the City's intent for land development in the Boundary Street Redevelopment District. The images contained in Section 6.8 are meant to demonstrate the character intended for the Redevelopment District, but are for illustrative purposes only. The accompanying text and numbers are rules that govern permitted development.

The code should be used in the following method:

a) Refer to the **Regulating Plan** to determine street type
b) Consult **Section G** for standards based on **Street Type**
c) Verify your use in the Permitted Use Table
d) Review the **General Provisions**
e) Obtain specific building regulations in the **Building Elements** and **Architectural Standards** section

Application Review and Approval Procedures

1. Application materials set forth in Section 3.1 of the Beaufort Unified Development Ordinance for any development proposal in the Boundary Street Redevelopment shall be submitted to the City Architect, designated by the City of Beaufort, for review.

Filing Procedure:

2. A site plan shall be submitted by the applicant for review and approval by the City Architect. Specifically, such plan shall include the following elements, where applicable:

Site Plan

The site plan (drawn to scale by a registered civil engineer, registered landscape architect, or registered architect) shall include the following elements: the exact dimensions of the parcel of land under consideration, a schematic representation of types and locations of land uses, the density and intensity of the proposed uses, proposed open spaces or parks, any area-wide drainage systems, overall circulation arrangements and all major roadways, floodplain information, and any other information required by the City Architect.

Written Report

A written report shall be submitted by the applicant for review and approval by the City Architect. Such report shall explain in general the type, nature, intent,

and characteristics of the proposed project, and shall specifically include, where applicable:

- **a.** A general description of the proposal;
- **b.** A detailed legal description of the location of the site;
- **c.** A proposed development program, including number of residential units and proposed densities, minimum lot sizes (if any), square feet of other nonresidential uses and generalized intensities;
- **d.** General plan for the provision of utilities, including water, sewer, and drainage facilities;
- **e.** Tables showing the total number of acres in the proposed development and the percentage designated for each proposed type of land use, including public facilities;
- **f.** A statement of how the proposed development is consistent with the Boundary Street Master Plan and City Comprehensive Plan;
- **g.** Exceptions or variations from the requirements of the Boundary Street Redevelopment District if any are being requested; and
- **h.** Other relevant information as may be requested by the City Architect.

Approval Procedure:

3. Upon concluding that the application materials are complete and in compliance with the Boundary Street Redevelopment District Regulations, the City Architect shall complete a Boundary Street Redevelopment District Application Materials Review/Zoning Regulation Compliance Checklist, in such form as the City requires, and complete the Certification at the end of said form.

4. If the Applicant's application is in accordance with the Boundary Street Redevelopment District, the City Architect has the authority to approve the project.

5. If the project is not approved and if the Applicant disagrees with the determination of the City Architect, the Applicant may bring an appeal to the Planning Commission within 30 days of the decision.

Special Exception Process:

For Special Exceptions, applicants shall follow the process outlined in Section 3.16.

D. Definitions

Appurtenances. Architectural features not used for human occupancy, consisting of awnings, marquees, balconies, turrets, cupolas, colonnades, arcades, spires, belfries, dormers, and chimneys.

Arcade. A row of arches supported by classical columns or piers which is covered.

Arch, Segmental: A segmental arch is an arch in which the curve is a less than semicircular segment of a circle.

Arch Semi-Circular: A Semi-Circular Arch is the most common type of arch where the centre of the arch is in the middle of the diameter.

Balcony. An open habitable portion of an upper floor extending beyond a building's exterior wall that is not supported from below by vertical columns or piers but is instead supported by either a cantilever or brackets.

Baluster. A short vertical member used to support a railing or coping.

Balustrade. A railing together with its supporting balusters or posts, often used at the front of a parapet.

Boundary Street Master Plan. The Boundary Street Master Plan was created during a community design charrette which took place September 23rd – 29th, 2005 and involved input from major stakeholders, consultants, City Staff and the general public. The plan synthesizes community ideas and depicts the idealized build-out for the Boundary Street Redevelopment District. The Boundary Street Master Plan identifies key opportunity parcels for potential development, redevelopment, parking locations, and preservation.

Build-to Line. A line parallel to the property line, along which the front wall of a building shall be built.

Build-to Zone. A build-to zone is a range of allowable distances from a street right-of-way that the building shall be built to in order to create a moderately uniform line of buildings along the street.

Building frontage. The vertical side of a building which faces the primary space or street and is built to the build-to line or build-to zone.

Building Height. A limit to the vertical extent of a building measured in stories from the mean elevation of the finished grade or sidewalk at frontage line, whichever is higher, to the eave of the roof, or cornice for a building with a parapet. The maximum number of stories is inclusive of habitable roofs and exclusive of true basements.

City Architect. The City architect is an locally based Urban Designer, familiar with traditional planning and design principles and with the Boundary Street Master Plan, who will work with prospective developers, builders, and tenants to show how the Boundary Street Redevelopment District can satisfy their site needs in a cost efficient manner. The City architect will work under the direction of the City Planning Department and will assist developers, tenants, citizens, and the City, in achieving the goals of this Code.

Civic Building. Structure used primarily for general public purposes. Uses may include: municipal administration and infrastructure, education, cultural performances, gatherings and displays administered by non-profit cultural, educational, governmental, community service and religious organizations.

Colonnade. A roofed structure, extending over the sidewalk and open to the street except for supporting columns or piers.

Cornice. A projecting horizontal decorative molding along the top of a wall or building.

Cupola. A domelike structure surmounting a roof or dome, often used as a lookout or to admit light and air.

Curb Radius. The curved edge of street paving at an intersection, measured at the inside travel edge of the travel lane.

Dwelling, live/work. A mixed-use unit with a substantial commercial component on the ground floor that may accommodate employees and walk-in trade. The upper floors are dedicated for living quarters.

Expression Line. A horizontal line, the full length of a façade, expressed by a material change or by a continuous projection, such as a molding or cornice, not less than two (2) inches or greater than one (1) foot deep. Expression lines delineate the transition between the floor levels.

Finger-jointed wood windows: Finger-jointed wood windows involve a technique used to join two pieces of wood at right angles to each other. It is much like a dovetail joint except that the pins are square and not angled and usually equally spaced. The joint relies on glue for holding together as it does not have the mechanical strength of a dovetail.

Frontage Line. The property line or lines of a lot which coincide with a right-of-way or other public open space.

Garden Wall. A freestanding wall along the property line dividing private areas from streets, alleys, and or adjacent lots. Garden walls sometime occur within private yards.

Liner Building. A fully functional building built in front of a parking garage, cinema, supermarket etc., to conceal large expanses of blank wall area and to face the street space with a façade that has doors and windows opening onto the sidewalk.

Lot Coverage. The footprint of all structures on a particular lot. Porches, patios, terraces, stairways, walkways, driveways, parking lots and drive aisles do not count as lot coverage.

Marquee: A fixed hood or canopy supported solely by the building to which it is attached extending over part of the public right-of-way.

Mullions. Strips of wood or metal that separate and hold in place the panes of a window.

Parapet. A low guarding wall at the edge of a roof, terrace, or balcony.

Paseo. A pedestrian alley connecting one right-of-way or paseo to another. Paseos shall be designed for pedestrian comfort, either shaded by trees or by the buildings that line the space.

Plaza. An unroofed public open space with a majority of paved surface. Plazas are fronted with buildings.

Principal Façade. (For purposes of placing buildings along build-to lines or build-to zones) The front plane of a building not including stoops, porches, or other attached architectural features.

Regulating Plan. The Regulating Plan denotes the specific location of street type standards for the Boundary Street Redevelopment District. (See Section G)

Shared Parking. A system of parking, typically applied to buildings of differing uses that each have peak parking demands at different times within a 24 hour period, thereby allowing some parking spaces to be shared.

Square. An open space surrounded by streets or other vehicular passages.

Stoop. A small platform and / or entrance stairway at a house door, commonly covered by a secondary roof or awning.

Storefront. The portion of a building at the first story of a retail frontage that is made available for retail use.

Story. A floor level within a building.

Structured Parking. Layers of parking stacked vertically.

Turret. A small tower or tower- shaped projection on a building. A mechanical room, HVAC system, or mechanical elements are not considered a turret.

Veranda: A porch or balcony, usually covered by a roof and often partly enclosed, extending along the outside of a building.

E. Permitted Uses

All uses shall be allowed in the Boundary Street Redevelopment District, except as outlined below.

1. Uses Permitted by Special Exception

The following uses are permitted by Special Exception as described in Section 3.16:

- Any use except for banks, that includes a drive-thru
- Fuel Sales
- Institutional Uses
- Passenger Terminals

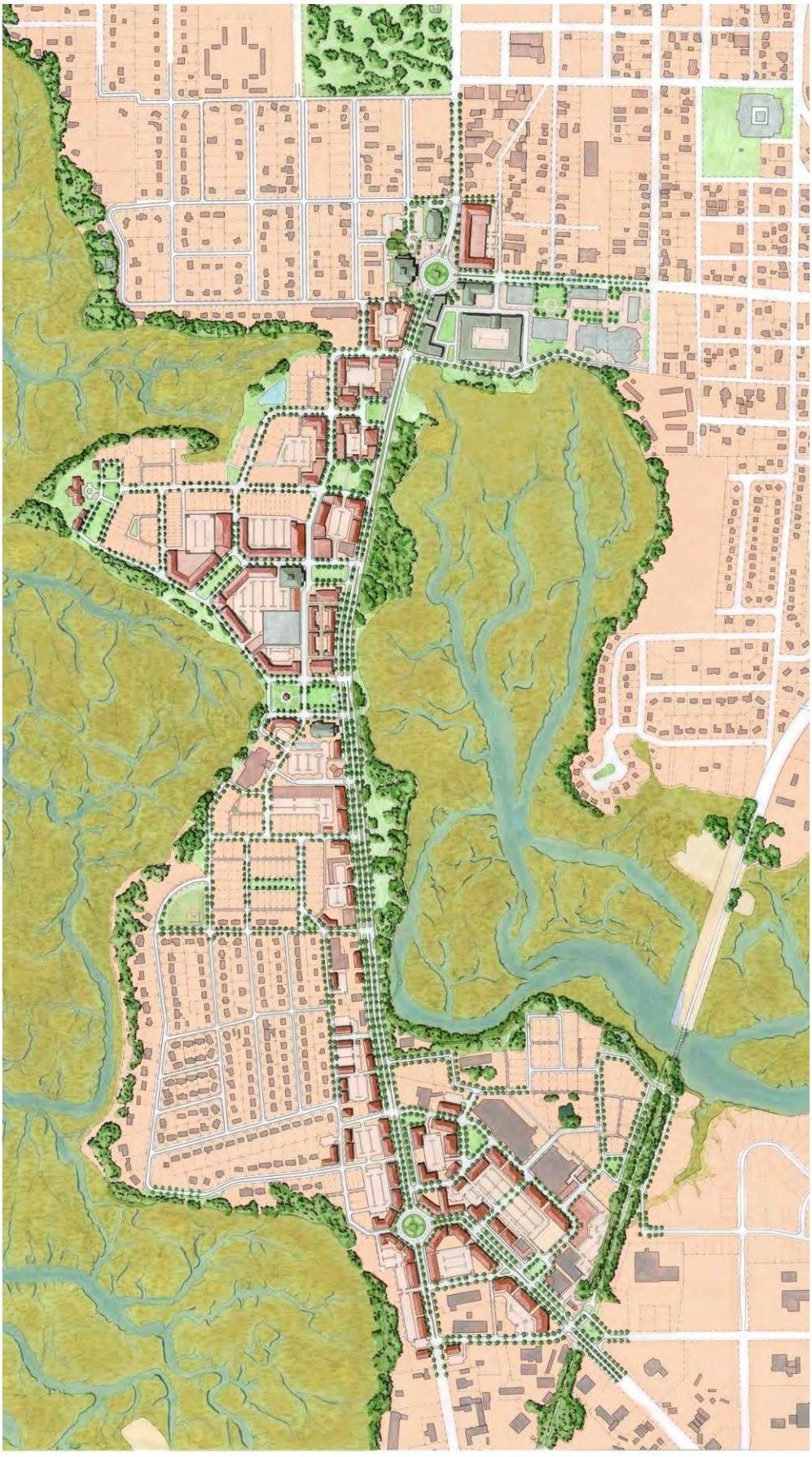
2. Prohibited Uses

The following uses are prohibited:

- Agriculture
- Aviation Services
- Car Wash, unless located entirely within a building
- Major Utility (ex., sewage treatment plant)
- Manufacturing and Production
- Outdoor Commercial Recreation Facilities
- Outdoor storage of materials and equipment (except during construction)
- Passenger Terminals (ex., airport; does not include bus terminals for mass transit)
- Self-storage on the street level
- Recreational Vehicle Park
- Restaurant, drive-in
- Signs prohibited in Section 7.2.C
- Sexually-Oriented Businesses
- Telecommunication Towers
- Truck Terminal
- Vehicle Sales and Service, Other, including boats, unless conducted entirely within a building
- Vehicle Service Limited, unless conducted entirely within a building
- Vehicle Service and Repair, unless conducted entirely within a building
- Warehousing
- Waste-Related Service

F. Master Plan

The Boundary Street Master Plan was created during a community design charrette which took place September 23rd – 29th, 2005 and involved input from major stakeholders, consultants, City Staff and the general public. The plan synthesizes community ideas and depicts the idealized build-out for the Boundary Street Redevelopment District. The Boundary Street Master Plan identifies key opportunity parcels for potential development, redevelopment, parking locations, and preservation. A large version of the Boundary Street Master Plan is available at the Department of Planning and Development Services.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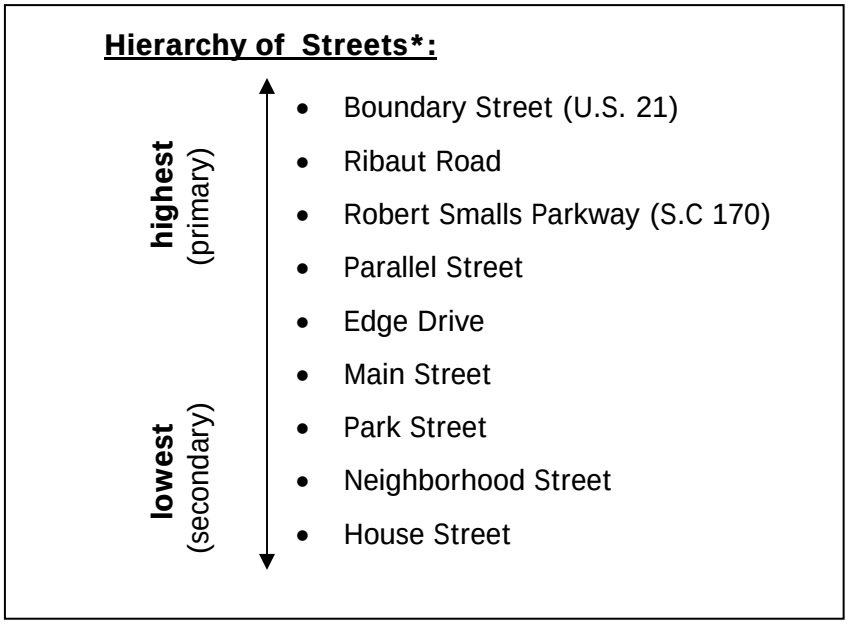
G. Street Types

Development under this code is regulated by street type. The streets are related to each other in a hierarchical manner. When streets intersect, the primary street is determined by its higher order in the hierarchy. The code regulates individual parcels of land based on which type of street they front. The front of a building and its main entrance must face the primary street.



* Alleys are covered under General Design Standards, as they are never fronted by main structures.

The physical location of streets and street types are identified in the Regulating Plan. The Regulating Plan works hand-in-hand with the street type standards for rules regarding the particular details for each of the street types, such as building placement, building volume, uses, and street sections. The Regulating Plan identifies both existing and proposed Boundary Street Redevelopment District streets. Where a street currently does not exist, the developer shall build the street if access is needed to the site for project approval. In less immediate circumstances, property owners will deed to the City the portion of land needed to build a proposed street. In this case, the City, or other public entity, would build the street as time and resources permit. All streets built by either a private developer or the City shall conform to the dimensional requirements set forth in the corresponding street sections and to S.C. Department of Transportation standards for materials and construction methods. In addition the hierarchy of streets will serve to act as an informal phasing plan, wherein primary streets will receive prioritized attention.

Any proposed roadway improvements must maintain the integrity of the Boundary Street Redevelopment District street types and corresponding street sections. In regards to street width, the right-of-way widths and street section specifications found

in the following Boundary Street Redevelopment District street type descriptions shall apply.

With respect to existing buildings within the Redevelopment District, their use may be maintained despite changes made to allowable uses. In the event that the building undergoes either structural or cosmetic modifications, if the cost of improvements exceeds 50% of the present building value, it will be subject to the standards set forth by this code. The City Architect will have final jurisdiction over this matter. Signs not conforming to the requirements of this section shall be altered, removed, or otherwise brought into compliance with the requirements of this section at the time that the required building improvements are made.

On the following pages, diagrammatic examples are used to illustrate example building locations, configurations, and dimensions. Particular details of the Boundary Street Master Plan and other sketches, illustrations, drawings and diagrams contained herein are subject to change, at the request of the affected property owner, with approval by the City Architect. The accompanying numbers and text are rules; the graphics are illustrative only.

REGULATING PLAN

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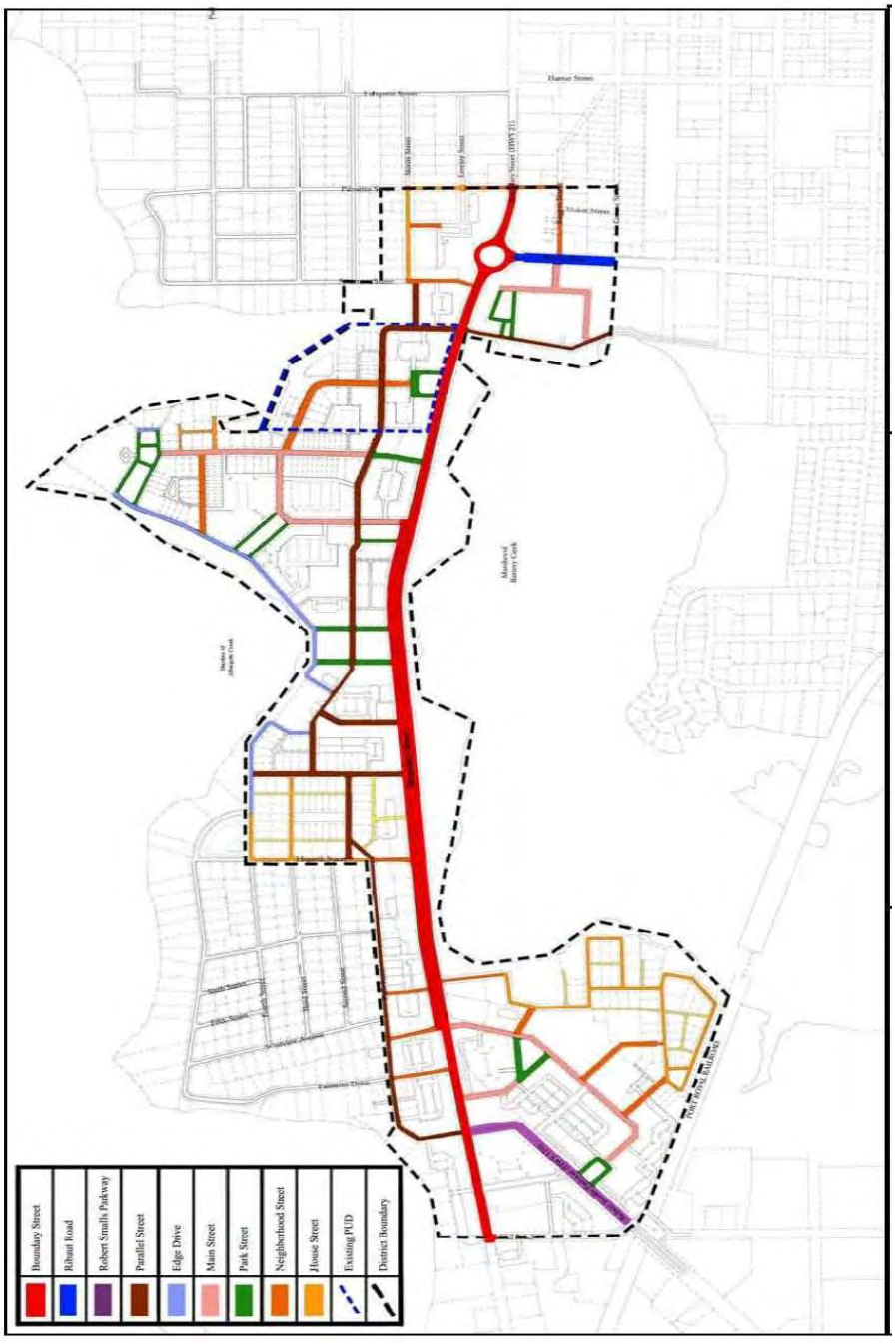
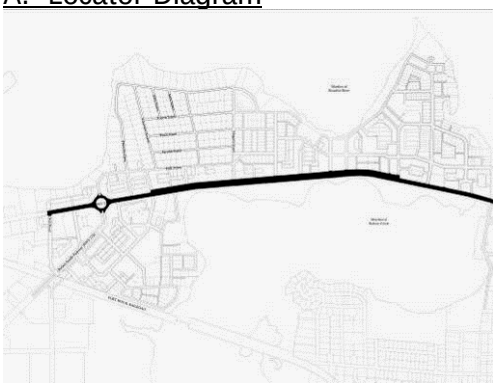


Boundary Street

Boundary Street is the most important street in the redevelopment district. The street serves as a central roadway in the regional transportation network, connecting the region with Downtown Beaufort. While serving the important function of moving cars in and out of town, Boundary Street should also be a pedestrian friendly street. Due to physical and natural constraints the character of the corridor varies. Buildings along the corridor shall be mixed-use and have doors and windows facing the street.

A. Locator Diagram



B. Building Placement

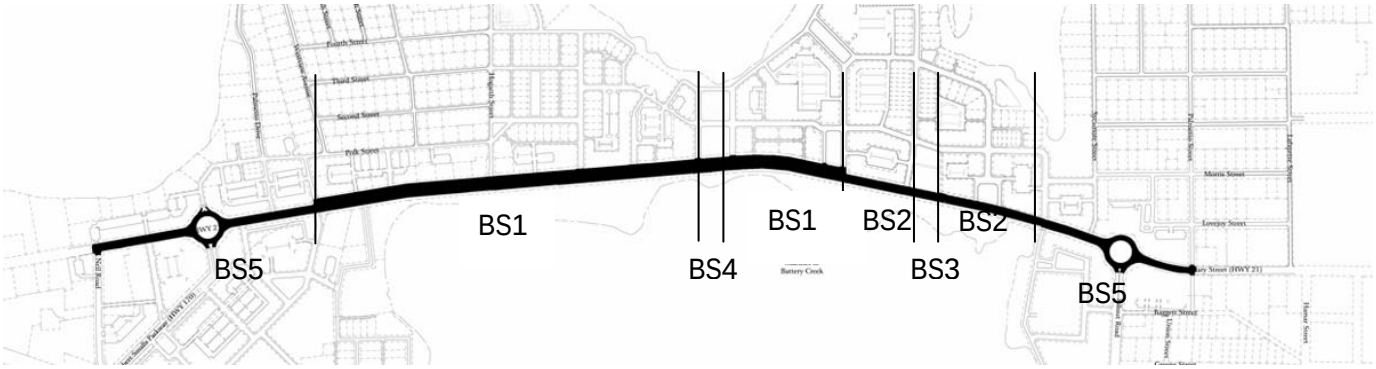
Build-to-line Location: (typical)	Varies depending on cross section (BS1, BS2, BS3, BS4, and BS5) (See section E below)
Side Setback:	0 ft.
Rear Setback:	5 ft.

C. Building Volume

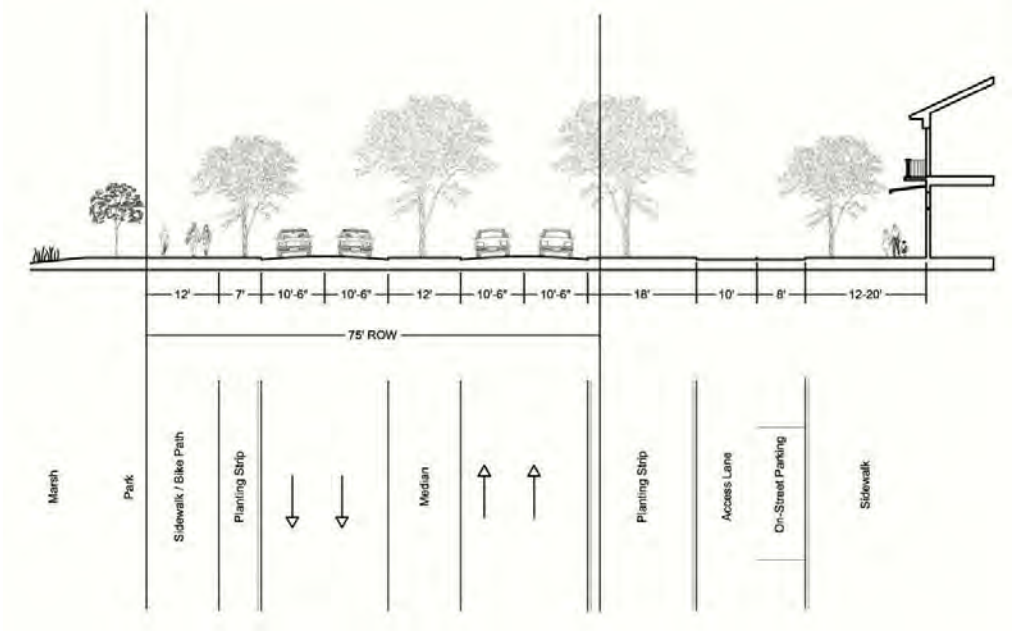
Building Width:	16 ft. minimum 160 ft. maximum
Building Height:	2 story minimum 5 story maximum 60 ft. maximum
Lot Coverage:	80 % maximum

D. Notes

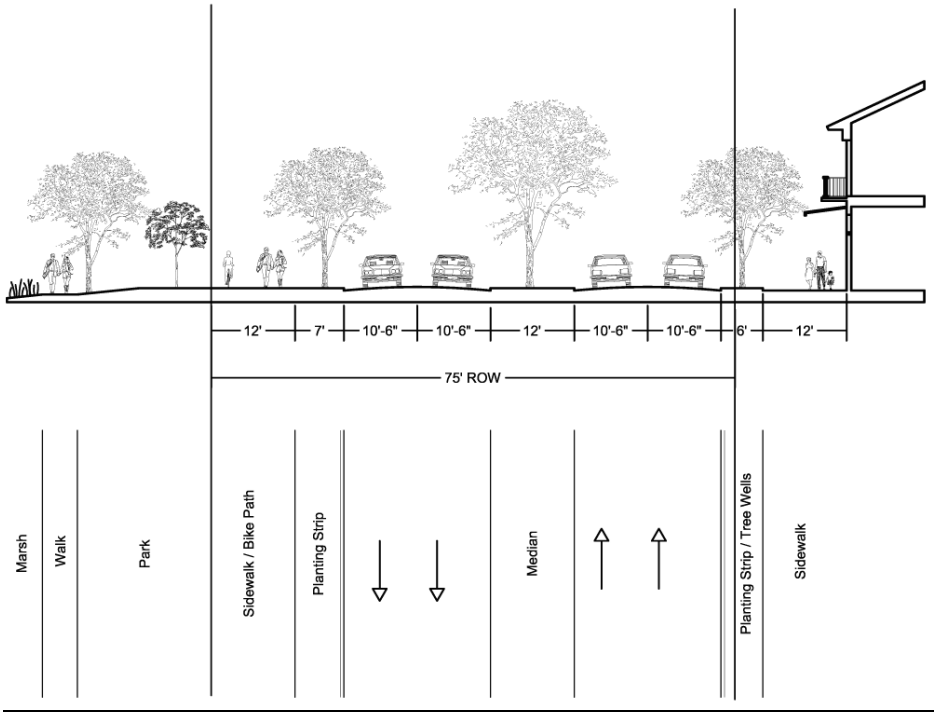
1. Appurtenances may extend beyond the height limit.
2. Building fronts are required to provide shelter to the sidewalk by means of at least one of the following: arcade, colonnade, marquee, awning, or 2nd floor balcony.
3. For permitted uses, see Section 6.8.E.
4. The alignment of floor-to-floor heights of abutting buildings is encouraged to allow for shared use of elevators.



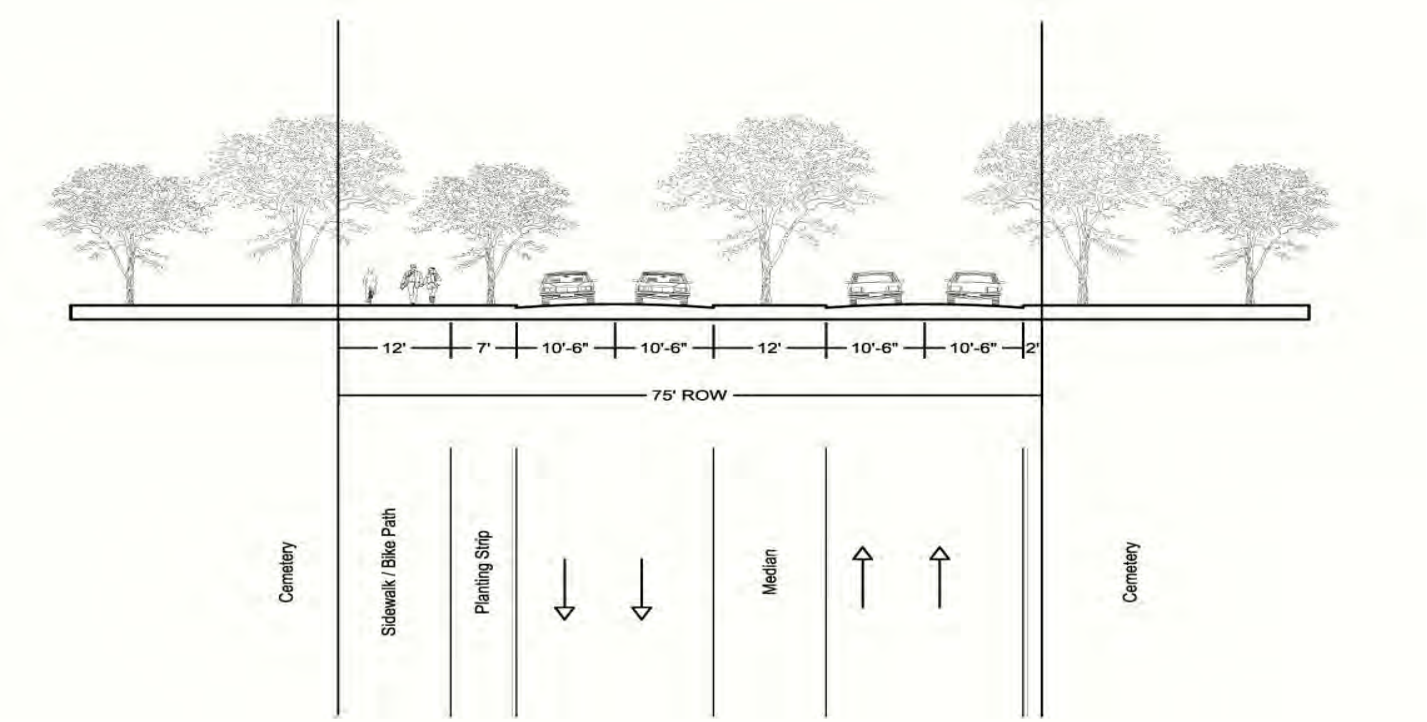
E. Street Section



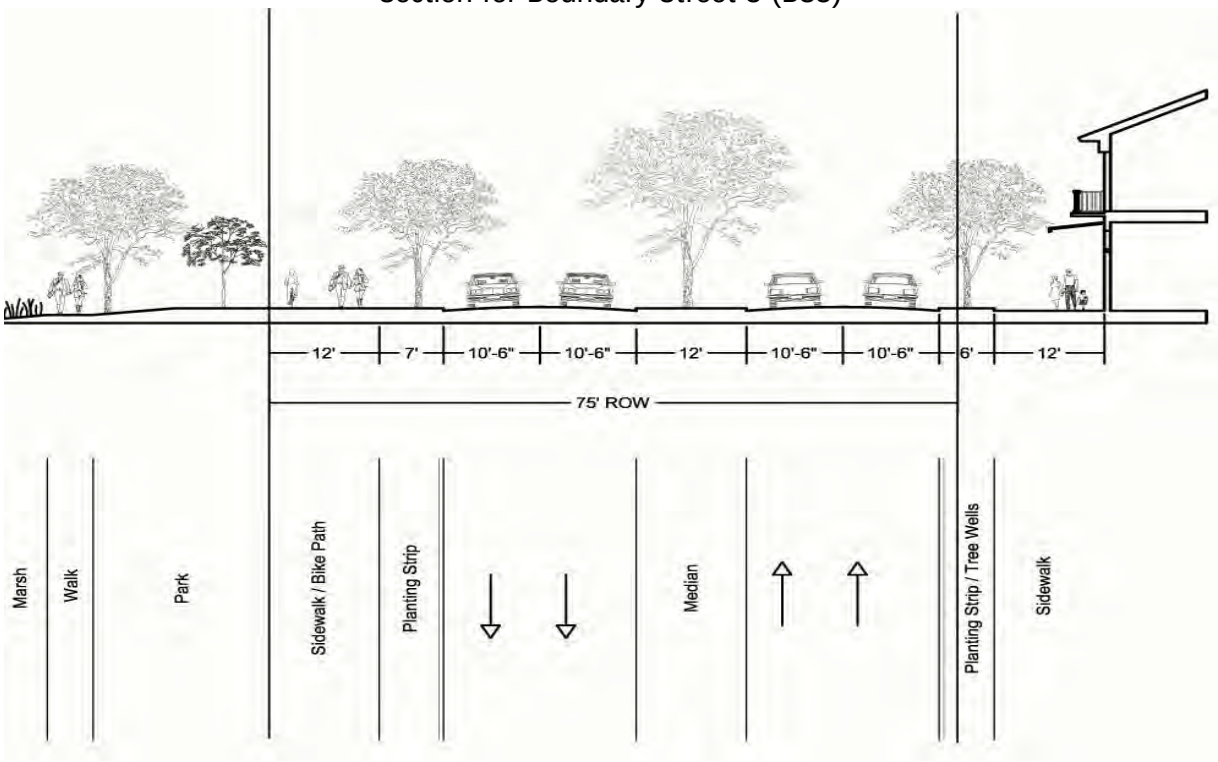
Section for Boundary Street 1 (BS1)



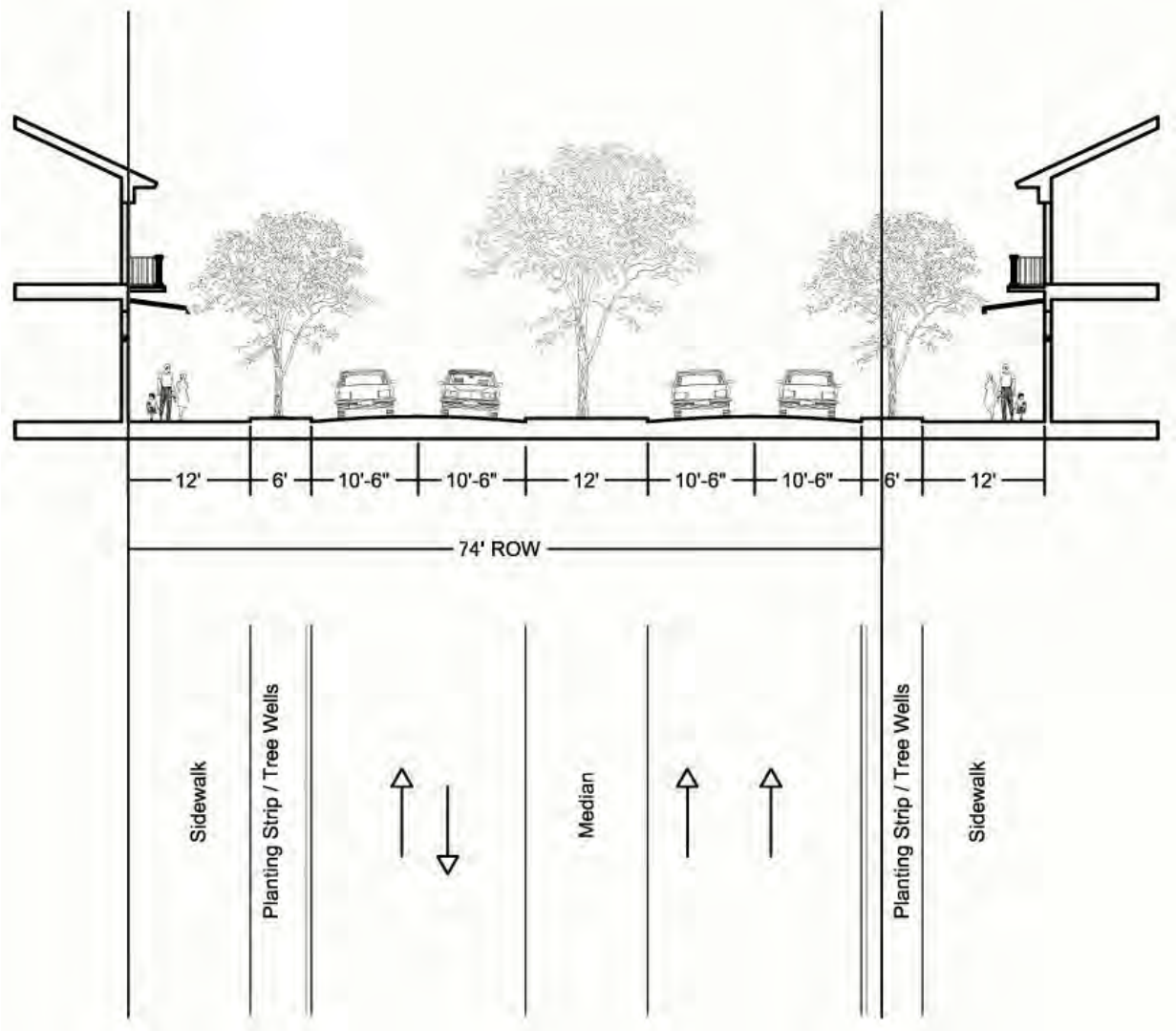
Section for Boundary Street 2 (BS2)



Section for Boundary Street 3 (BS3)



Section for Boundary Street 4 (BS4)

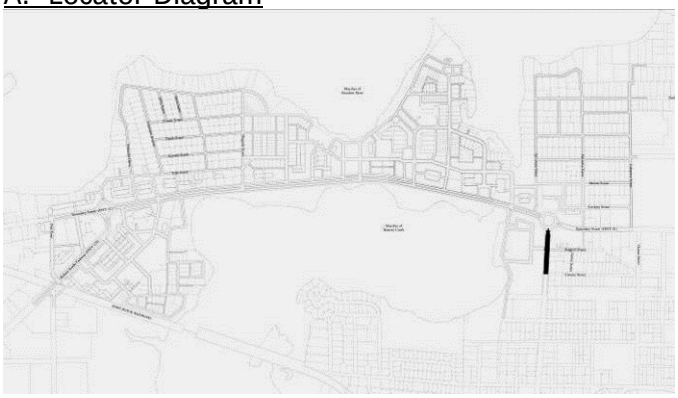


Section for Boundary Street 5 (BS5)

13. Ribaut Road

The intersection of Ribaut Road and Boundary Street marks an important gateway to the historic downtown. Ribaut Road is terminated by the proposed Beaufort City Hall. Ribaut Road is transformed into a mixed-use, walkable street. Multi-story buildings will frame the street. The standards for Ribaut Road apply to the segment from Boundary Street south to Greene Street.

A. Locator Diagram



B. Building Placement

Build-to-line Location: (typical)	0 ft. from ROW
Side Setback:	0 ft.
Rear Setback:	5 ft.

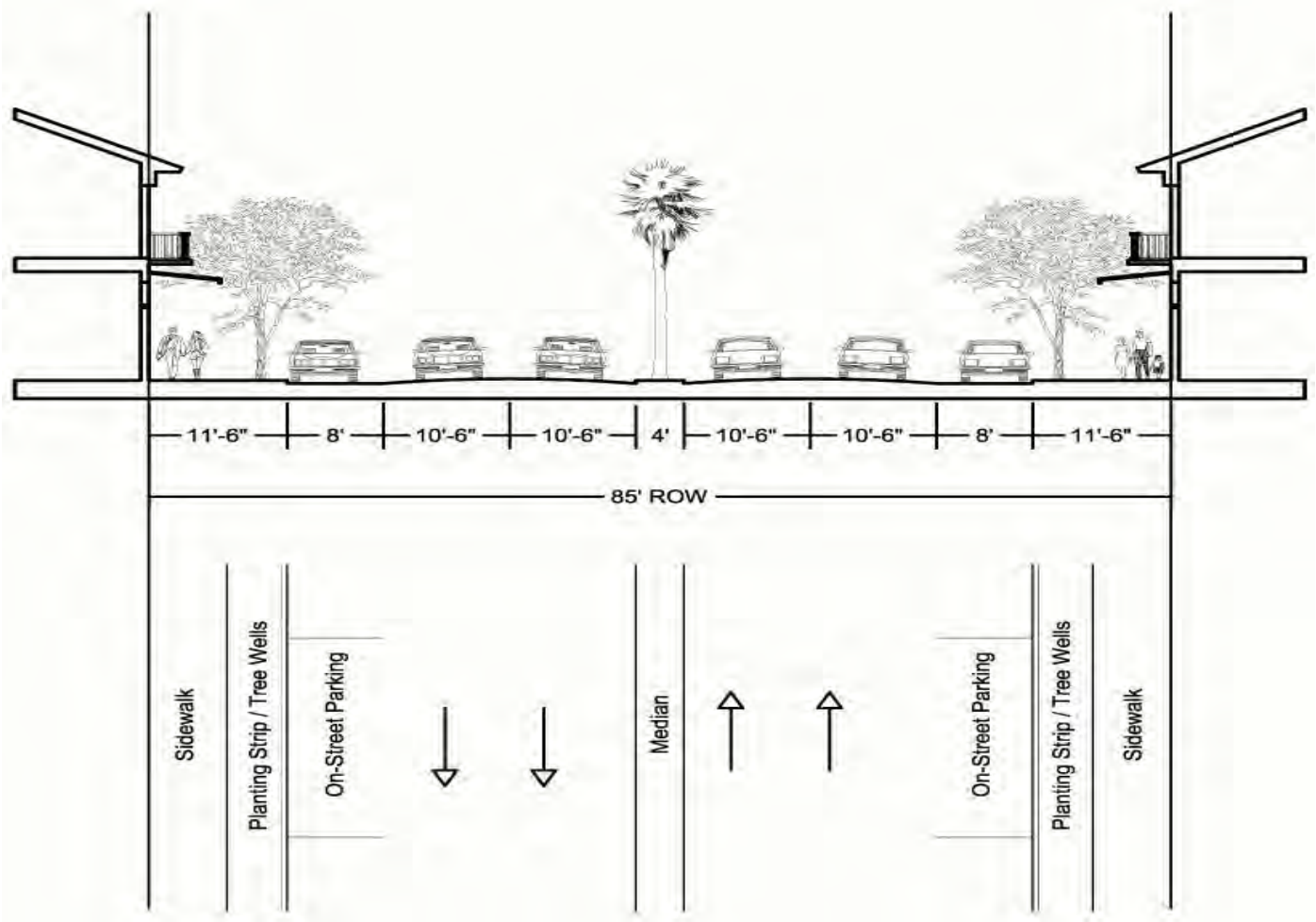
C. Building Volume

Building Width:	16 ft. minimum 160 ft. maximum
Building Height:	2 story minimum 5 story maximum 60 ft. maximum
Lot Coverage:	80 % maximum

D. Notes

1. Appurtenances may extend beyond the height limit.
2. Building fronts are required to provide shelter to the sidewalk by means of at least one of the following: arcade, colonnade, marquee, awning, or 2nd floor balcony.
3. For permitted uses, see Section 6.8.E.
4. The alignment of floor-to-floor heights of abutting buildings is encouraged to allow for shared use of elevators.

E. Street Section

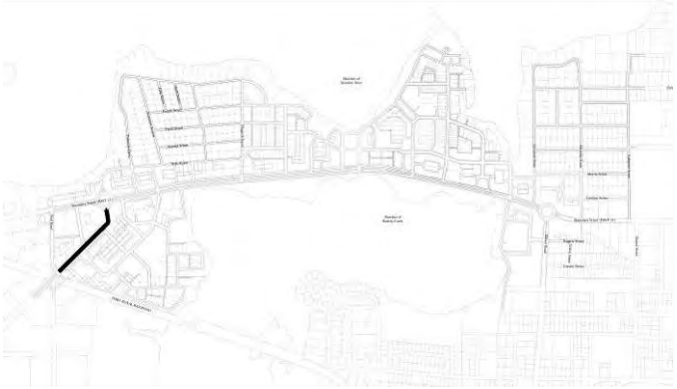


Section for Ribaut Road

Robert Smalls Parkway

The intersection of Robert Smalls Parkway and Boundary Street moves cars along these busy corridors, but also serves as the western gateway to town. In order to enhance the intersection, while continuing to improve the traffic flow, a roundabout may be placed at the realigned intersection. The properties along Robert Smalls Parkway should be redeveloped to form a town center. The area would contain a mix of uses and building types, all with doors and windows facing the street.

A. Locator Diagram



B. Building Placement

Build-to-line Location: (typical)	0 feet from ROW if not providing front access lane, or 40 feet from ROW if providing front access lane. (See section E below)
Side Setback:	0 ft.
Rear Setback:	5 ft.

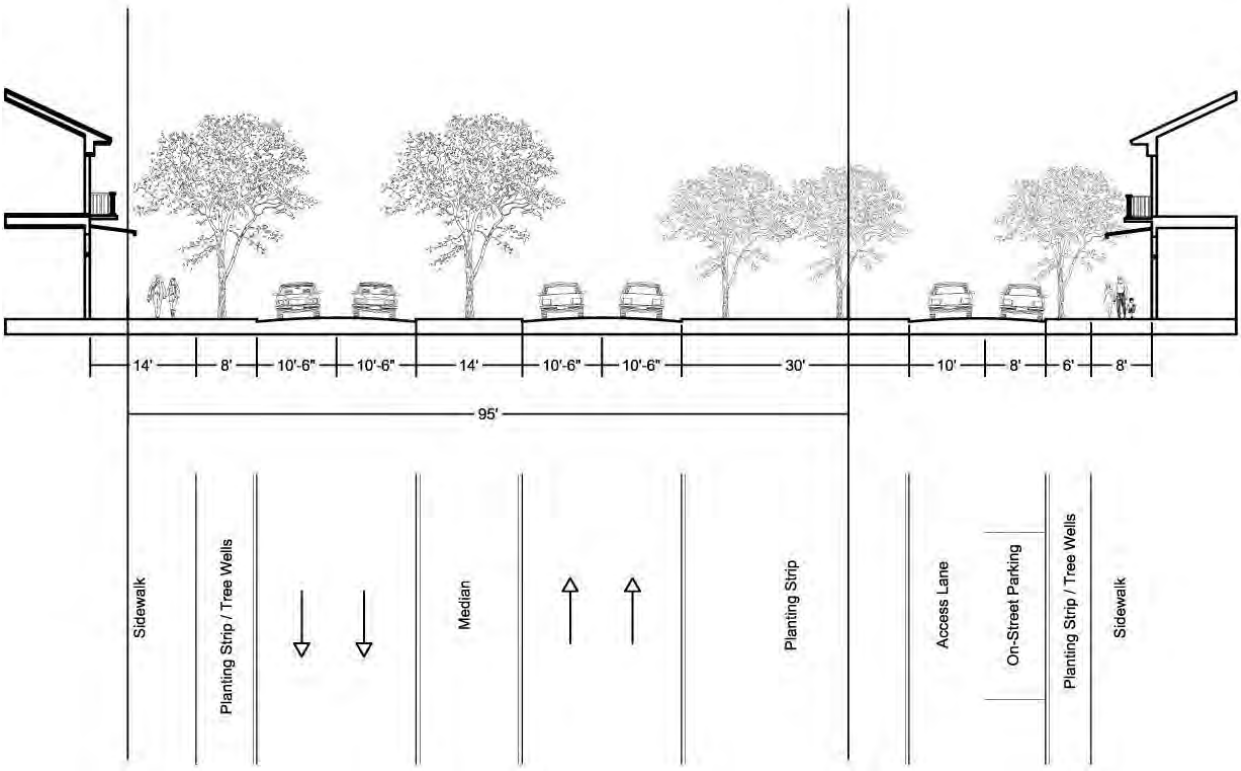
C. Building Volume

Building Width:	16 ft. minimum 160 ft. maximum
Building Height:	2 story minimum 5 story maximum 60 ft. maximum
Lot Coverage:	80 % maximum

D. Notes

1. Appurtenances may extend beyond the height limit.
2. Building fronts are required to provide shelter to the sidewalk by means of at least one of the following: arcade, colonnade, marquee, awning, or 2nd floor balcony.
3. For permitted uses, see Section 6.8.E.
4. The alignment of floor-to-floor heights of abutting buildings is encouraged to allow for shared use of elevators.

E. Street Section

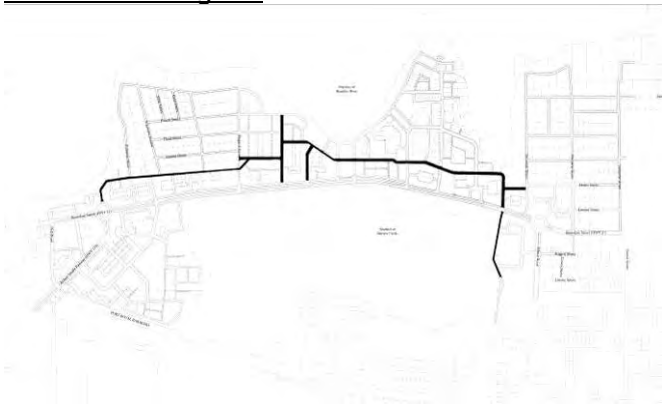


Section for Robert Smalls Parkway

15. Parallel Street

A parallel street is essential in creating an interconnected network of blocks and streets adjacent to Boundary Street. The addition of an east – west parallel street should be created so that all daily trips, especially local ones, do not have to use Boundary Street. The character of the built environment along the parallel street varies from less intense residential development to more intense mixed-use development. All buildings along the parallel street should be street oriented with doors and windows facing the street.

A. Locator Diagram



B. Building Placement

Build-to-zone Location: (typical)	0 ft. – 15 ft. from ROW
Side Setback:	5 ft.
Rear Setback:	5 ft.

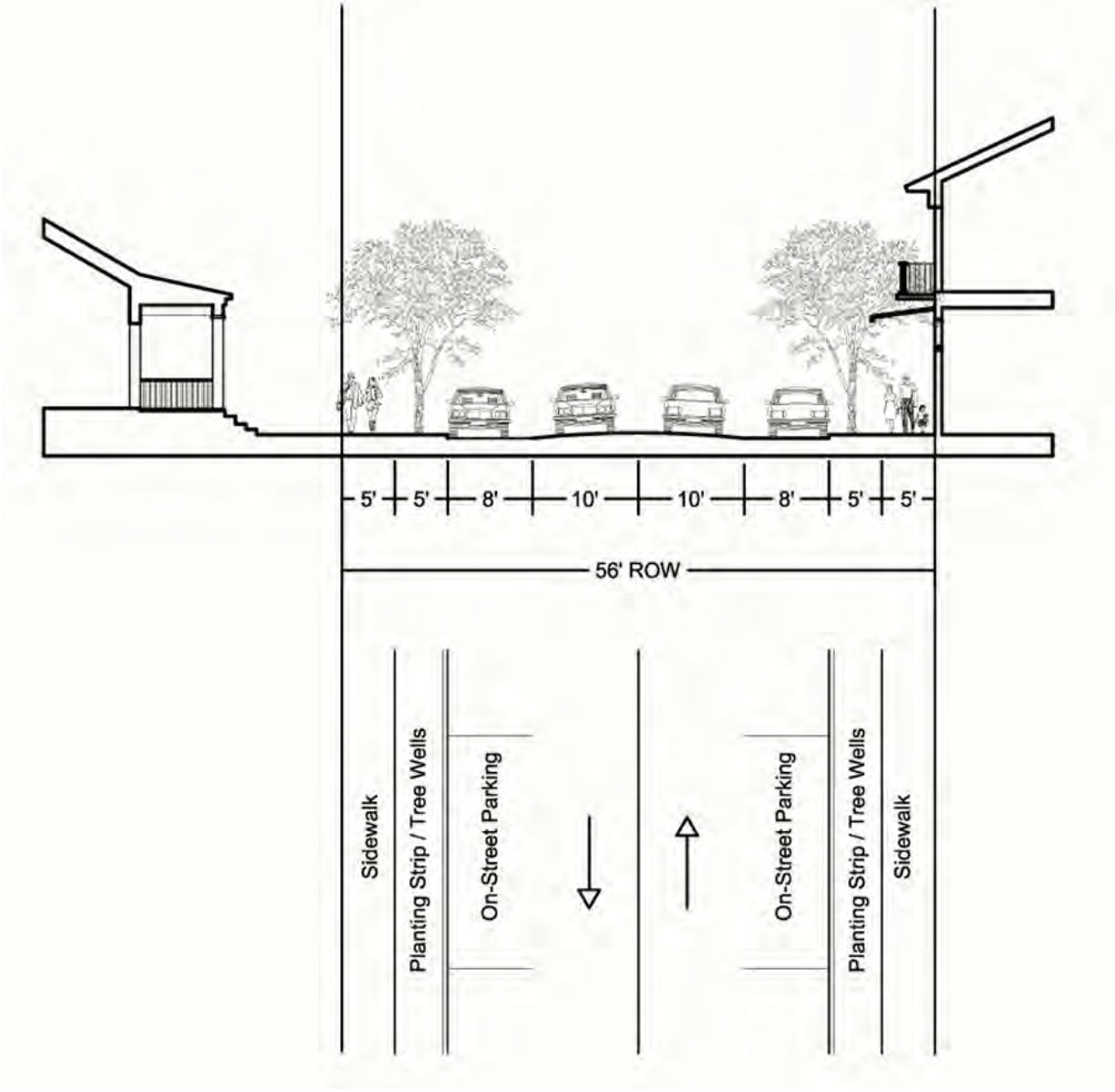
C. Building Volume

Building Width:	16 ft. minimum 160 ft. maximum
Building Height:	2 story minimum 4 story maximum 60 ft. maximum
Lot Coverage:	75 % maximum

D. Notes

1. Appurtenances may extend beyond the height limit.
2. Building fronts are required to provide shelter to the sidewalk by means of at least one of the following: arcade, colonnade, marquee, awning, or 2nd floor balcony.
3. For permitted uses, see Section 6.8.E.
4. The alignment of floor-to-floor heights of abutting buildings is encouraged to allow for shared use of elevators.

E. Street Section

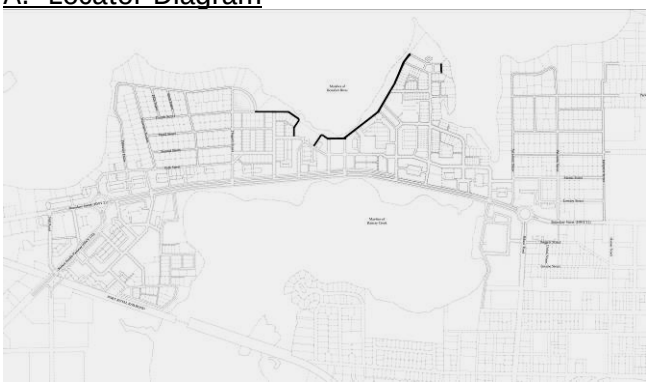


Section for Parallel Street

Edge Drive

The edge drive runs along the marshfront, offering scenic views of Albergotti Creek. Residential or mixed-use buildings line one side of the edge drive while the marshfront remains unobstructed from view and available to the public to experience. The edge drive also serves as an alternative to east – west travel along Boundary Street and serves as an important element in an interconnected street network.

A. Locator Diagram



B. Building Placement

Build-to-zone Location: (typical)	5 ft - 15 ft. from ROW
Side Setback:	0 ft.
Rear Setback:	5 ft.

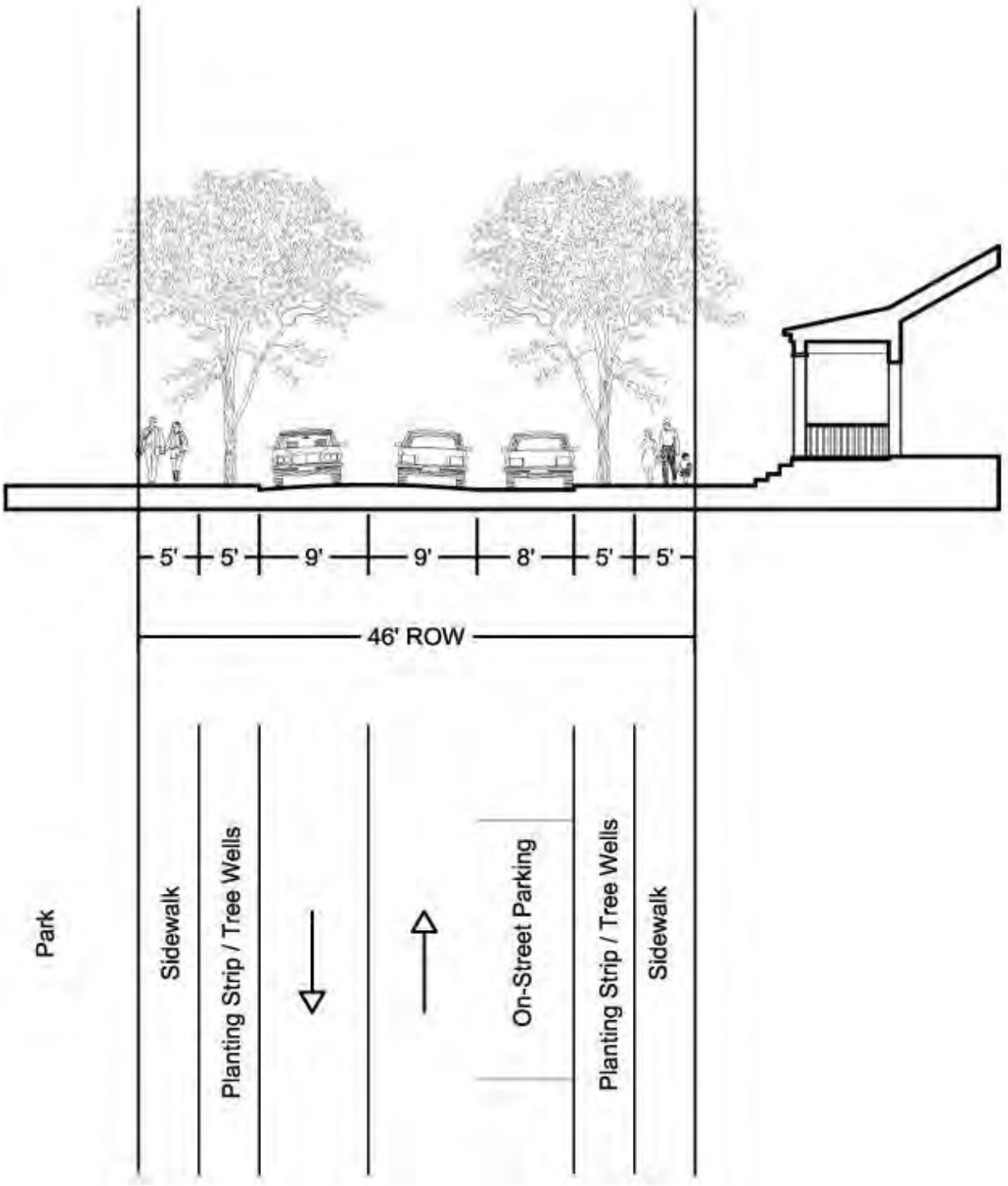
C. Building Volume

Building Width:	16 ft. minimum 160 ft. maximum
Building Height:	2 story minimum 4 story maximum 60 ft. maximum
Lot Coverage:	75 % maximum

D. Notes

1. Appurtenances may extend beyond the height limit.
2. For permitted uses, see Section 6.8.E.
3. The alignment of floor-to-floor heights of abutting buildings is encouraged to allow for shared use of elevators.

E. Street Section

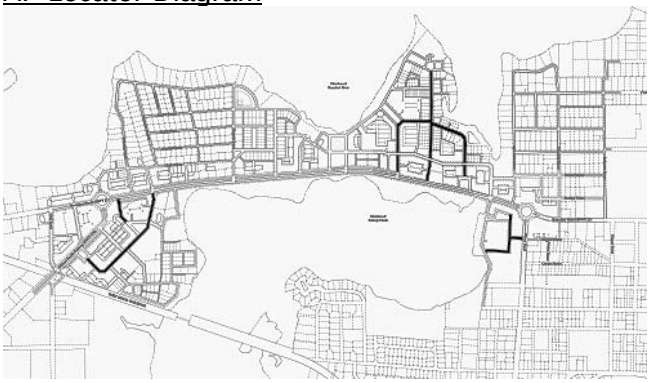


Section for Edge Drive

Main Street

The Main Streets run perpendicular to Boundary Street and are lined with mixed-use shopfront buildings that are positioned at the front of each lot. Parallel parking on both sides of the street combined with wide sidewalks creates a safe and inviting place for both pedestrians and motorists.

A. Locator Diagram



B. Building Placement

Build-to-line Location: (typical)	0 ft. from ROW
Side Setback:	0 ft.
Rear Setback:	5 ft.

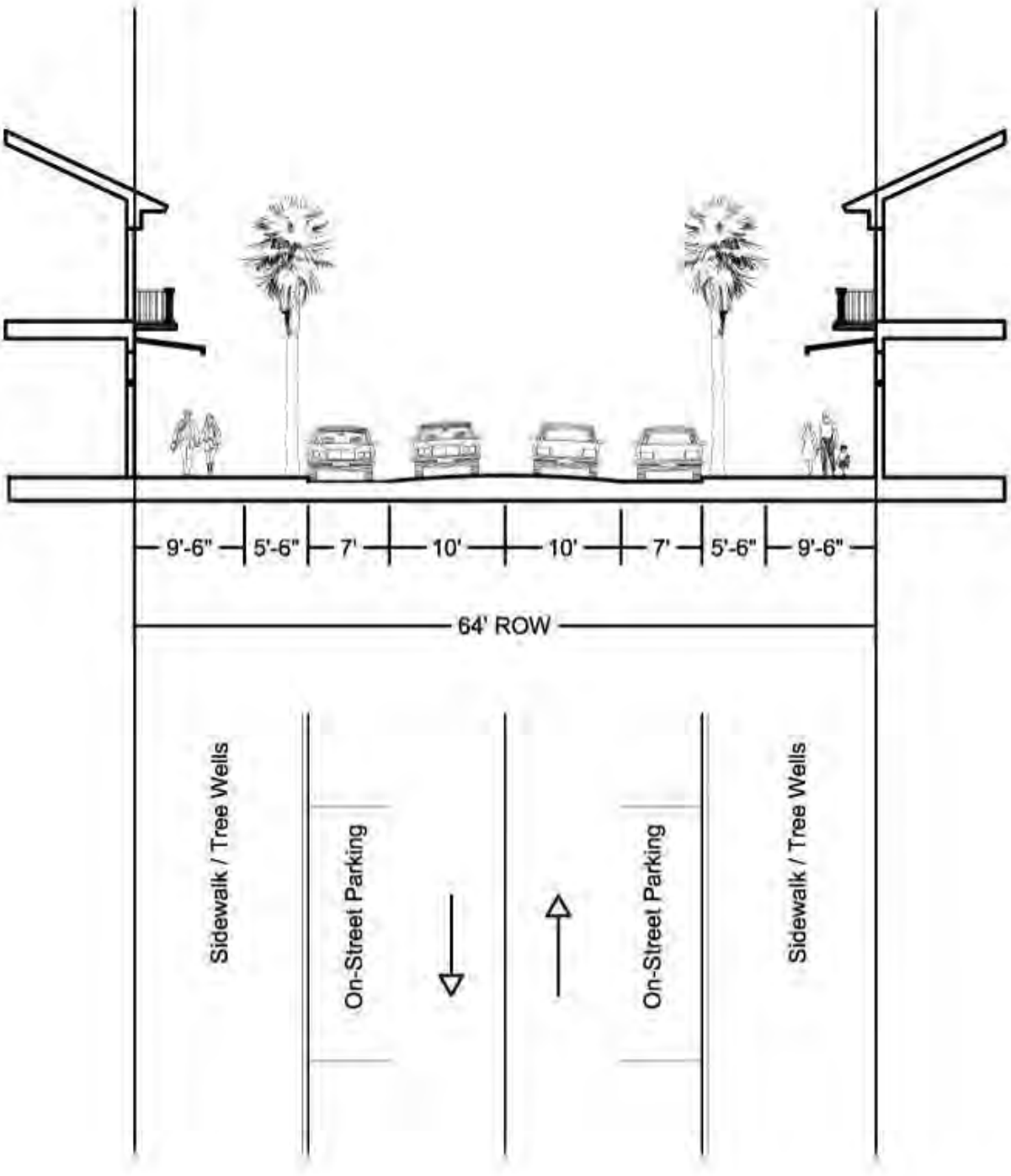
C. Building Volume

Building Width:	16 ft. minimum 160 ft. maximum
Building Height:	2 story minimum 5 story maximum 60 ft. maximum
Lot Coverage:	80 % maximum

D. Notes

1. Appurtenances may extend beyond the height limit.
2. Building fronts are required to provide shelter to the sidewalk by means of at least one of the following: arcade, colonnade, marquee, awning, or 2nd floor balcony.
3. For permitted uses, see Section 6.8.E.
4. The alignment of floor-to-floor heights of abutting buildings is encouraged to allow for shared use of elevators.

E. Street Section



Section for Main Street

Park Street

Park Streets are intended to be either fronted by buildings on one side or have no buildings on either side. In many cases a Civic Building is centered on a park. Parks are important to the character of the Boundary Street Redevelopment District and a series of proposed neighborhood parks are included in the master plan. Parks create value and buildings located adjacent to parks should be of the highest quality. Park Streets serve as drives along parks and open spaces.

A. Locator Diagram

B. Building Placement

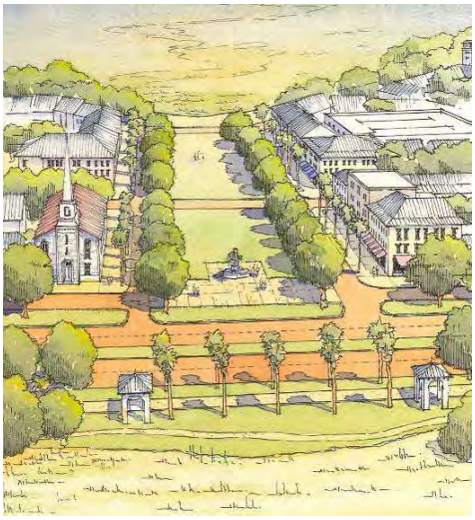
Build-to-line Location: (typical)	0 ft. from ROW
Side Setback:	0 ft.
Rear Setback:	5 ft.

C. Building Volume

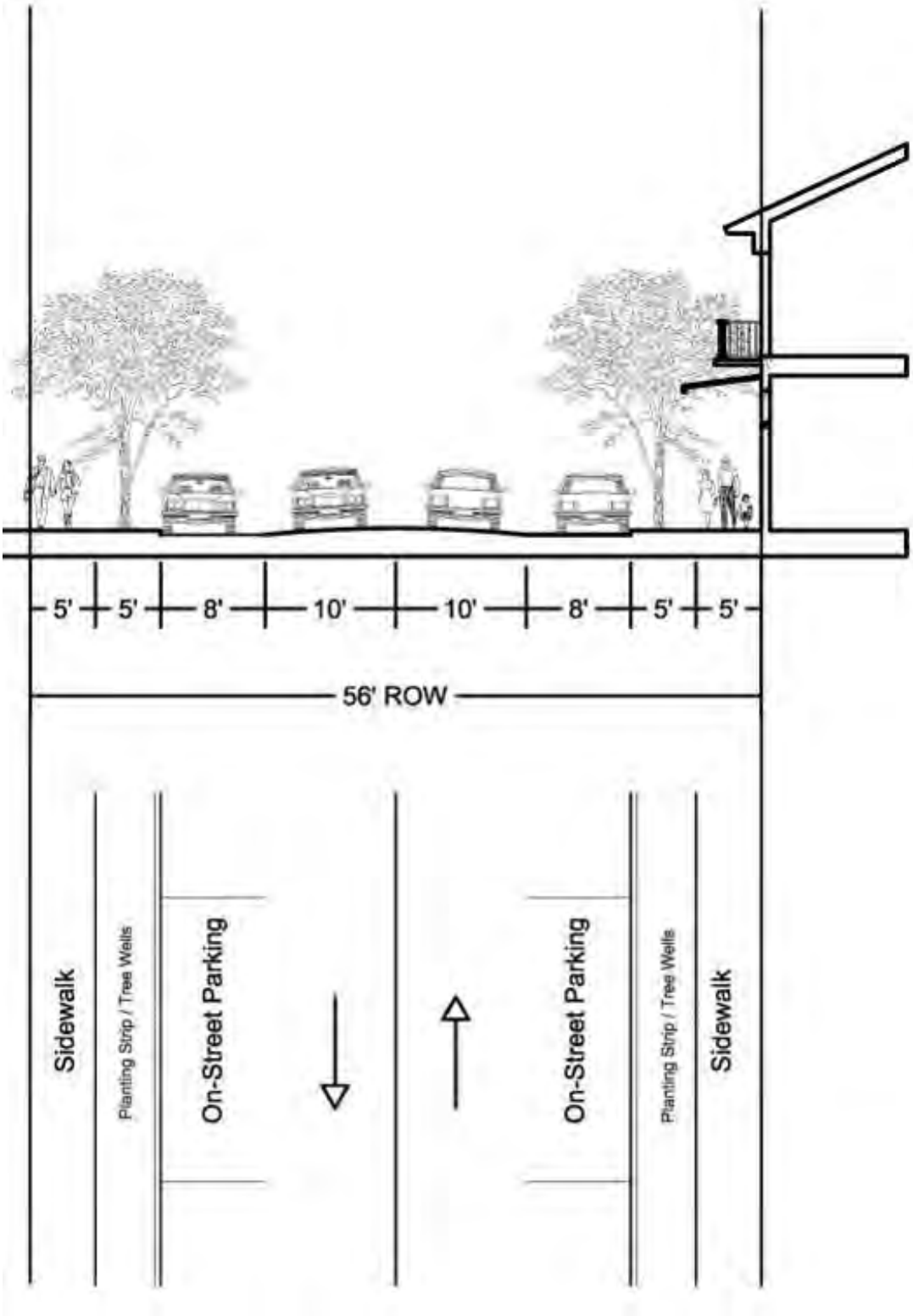
Building Width:	16 ft. minimum 160 ft. maximum
Building Height:	2 story minimum 5 story maximum 60 ft. maximum
Lot Coverage:	80 % maximum

D. Notes

1. Appurtenances may extend beyond the height limit.
2. Building fronts are required to provide shelter to the sidewalk by means of at least one of the following: arcade, colonnade, marquee, awning, or 2nd floor balcony.
3. For permitted uses, see Section 6.8.E.
4. The alignment of floor-to-floor heights of abutting buildings is encouraged to allow for shared use of elevators.



E. Street Section

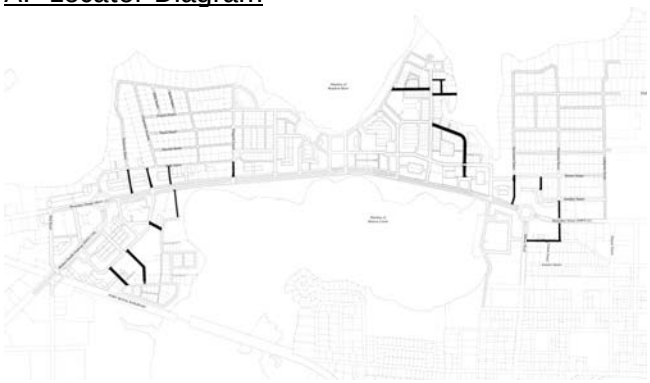


Section for Park Street

Neighborhood Street

The Neighborhood Street presents an interesting mix of urban living and traditional building types. Such building types include apartments, condominiums, live-work units, townhouses, and smaller detached houses. Build-to lines are varied. The Neighborhood Street allows for narrow travel lanes and parking on both sides of the street. A green strip is included as well as a wide sidewalk for pedestrians.

A. Locator Diagram



B. Building Placement

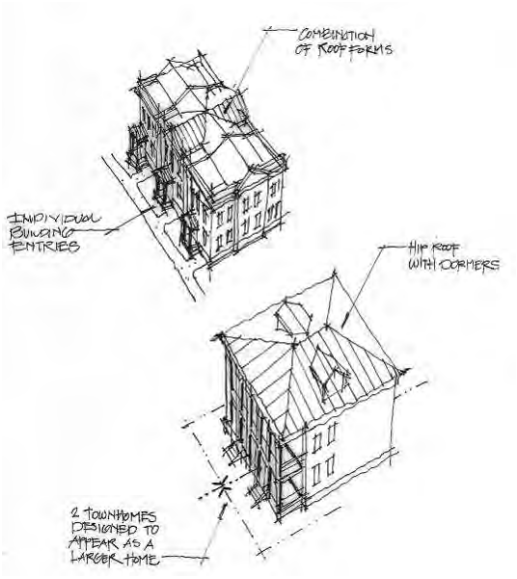
Build-to-zone Location: (typical)	0 ft. – 15 ft. from ROW
Side Setback:	0 ft.
Rear Setback:	5 ft.

C. Building Volume

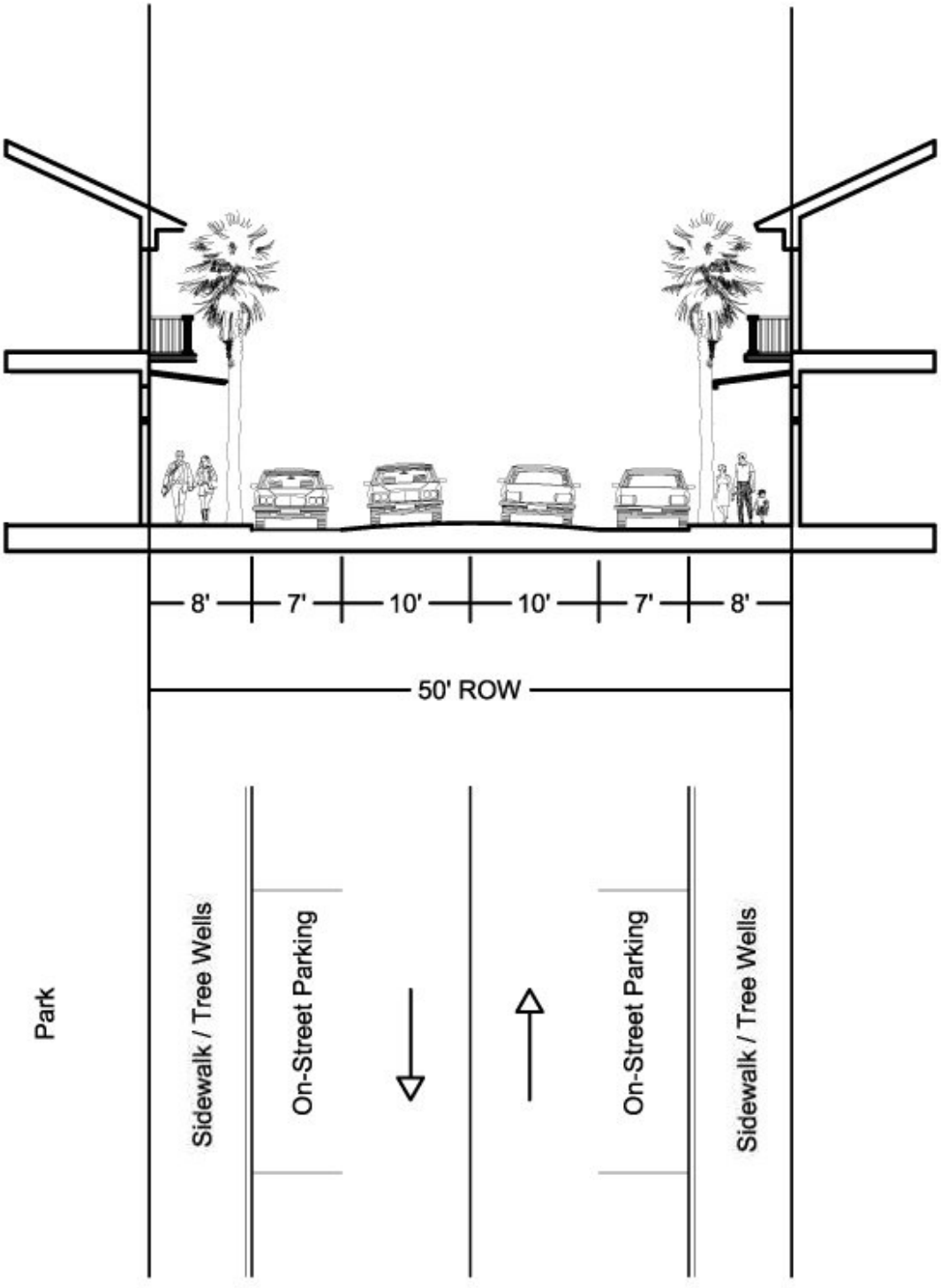
Building Width:	16 ft. minimum 160 ft. maximum
Building Height:	2 story minimum 4 story maximum 60 ft. maximum
Lot Coverage:	75 % maximum

D. Notes

1. Appurtenances may extend beyond the height limit.
2. Building fronts are required to have at least one of the following: porch or stoop.
3. For permitted uses, see Section 6.8.E.
4. The alignment of floor-to-floor heights of abutting buildings is encouraged to allow for shared use of elevators.



E. Street Section

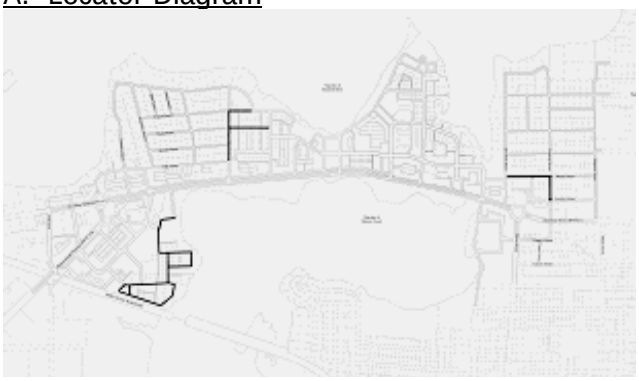


Section for Neighborhood Street

House Street

The House Street is a quieter, more intimate street. The street type evokes the character of historic Beaufort residential streets. Buildings are set further back and buildings reflect the existing character of prominent Beaufort streets such as Craven Street east of Carteret Street.

A. Locator Diagram



B. Building Placement

Build-to-zone Location: (typical)	10 ft. - 25 ft. from ROW
Side Setback:	5 ft.
Rear Setback:	5 ft.

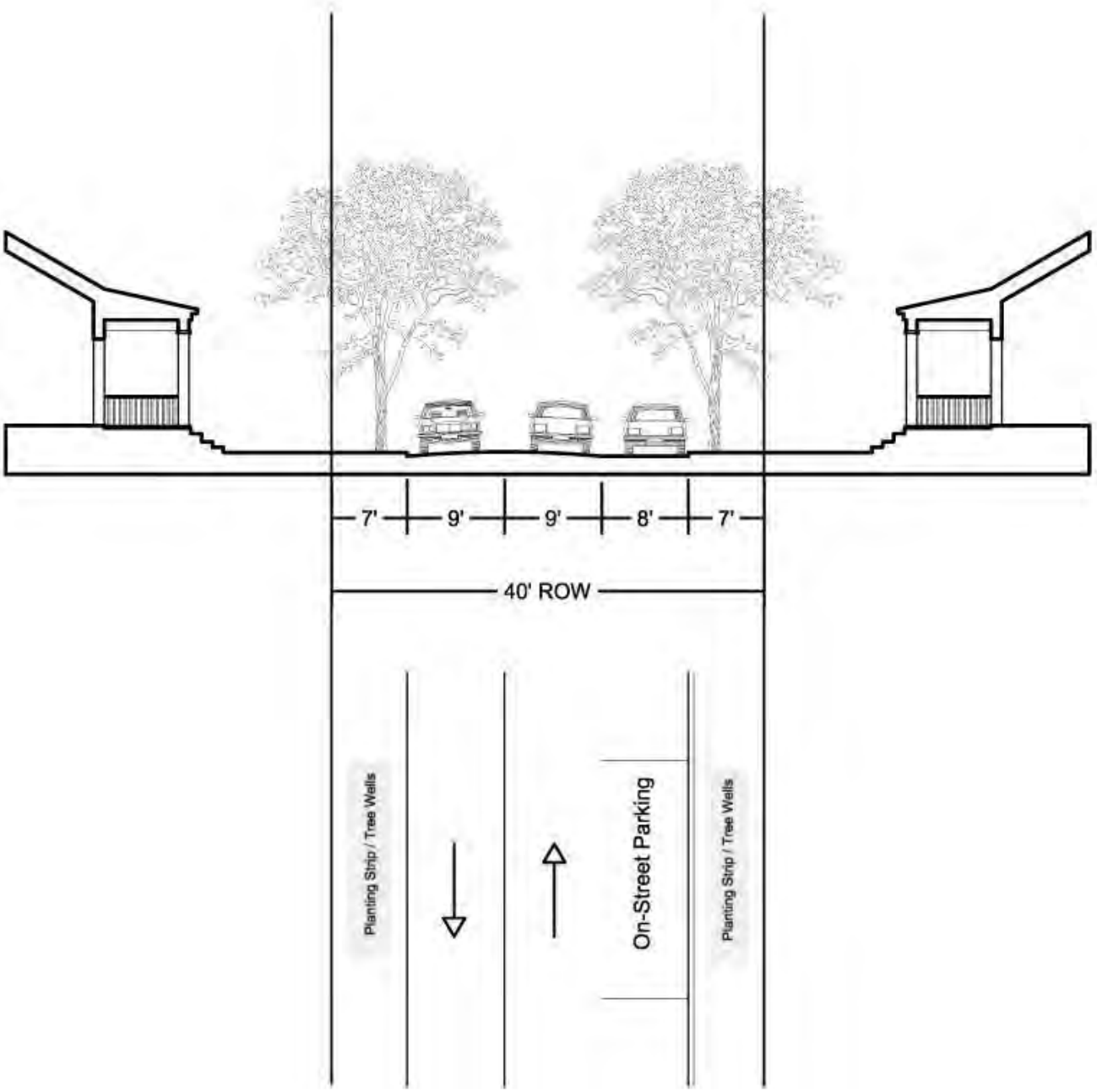
C. Building Volume

Building Width:	16 ft. minimum 40 ft. maximum
Building Height:	1½ story minimum 3 story maximum 60 ft. maximum
Lot Coverage:	65 % maximum

D. Notes

1. Appurtenances may extend beyond the height limit.
2. For permitted uses, see Section 6.8.E.
3. Building fronts are required to have at least one of the following: porch or stoop.

E. Street Section



H. General Design Standards

1. Building Heights

In the Boundary Street Redevelopment District, building heights are regulated by the number of stories, based on the designated Street Types.

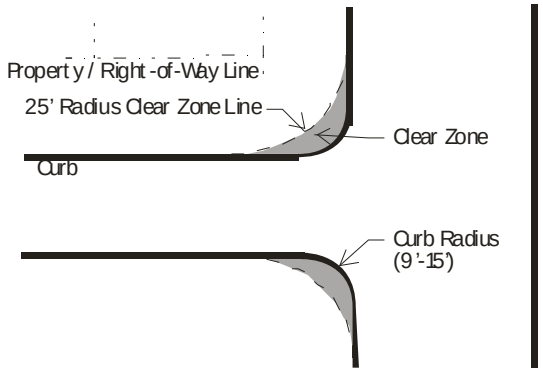
The ground floor of commercial buildings shall be a minimum of twelve (12) feet, and a maximum of sixteen (16) feet high from finished floor to ceiling. The ground floor of residential structures shall be a minimum of ten (10) feet, and a maximum of fourteen (14) feet high from finished floor to ceiling. Residential structures shall have a first finished floor height raised a minimum of three (3) feet above average adjacent sidewalk grade. The first finished floor height can be elevated as much as five (5) feet above average adjacent sidewalk grade without counting the undercroft as a story.

Each story above the first story in commercial and residential buildings shall be a minimum of eight (8) feet and a maximum of twelve (12) feet high from floor to ceiling. Floors more than twelve (12) feet, as measured from floor to ceiling, will count as additional floors.

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.

2. 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. Wheelchair accessible ramps will be provided at intersections within the Clear Zone for disabled access.

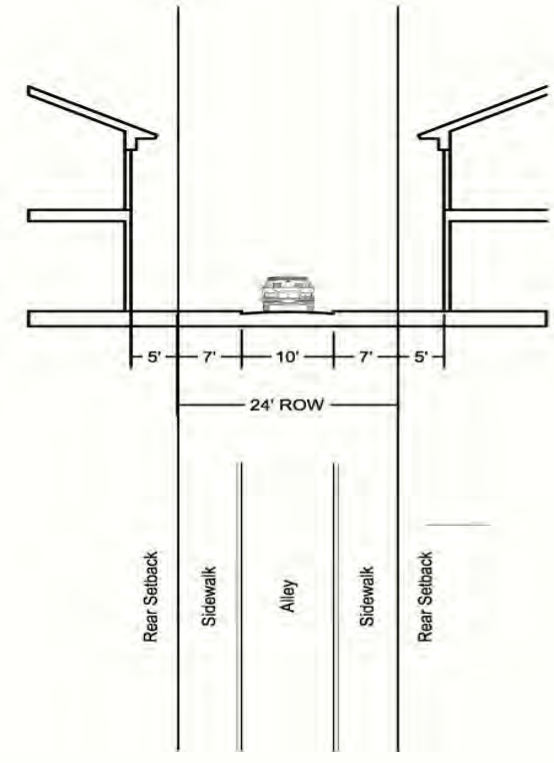


3. Streets

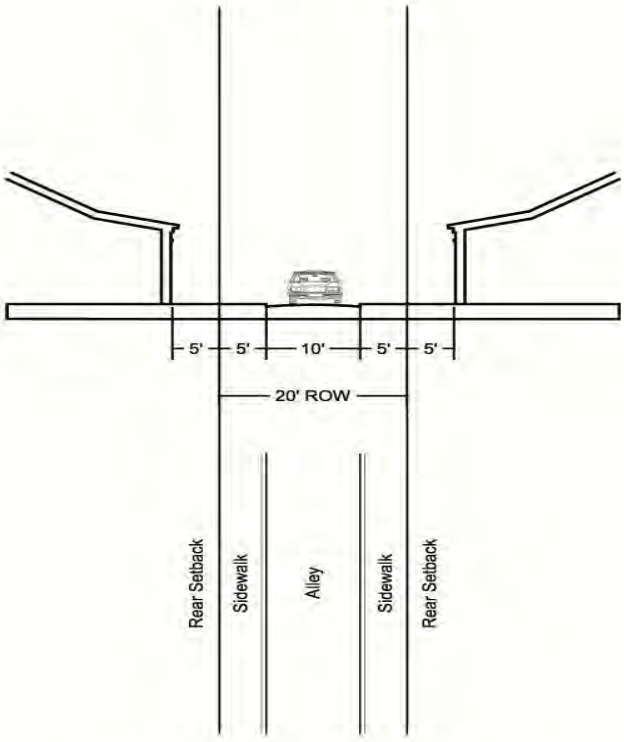
All applications for development in the Boundary Street Redevelopment District must include the design of street elements adjacent to the applicant's property. These designs must be according to the Street Type adjacent to the property, as identified in the Street Types Section (Section F). The Street Type and the appropriate thoroughfare sections inform the applicant regarding how parking, sidewalk, tree plantings and other elements are to be sized and arranged. Contact with City Architect will provide clarification regarding the required design for each street. All streets and alleys shall connect to other streets. Cul-de-sacs and T-turnarounds are not permitted.

4. Alleys

Alleys are required in the Boundary Street Redevelopment District to minimize curb cuts and to provide access to parking and service areas behind buildings. Alley requirements may be waived by the City Architect for access to detached single family residential lots greater than 45 feet in width in situations in which proper streetfront orientation, pedestrian circulation, and parking can still be accomplished. Alley locations and dimensions are not fixed but shall be designed to accommodate the alley's purpose. Alleys may be incorporated into parking lots as drive aisles and fire lanes. Recommended sections for alleys are included below.



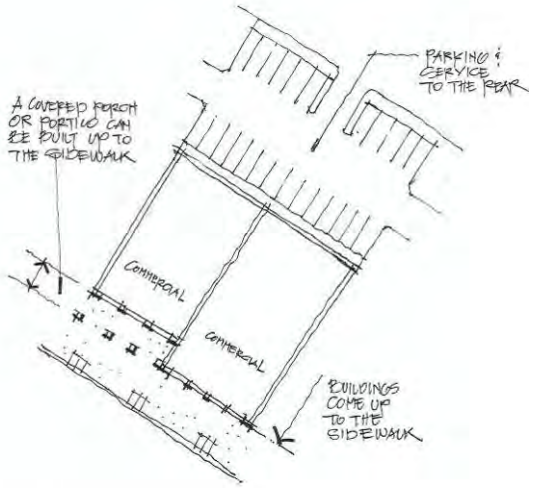
Commercial / Mixed-use Alley Section



Residential Alley Section

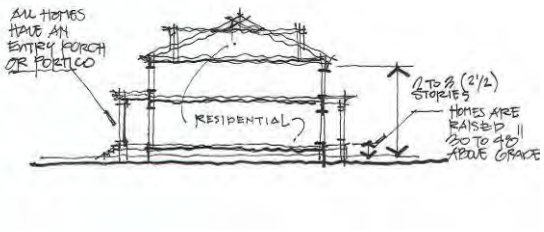
5. Exceptions from Build-to Lines

Exceptions from Build-to Lines may be granted by the City Architect for avoiding trees with calipers greater than 8 inches.



6. First Floor Height for Residential

Residential uses on the first story shall have finished floor height raised a minimum of 3 feet above the sidewalk grade.



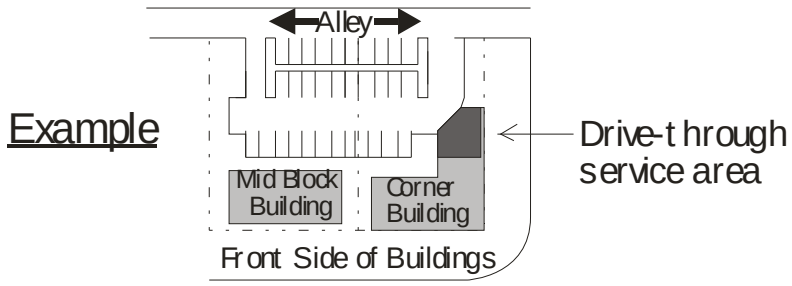
7. Accessory Structures

Accessory Structures for residential uses are permitted and may contain parking, accessory dwelling units, home occupation uses, storage space, and trash receptacles. Accessory structures shall not be greater than 625 square feet in footprint and shall not exceed 2 stories in height.

8. Drive-thrus

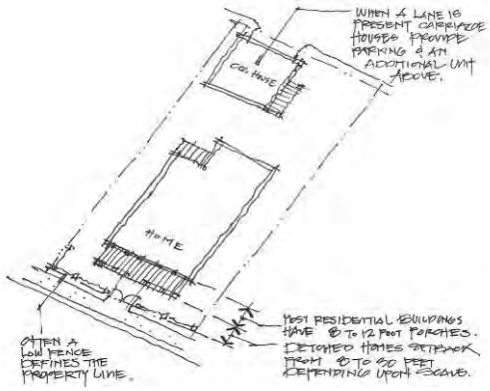
Drive-thrus, drive-thru windows, and drive-ups (collectively called "drive-thrus") are not permitted by-right within the Boundary Street Redevelopment District. Drive-thrus, except those at banks, may only be allowed when granted approval by the Zoning Board of Appeals as a special exception. Banks with drive-thrus may be approved by the City Architect under the conditions outlined below. In order for a drive-thru to be considered for approval by the Zoning Board of Appeals, it must conform with the following conditions:

- Drive-thru service windows must be located in the rear of properties, in mid-block and alley accessed locations;
- There shall be no minimum stacking requirements for vehicles; the maximum stacking allowed for vehicles shall be three vehicle lengths;
- There is only one drive-thru window;
- There is no outside menu board or order board;
- The drive-thru window is not located on the façade of the building facing the primary street.



9. Fences

Fences shall be a minimum of 25% opaque. Fences shall be constructed of materials that continue the architecture of the building that it abuts.



10. Civic Sites

Civic buildings contain uses of special public importance. Civic buildings include, but are not limited to, municipal buildings, churches, libraries, schools, recreation facilities owned by public or nonprofit agencies, and places of assembly. Civic buildings do not include retail buildings, residential buildings, or privately owned office buildings. Civic buildings should be monumental and should help to enhance the public realm, rather than take away from it. The buildings should evoke a civic character and be carefully designed to reflect the architectural character of Beaufort. In order to provide greater flexibility to create a special architectural statement, civic buildings are not subject to Building Volume or Building Placement requirements.

The design of civic buildings shall be subject to review and approval by the City Architect.

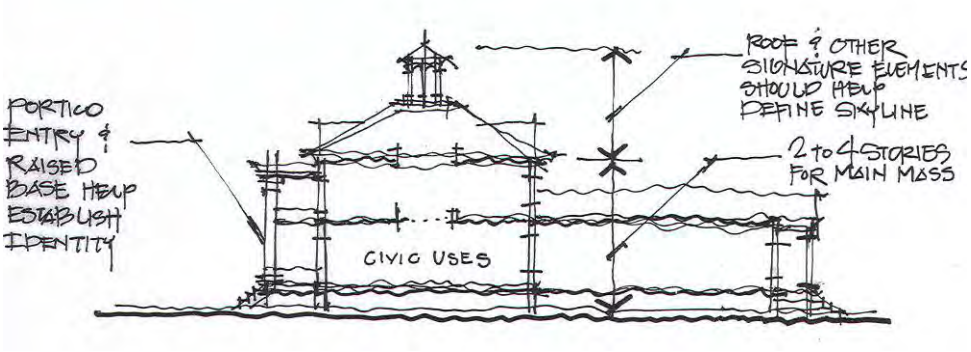
Civic buildings are reviewed on a case-by case basis. Although intended uses will be a significant determinant of form, there are several common design principles inherent to civic buildings. These principles affect their relationship to private buildings and to their setting as a whole.

The following design principles are for review of civic buildings:

Placement

- Civic buildings should be oriented toward the public realm (streets, squares and plazas) in a very deliberate way.
- Placement of buildings and primary architectural elements at the termination of public vistas can provide an appropriate level of visual importance.
- Building entrances should always take access from the most prominent façade(s). Avoid entrances that take access from the rear or are visually concealed.

- Placement of civic buildings, depending upon program and site, can often benefit from being set back from the adjacent build-to lines of private development. This allows the scale of the building to have more visual emphasis and can create a public space in the foreground. The amount of this setback should be carefully determined based on the urban design objectives of the particular site.

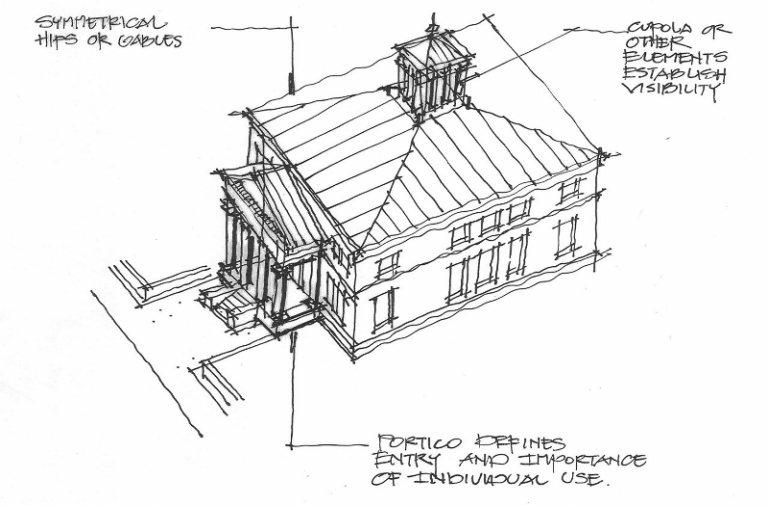


Massing

- The primary massing of civic buildings should be symmetrical in form. The appearance of a balanced design increases the level of formality which is appropriate to the public use.
- Massing of civic buildings, although often larger as a whole, should be divided into visually distinct sections. Massing divisions should provide visual order to the building and create vertical proportions within individual elements.

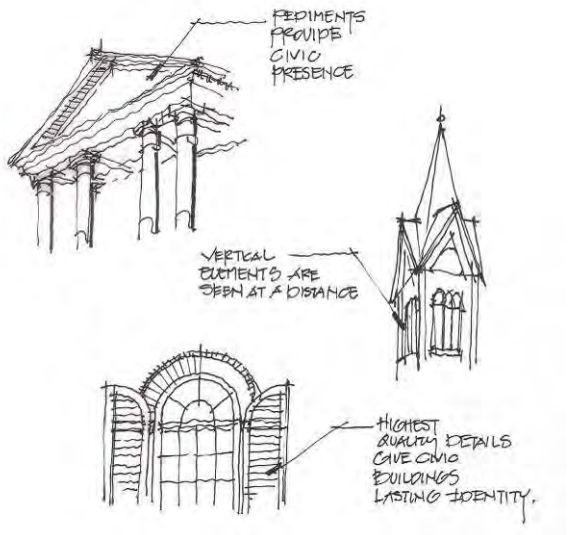
Scale / Height

- The scale of civic buildings should be larger then corresponding buildings in order to be more prominent and visible across greater distances.
- Floor-to-floor heights and architectural details should be proportionately larger then those of private buildings that exist or are anticipated within adjacent blocks.
- Prominent roof forms and additive elements such as cupolas can visually extend the height of the building.



Materials/Details

- It is of great importance that civic buildings be made of durable, high quality materials. The use of long-lasting materials is an expression of confidence in the future of the City.
- Civic buildings should be made of masonry, including brick, stone, and cast concrete. Stucco should be avoided as a material that lacks scale and texture. If used, stucco should be traditional, have integral pigment, and be scored to define human-scaled dimensions on the façade.
- Building details should be designed at two scales. At the larger scale, details should be robust to read from a distance. Closer to the building, the details of the lower levels should have another measure of refinement that can only be seen at the up-close, pedestrian scale.



11. Parking

The intent of these parking regulations is to encourage a balance between compact pedestrian oriented development and necessary car storage. The goal is to construct neither more nor less parking than is needed. The parking requirements and regulations are subject to review and adjustment by the City Architect.

a. Parking Requirements

For properties of one-half acre and less, there are no minimum parking count requirements in the Boundary Street Redevelopment District. For properties over one-half-acre, the minimum parking count requirement shall be 1 parking space for every 1000 square feet of leaseable or saleable building area. These parking spaces may be located either on-site, on-street (directly adjacent to a property), in shared parking scenarios, or in any public parking facility, the closest outside edge of which facility is located no more than 500 feet from the entry to the proposed building. Documentation for any leased or shared spaces must be provided. Credit shall be given for on-street parking spaces located within the public right-of-way that are directly in front of or adjacent to a property.

Minimum parking space dimensions for head-in or diagonal parking shall be 9 feet by 18 feet. Parallel parking spaces shall be 7 feet by 20 feet minimum. Drive aisles in parking lots shall be 22 feet wide for two-way circulation and to provide adequate backup space for 90 degree head-in parking. Diagonal parking and parallel parking spaces can be accessed with one-way 10 foot wide drive aisles.

Parking shall be provided as necessary to meet the requirements of the Americans with Disabilities Act.

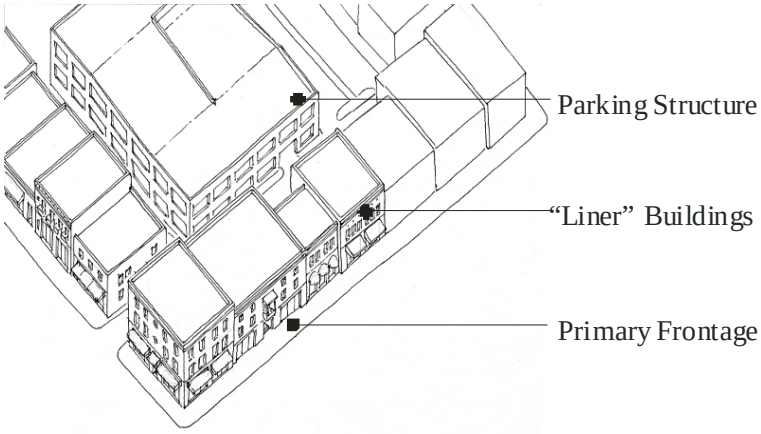
b. Off-Street Surface Parking Lot Placement

Wherever possible, parking lots shall be located behind buildings, such that buildings separate parking areas from the street. In no case shall parking be located in front of a building. Off-street surface parking lots shall be set back a minimum of 10 feet from property lines along public rights-of-way, excluding alleys. Outbuildings serving as garages facing alleys shall be permitted within this setback. Parking beneath a building is permitted if the parking is screened from the street by the building. Off-street surface parking lots shall be screened from the street, from park space, and from cemeteries, with shrubbery, walls, fences, or some combination. These screening devises shall be a minimum of 3.5' in height and should have a minimum 50% opacity. If shrubs are used for screening, a minimum of 2/3 of the shrubs shall be evergreen. Shrubs

shall be projected to reach their required height within 3 years of installation.

c. Structured Parking

Parking structures shall be set back from the property lines of all adjacent streets to reserve room for Liner Buildings between parking structures and the lot frontage. The Liner Building shall be, at a minimum, the same height as the parking structure and no less than 20 feet in depth. Liner Buildings may be detached from or attached to parking structures. Exceptions to these rules may be granted for lots less than 140 feet deep.

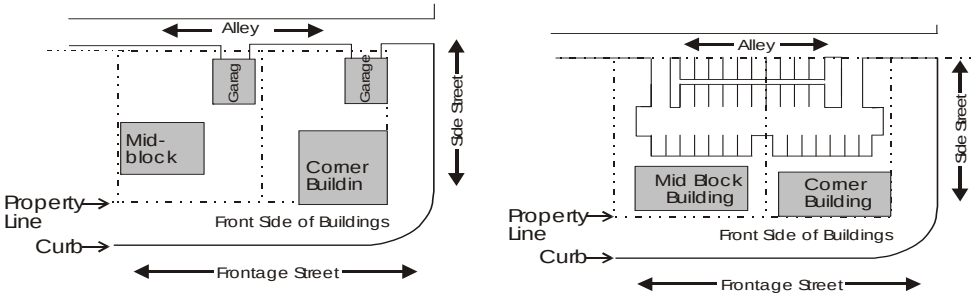


d. Access to Off-Street Parking

Alleys shall be the primary source of access to off-street parking. Parking along alleys may be head-in, diagonal or parallel.

Alleys may be incorporated into parking lots as standard drive aisles. Access to all properties adjacent to the alley shall be maintained. Access between parking lots across property lines is also encouraged.

Corner lots that have both rear and side access shall access parking through the rear (see diagrams below).



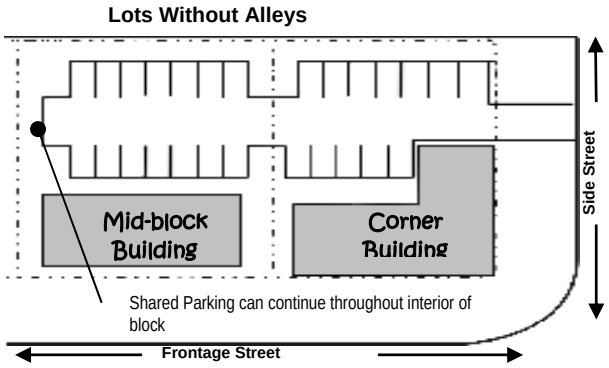
Garages should always be accessed from the alley and located in the rear of the lot.

If no alley exists, then efforts should be demonstrated attempting to get cross access across neighboring properties for rear parking.

Circular drives for civic buildings or hotels shall be permitted upon review and approval by the City Architect. Circular drives are prohibited for all other building types and uses.

e. Garages where alleys are not present

If no alleys exist, then garage door(s) shall be positioned no closer to streets, squares or parks than 20 feet behind the principal plane of the building frontage. Garages facing streets, squares or parks are limited to one car width; and garage doors shall not exceed 10 feet in width.

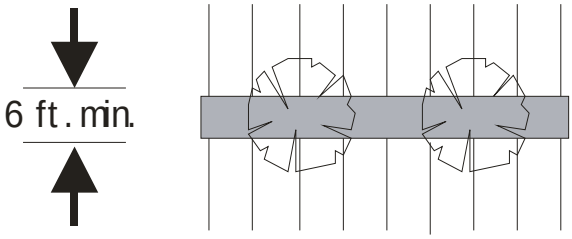


Where space permits, garage doors shall face the side or the rear, not the front.

Two-car garages are allowed where alleys are not present, so long as the garage is located in the rear of the lot. Garage doors shall not exceed 10 feet, and the driveway shall be a maximum of 10 feet wide in front of the principal plane of the building.

f. Parking Lot Landscaping Requirements

Landscape medians of at least six feet in width shall be provided between parking isles of either head-in or diagonal parking. Each landscape median shall have at least one tree for every 20 linear feet, or portion thereof, and be covered with grass, shrubs, or living ground cover. This spacing may be modified by the City Architect based on the proposed tree species. To minimize water consumption, the use of low-water vegetative ground cover other than turf is encouraged.



In lieu of landscape medians, landscape islands can be provided. No more than 8 consecutive parking stalls are permitted without a landscape island of at least 6 feet in width and extending the entire length of the parking stall. A minimum of one tree shall be planted in each landscape island.

Medians and islands shall be protected by curbing or wheel stops.

12. Large Footprint Buildings

Buildings with a footprint greater than 20,000 square feet may be built within the Boundary Street Redevelopment District by special exception only. Such buildings must abide by all rules in this code with the following special limitations:

a. Buildings may be one story in height and can only be on streets designated as “Boundary Street”, “Robert Smalls Parkway”, “Parallel Street” or “Main Street,” but shall be at least 24 feet in height. This may be accomplished with Liner Buildings or higher ceiling heights and/ or parapets.

b. To encourage use by pedestrians and decrease the need for solely auto-oriented patronage, Large-Footprint Buildings must reinforce the urban character of Boundary Street and shall therefore front the buildings to the sidewalks, providing windows and doors at frequent intervals. Operable doorways should occur on an average of every 50 feet for the whole length of the street frontage.

c. Building footprints shall not be larger than a single block. Floor area of buildings shall not cantilever over public rights-of-way.

d. Loading docks, service areas and trash disposal facilities shall not face streets, parks, squares, waterways, or significant pedestrian spaces.

Large Footprint Buildings are wrapped in a liner of smaller buildings with doors and windows

Large Footprint Building has blank facades and sits behind a field of parking.

13. Opacity & Facades

Opacity requirements shall meet the parameters described in *Architectural Standards*, Section 6.8.J.2

14. Accessibility

All buildings and streetscapes will be designed in compliance with the Americans with Disabilities Act. Refer to ADA Standards for Accessible Design, issued by the Department of Justice on July 1, 1994.

I. Building Elements

General Requirements:

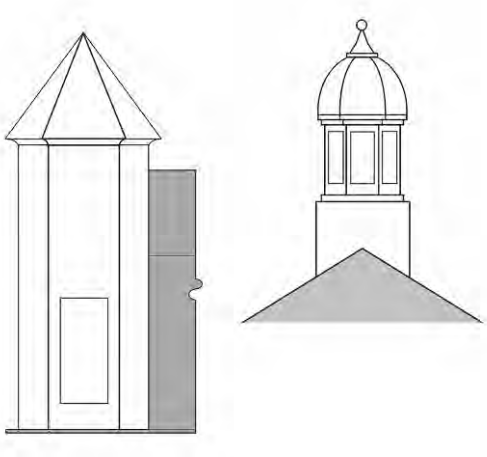
1. Door & Window Openings

The primary entrance to all buildings shall be located on the exterior wall facing the frontage street.

Windows shall be rectangular, square, circular, semi-circular, or octagonal. Rectangular window openings facing streets shall be oriented vertically. Each facade facing streets shall contain 15% to 70% of transparent materials on each story below the roof line.

2. Turrets and Cupolas

If a building has a turret or cupola, the following regulations shall apply.



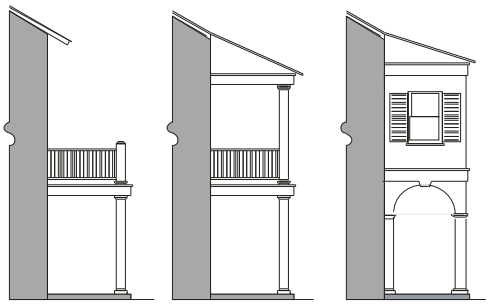
Plan = 20' x 20' Maximum Footprint Area
Height = If footprint is larger than 10' x 10', then the cupola / turret may extend a maximum of 25' above the roofline of the highest story. If footprint is less than 10' x 10', then the turret or

cupola may extend to a maximum of 50' above the roofline of the highest story.

Commercial / Mixed-use Buildings:

The following standards shall apply to commercial / mixed-use structures in the District. Each are permitted in the district but are not required; however, for buildings fronting Boundary Street, Ribaut Road, Robert Smalls Parkway, Parallel Street, Main Street, and Park Street building fronts are required to provide shelter to the sidewalk by means of at least one of the following: arcade, colonnade, marquee, awning, or 2nd floor balcony. Alternate means may be deemed appropriate as approved by the City Architect.

3. Colonnades / Arcades



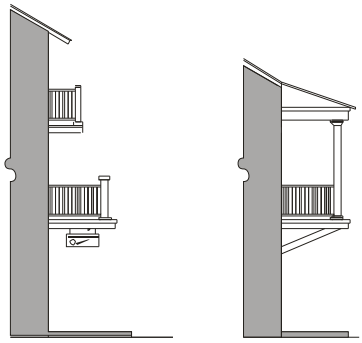
Note: enclosed useable space not permitted in the right-of-way.

Depth = 8 ft minimum from the principal façade to the inside column face. 18" from outside column face to curb.
Height = 10 ft minimum clear.
Length = 75-100% of Building Front (for Storefronts only).

Open multi-story verandas, awnings, and balconies, and enclosed useable space shall be permitted above the colonnade. Enclosed useable space shall be permitted above the colonnade when not located in the right-of-way.

Colonnades shall only be constructed where the minimum depth can be obtained. Colonnades shall occur forward of the principal façade and may encroach within the right-of-way, but shall not extend past the curb line. Colonnades, if located in the right-of-way, may replace street trees along their length. Colonnades that encroach into the right-of-way may not have enclosed useable space above. On corners, colonnades may wrap around the side of the building facing the side street.

3. Balconies

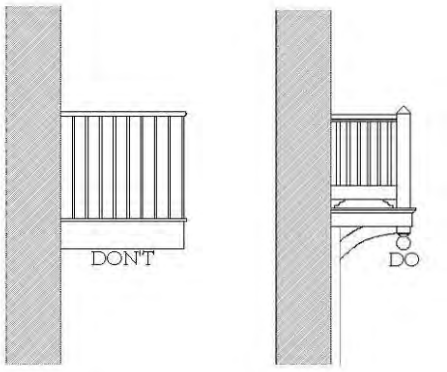


Depth = 8 ft minimum for 2nd floor balconies.
Height = 10 ft minimum clear.
Length = up to 100% of Building Front (for Storefronts only).

Balconies may differ in length and depth.
Balconies shall occur forward of the Build-to Line and may encroach over the right-of-way.

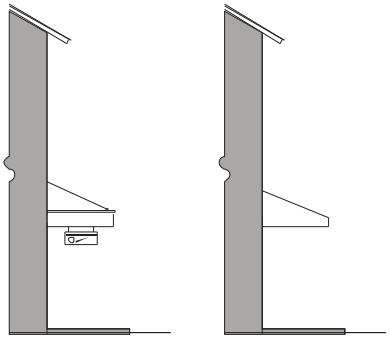
Balconies may have roofs, but are required to be open-air parts of the building; i.e., balconies cannot be screened or glassed in.

On corners, balconies may wrap around the side of the building facing the side street.



Balconies should always be supported in some way and should also appear safe to stand on and under.

4. Marquees & Awnings



Depth = 6 ft minimum.
Height = 8 ft minimum clear.
Length = 50% to 100% of Building Front (for Storefronts only).

The above requirements apply to first-floor awnings. There are no minimum requirements for awnings above the first floor.

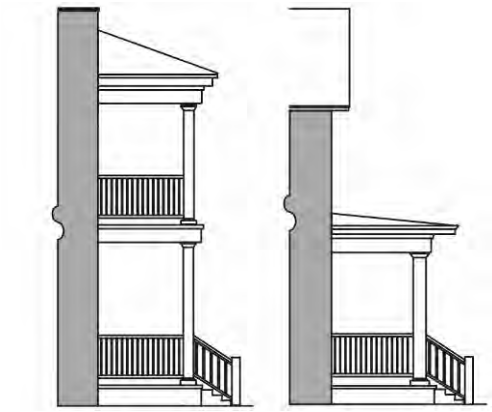
Marquees and Awnings shall occur forward of the Build-to Line and may encroach over the right-of-way.

Awnings shall be made of fabric. High-gloss or plasticized fabrics are prohibited.

Residential Buildings:

The following standards shall apply to residential structures in the District. Each are permitted in the district but are not required; however, for buildings fronting Neighborhood Streets or House Streets, building fronts are required to have at least one of the following: porch or stoop.

5. Porches



Depth = 8 ft minimum from building face to inside column face.
Length = 25% to 100% of Building Front.

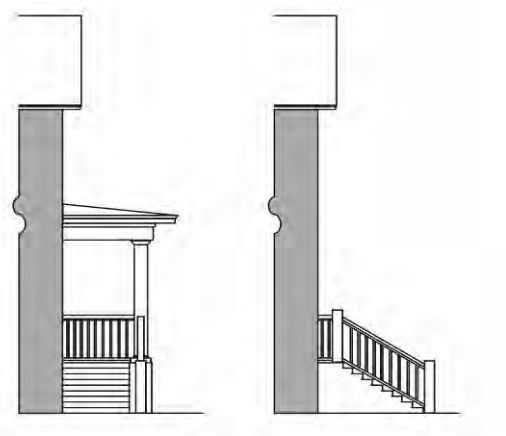
= 25% to 100% of Building Side for wrap-around porches.
Height = 30" min. from grade to top of stairs; 96" maximum.
Overhang = 2 ft minimum.

Front Porches may be multi-story, with verandas and/or balconies above.

Front Porches may occur forward of the Build-to Line or Zone. Porches shall not extend into the right-of-way.

Front 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).

6. Stoops



Depth = 4 ft minimum
Length = 10% to 25% of Building Front. (length does not include stairs)
Height = 30" minimum from grade to top of first finished floor; 96" maximum.

Stoops may occur forward of the principal façade, but shall not extend into the right-of-way. Stoop stairs may run to the front or to the side. Stoops may be shared by two adjacent units as long as both units meet the above dimensional requirements.

Sidewalks shall have a minimum 5' clear access for pedestrians. Stoops may be covered or uncovered.

J. Architectural Standards

This section specifies building materials, details and configurations. Building designs which strictly comply with these standards are to be considered approved for matters of aesthetics and shall not require further discretionary review for architectural character or appearance. Building designs which do not comply with

these standards may be permitted, but only after review and approval by the City Architect.

The lists of permitted materials and configurations come from study of traditional buildings found in the Lowcountry and have been selected for their appropriateness to the visual environment and climate.

A primary goal of the Architectural Standards is authenticity. The Standards encourage construction which is straightforward and functional, and which draws its ornament and variety from the traditional assembly of genuine materials. The City Architect shall have authority to approve substitute materials for those listed as options under the Architectural Standards. As an additional reference for architectural standards, refer to Traditional Construction Patterns by Stephen Mouzon, McGraw Hill, 2004.

General Requirements:

The following shall be located in rear yards or sideyards not facing side streets:
- Window and Wall Air Conditioners;
- Air Conditioning Compressors;
- Irrigation and pool pumps; and
- Electrical Utility Meters.
- Satellite dish antennas greater than 18" in diameter (satellite dishes must be shielded from view from the street or public space)

The following shall be located in rear yards only:
- Antennas;
- Permanent Barbecues; and
- Refuse enclosures.

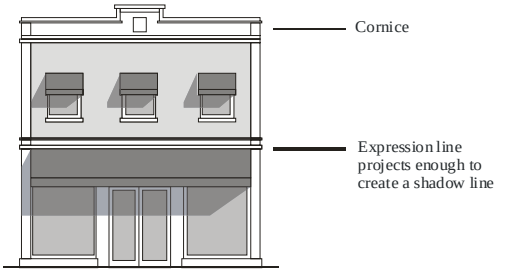
The following are prohibited:
- Undersized shutters (the shutter or shutters must be sized so as to equal the width that would be required to cover the window opening.)
- Plastic shutters;
- Clotheslines;
- Clothes Drying Yards;
- Reflective and/or bronze-tint glass;
- Plastic or PVC roof tiles;
- Backlit awnings;
- Glossy-finish awnings; and
- Fences made of chain link, barbed wire, or plain wire mesh.

1. Building Walls

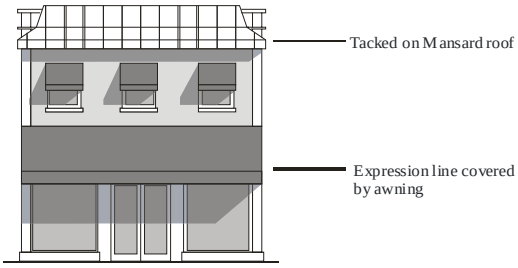
a. General Requirements

Required for all buildings except attached and detached single family houses:

An expression line shall delineate the division between the first story and the second story. A cornice shall delineate the tops of the facades. Expression lines and cornices shall either be a molding extending a minimum of 2 inches, or a jog in the surface plane of the building wall greater than 2 inches.



Desirable



Undesirable

b. Permitted Finish Materials

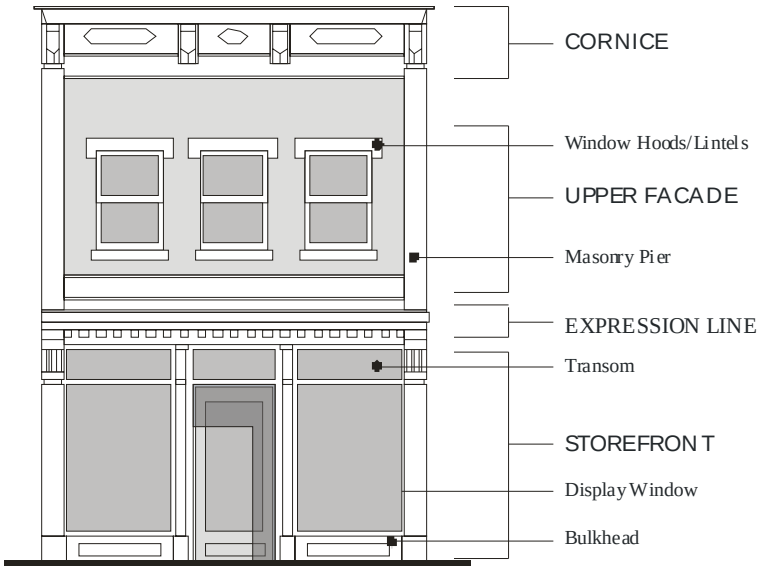
*Concrete masonry units with stucco (C.B.S.)
*Reinforced concrete with stucco
*Fiber cement board such as "Hardie-Plank" siding (50-year siding product)
*Wood (termite resistant, 50-year siding product): painted or natural
*Brick
*Tabby
*Other materials may be approved by the City Architect.
*Wherever possible, Green building materials are encouraged in the construction of building walls, including recycled-content sheathing, siding composed of reclaimed or recycled material, and salvaged masonry brick or block.

2. Storefronts

a. General Requirements

Required for all buildings that have storefronts:

(1) Building Components



(2) Opacity

In order to provide clear views of merchandise in stores and to provide natural surveillance of exterior street spaces, the ground-floor along the building frontage shall have untinted transparent storefront windows and / or doors covering no less than 75% of the wall area. Low emissivity glass with high visual light transmittance is permitted. Bottoms of the storefront windows shall be between 1 and 3 feet above sidewalk grade. Storefronts shall remain unshuttered at night and shall provide clear views of interior spaces lit from within.

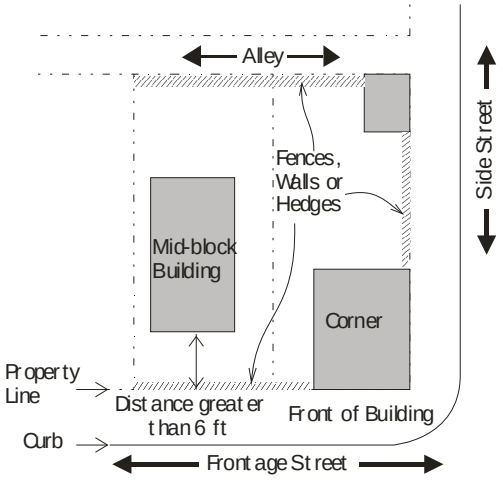
(3) Doors or Entrances

Doors or entrances with public access shall be provided at intervals no greater than 50 feet, unless otherwise approved by the City Architect.

3. Garden Walls & Fences

a. General Requirements

Fences, garden walls, or hedges are strongly encouraged and, if built, should be constructed along all un-built rights-of-way which abut streets and alleys as shown in the diagram below. Fences, garden walls, or hedges are encouraged along side yards and rear yards. Fences, garden walls and hedges shall be minimum 25% opaque.



Height of garden walls:

Front Yard: (in front of the primary structure) maximum height of 48 inches. Pillars and posts may extend up to 6 inches more, to a height of 54 inches.

Side and Rear Yards: (behind the principal façade of the primary structure) maximum height of 72 inches. Pillars and posts may extend up to 6 inches more, to a height of 78 inches.

b. Permitted Finish Materials

*Wood (termite resistant), painted or stained; unpainted wood must be sealed
*Concrete Masonry Units with Stucco (C.B.S.)
*Reinforced Concrete with Stucco
*Wrought Iron
*Brick
*Aluminum

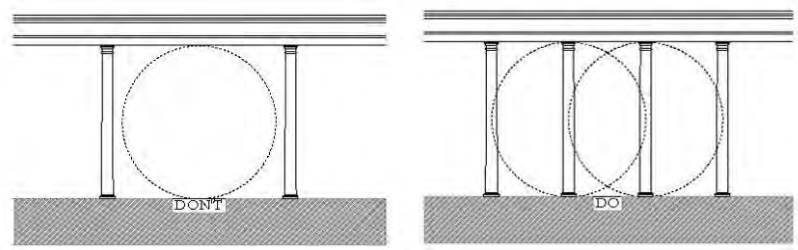
c. Permitted Configurations

*Wood:
Picket Fences: minimum 25% opacity, w/ corner posts
Other: to match building walls
*Wrought Iron: Vertical, 5/8" minimum dimension, 4" to 6" spacing
*Brick
*Stucco: with texture and color to match building walls

4. Columns, Arches, Piers, Railings & Balustrades

a. General Requirements

(1) Column and Pier spacing:
Columns and Piers shall be spaced no farther apart than they are tall.



Generally column bays should be equal and of precise proportions.

b. Permitted Finish Materials

(1) Columns:
Wood structure with finished wood or Hardie-plank cladding
Cast Iron
Concrete with smooth finish
Brick

(2) Arches:
Wood structure with finished wood or Hardie-plank cladding
Concrete Masonry Units with Stucco (C.B.S.)
Reinforced Concrete with Stucco
Brick

(3) Piers:
Wood structure with finished wood or Hardie-plank cladding
Concrete Masonry Units with Stucco (C.B.S.)
Reinforced Concrete with Stucco
Concrete with smooth finish
Cast iron
Brick
Tabby

(4) Railings & Balustrades:
Wood (termite resistant), painted or natural
Wrought Iron

c. Permitted Configurations

(1) Columns:
Square, 6" minimum, with or without capitals and bases
Round, 6" minimum outer diameter, with or without capitals and bases

Classical Orders (For classical column proportions refer to *American Vignola: A Guide to the Making of Classical Architecture by William R. Ware, W.W. Norton & Company, New York, 1977.)*

(2) Arches:
Semi-circular & Segmental

(3) Piers:
8" minimum dimension

(4) Porches:
Railings 2-3/4" minimum diameter
Balustrades 4" minimum spacing, 6" maximum spacing.
(All dimensions shall also conform to local building codes.)

5. Roofs & Gutters

a. General Requirements

(1) Permitted Roof Types:
Gabled, hipped, shed, barrel vaulted, flat, mono-pitch, mansard and domed. Shed, flat, and mono-pitch roofs shall be concealed with parapets along the street frontage. Applied mansard roofs are not permitted.

(2) Exposed rafter ends (or tabs) at overhangs are strongly recommended.

(3) Downspouts are to match gutters in material and finish.

b. Permitted Finish Materials

(1) Metal:
Galvanized
Copper
Aluminum
Zinc-Alum

(2) Shingles:
Fiberglass or Metal, "dimensional" type
Slate
Composite slate
Cedar shake
Asphalt

(3) Tile:
Other options preferred; permitted only if approved by the City Architect.

(4) Membrane or built-up:
For flat and mono-pitched roofs only

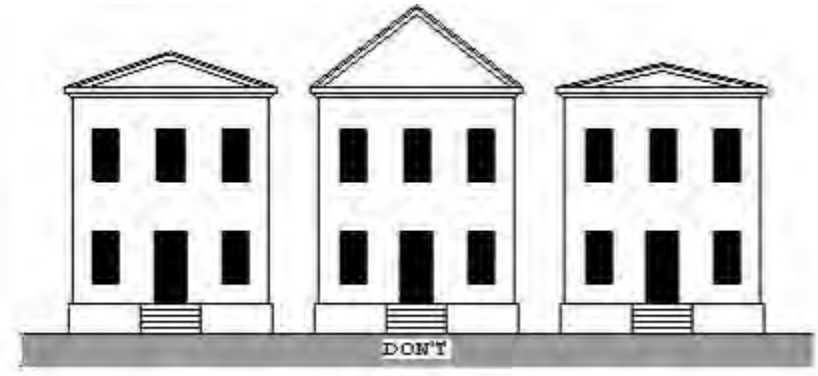
(5) Gutters:
Copper
Aluminum
Galvanized Steel

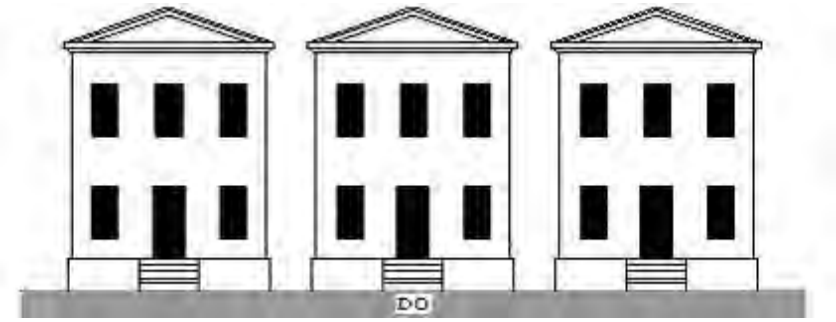
c. Permitted Configurations

(1) Metal:
Standing Seam or "Five-vee," 24" maximum spacing, panel ends exposed at overhang

(2) Shingles:
Square
Rectangular
Fishscale
Diamond
Shield

(3) Gutters:
Rectangular section
Square section
Half-round section





In regards to roof slope, do not vary the slopes drastically within the same style. Instead base slopes on local syntax. As a generalization 12:12 is appropriate for primary roofs, while ancillary roof slopes may be 4:12. For larger buildings that have monopitch or shed roofs, as a generalization 4:12 is appropriate.

6. Windows, Skylights, & Doors*

a. General Requirements

(1) Window and door openings shall be taller than they are wide.

(2) Window openings may be grouped horizontally.

(3) Masonry Construction: A header and sill are required for all windows.

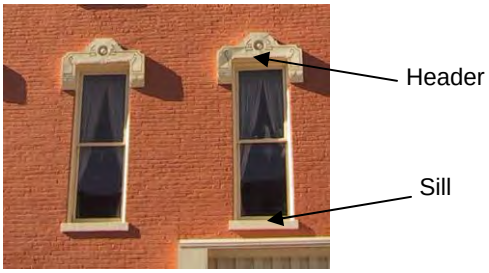
(4) Wood Construction: Windows are required to have trim on all four sides.

(5) The following accessories are permitted: Shutters, Window Boxes, Mullions, Fabric or Metal Awnings (no backlighting; no glossy-finish fabrics)

* The requirements for doors apply to the primary entrance to all buildings which shall be located on the exterior wall facing the frontage street. The requirements do not apply to parking garage doors or loading dock doors because they are required to be located in the rear of the buildings and are to be accessed by alleys.

b. Finish Materials

(1) Windows and Skylights:
Wood
Aluminum
Copper
Steel
Clad Wood



(2) Doors:
Wood or Metal*
*In storefront locations, glass doors are allowed.

(3) Whenever possible, Green building materials shall be used for windows & doors, including wood/composite windows, finger-jointed wood windows, and reconstituted or recycled-content doors.

c. Permitted Configurations

(1) Windows:
Rectangular
Square
Round (18" maximum outer diameter)

Horizontal windows do not reflect human proportions. Use vertical windows that respond to the human body. Use vertical or square window panes and restrict them to a few related proportions, such as 1:1.6 or 1:2.

(2) Window Operations:
Casement
Single and Double-Hung
Industrial
Fixed Frame (36 square feet maximum)

(3) Skylights:
Flat to the pitch of the roof

(4) Door Operations:
Casement
French
Sliding (upper floors and rear only)

7. Opacity & Facades

Each floor of any building facade facing a park, square, or street shall contain transparent windows covering from 15% to 70% of the wall area. Tinted glass and reflective glass may be permitted with the approval of the City Architect.

8. Signs

a. General Requirements

(1) All signs shall be subject to review by the City Architect in order that signs are consistent and in harmony with the Boundary Street Master

Plan. The City Architect shall use graphics in this section as non-binding guidelines, but shall make a determination of appropriateness on a case by case basis.

(2) Signs shall be flat against the facade, mounted projecting from the facade, or mounted above the top of the facade.

(3) Signs can be hung underneath an arcade, perpendicular to the front wall, but only for the purpose of being seen within the arcade.

(4) Signs shall be externally lit. Individual letters and symbols may be internally lit or back-lit.

b. Finish Materials
*Wood: painted or natural
*Metal: copper, brass, galvanized steel
*Painted Canvas
*Paint/engraved directly on facade surface
*Plastic (channel letters only)

c. Configurations

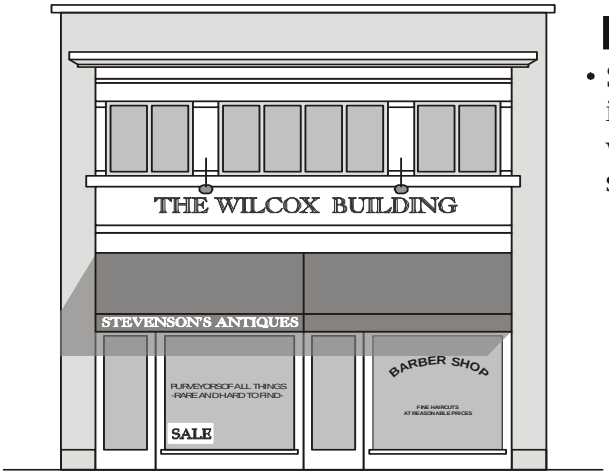
(1) Maximum gross area of signs on a given facade shall not exceed 10% of the applicant's facade area.

(2) Maximum area of any single sign mounted perpendicular to a given facade shall not exceed 10 square feet.

(3) Signs shall maintain a minimum clear height above sidewalks of 8 feet.

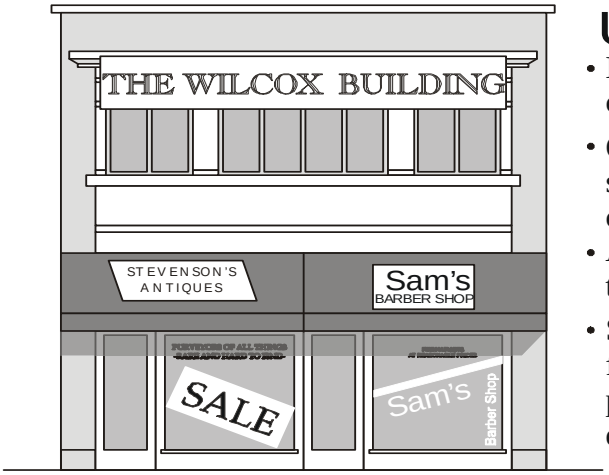
d. Nonconforming Signs

(1) Signs not conforming to the requirements of this section shall be altered, removed, or otherwise brought into compliance with the requirements of this section when improvements to existing buildings exceed 50% of the present building value.



Desirable

- Signs are coordinated in size and placement with the building and storefront



Undesirable

- Building sign conceals the cornice
- Over-varied sign shapes create visual confusion
- Awning sign covers the masonry piers
- Sale sign too large for storefront and poorly placed in display window

Example of Signs Flat Against a Façade:

The sign is centered within the symmetrical arrangement of the window above and shopfront below

Internally lit letters

Internally lit letters

The sign runs horizontally along the expression line

Lamps for external lighting

The sign is centered above the main entrance at the top of the facade

Lamps for external lighting

The top edge of the facade is sculpted to create a special focal spot for the sign

Elegant and reserved cast bronze address plate located at pedestrian eye level

Sign painted directly on the facade above the main entrance

External lighting discreetly located above the awning

Internally lit plastic signs are designed for the "strip", not a pedestrian oriented town center

Example of Signs Mounted Projecting from the Façade:

Discreetly located external lighting

Sign painted on the face of a canvas awning over entry

Neon signs can provide a warm glow, enhancing night time pedestrian activity

Photograph by Bernard Consdorni

Signs on the sides of awnings are directly in the line of sight of pedestrian customers

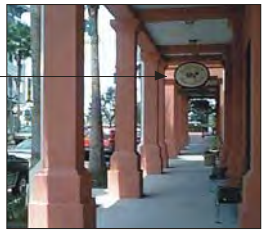
Vertical projecting signs are highly visible far down the street

A lower marquee sign caters to people on foot and in cars passing directly in front of the venue

A sign extending from the corner of a building is highly visible along two streets

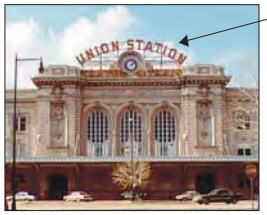
A second lower sign catches the eye of pedestrians passing in front of the entrance

Signs hanging from the ceilings of arcades command the attention of pedestrian shoppers



Monument signs fit within the deep setbacks of suburban strip development to direct motorists to stores set too far back

Examples of Signs Mounted Above the Top of the Façade:



Signs projecting from the tops of buildings are highly visible from a great distance

This distinctive sign, made of individual letters projecting from the front of the facade and extending above the cornice line, is memorable to shoppers and is highly visible from many directions

A second lower sign marks the entrance to the store

Photograph by Brent Bates

Projecting signs which break the skyline are visible from a variety of distances and serve as beacons to customers when lit at night

Signs projecting above the roof stand out against the sky, adding an architectural flair to a shop's identity

Pole mounted signs are designed to fit in deep suburban setbacks and are not appropriate for pedestrian-oriented environments

Billboards cater entirely to motorists traveling at high speeds

APPENDIX

Civic Art, by Hegemann and Peets;

Great Streets, by Allan B. Jacobs;

The Charter of the New Urbanism, by Congress for the New Urbanism;

AIA Graphic Standards, 9th Edition;

Traditional Construction Patterns, by Stephen A. Mouzon;

The Lexicon of the New Urbanism, by Duany et al, Congress for the New Urbanism;

Shared Parking, by Barton-Aschman Associates, The Urban Land Institute;

The American Vignola: A Guide to the Making of Classical Architecture, by William R. Ware.

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