Striking a Balance: Implementing Rural Codes in America’s Southeast
New Partners for Smart Growth
February 4th, 2011
Stefan Pellegrini, AICP, LEED AP
Principal
• Ridgeland, South Carolina Citywide SmartCode

• Beaufort County, South Carolina Multi-jurisdictional Form-Based Code

• West Feliciana and Tangipahoa Parishes Louisiana Land Use Toolkit
• Responding to Form, Place, Character

• Addressing Social and Environmental Justice

• Mapping a Future for Rural Places

Beaufort County Multi-Jurisdictional FBC
Beaufort County
Common Goal 6: “Northern Beaufort County will maintain a distinct regional form of **compact** urban and suburban development surrounded by rural development for the purpose of reinforcing the valuable sense of unique and high quality places within the region.”

Common Goal 10: “Compatible local **infill** and redevelopment by the local governments will be supported on a regional basis.”

-Northern Beaufort County Regional Plan
Objective 3.1: “...future land use will occur in locations and with a mix of land uses designed to promote efficient transportation networks and provision of public services. Desirable mixed land uses will promote strong focal points of diverse living, working, shopping, cultural, and recreational activities; will relieve traffic pressure by providing opportunities for multiple purpose vehicular trips; and will relieve development pressures on open space and key natural assets.”

-Southern Beaufort County Regional Plan
FG 4.1: “Update the UDO as a Complete Form-Based Code. Through the years, the City has added important form-based standards to the ordinance including... Boundary Street... Ideally, this update would be complete in concert with Beaufort County and the Town of Port Royal to ensure predictability and consistency across the jurisdictions charged with implementing the North Beaufort County Regional Plan.”

-City of Beaufort Comprehensive Plan
Urban Form Goal: “Update Port Royal’s zoning regulations to a Form-Based Code in order to properly consider the importance of community design and character, building placement and proportions, and the impact of private development on the public realm.”

Urban Form Goal: “Promote the development of commercial “nodes” in areas outside the Traditional Town Overlay District to prevent sprawling development patterns and to minimize driving.”

-Town of Port Royal Comprehensive Plan
§ 15.5-30 PORT ROYAL CODE

e. Porches and stoops.

Porches:
Depth: Six (6) foot minimum.
Length: Twenty-five (25)—one hundred (100) percent of building front.
Porches and stoops may have multi-story verandas and/or balconies above.
Porches and stoops may occur forward of the build-to line. Porches shall not extend into the right-of-way. Stoops may extend into the right-of-way with approval by the design review board. Sidewalks shall have clear access for pedestrians.
Porches and stoops are required to be open unairconditioned, parts of the buildings. Screens on front porches are permitted, but strongly discouraged.

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

A primary goal of the architectural guidelines is authenticity. The guidelines encourage construction which is straightforward and functional, and which draws its ornament and variety from the traditional assembly of genuine materials. The design review board shall have authority to approve substitute materials for those listed as options under the architectural guidelines.

a. General requirements. The following shall be located in rear yards or sideyards not facing side streets:
1. Air conditioning compressors;
2. Irrigation and pool pumps;
3. Clotheslines;
4. Clothes drying yards;

Supp. No. 11
S14

§ 15.5-40 PORT ROYAL CODE

Example

Corner store

Supp. No. 5
S10
Walkability

A Regulatory Framework that Preserves, Enhances, and Creates Walkable Urbanism
Comprehensive Plan: Future Land Uses

Beaufort County Multi-Jurisdictional Form-Based Code
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Beaufort County Multi-Jurisdictional FBC
Comp Plan Calibration

Thursday, March 3, 2011
Beaufort County Multi-Jurisdictional FBC Place Type Designations
Located at the intersection of two or more rural roads, Rural Crossroads provide a small amount of locally serving retail in a rural context. Rural Crossroads transition quickly into agricultural uses and/or into the natural environment.

Located in less urbanized areas, Hamlets exist at the edge of the rural and urban condition. A Hamlet has a small main street with surrounding residential. The main street and surrounding residential transitions quickly into agricultural uses and/or into the natural environment.

Located in urbanized areas, Villages are made up of clusters of neighborhoods that support a larger mixed-use environment. The mixed-use environment can be located at the intersection of multiple neighborhoods or along a corridor between multiple neighborhoods. Towns are important centers of the county.

Located in urbanized areas, Cities are made up of clusters of neighborhoods or villages that support a larger more complex mixed-use environment. Buildings within the City are attached and may be taller than four stories tall. Cities are the regional centers of the County.

Activity Mix
Retail, Service, Residential, Light Industrial, Agricultural, Community /Civic Use
Retail, Service, Residential, Light Industrial, Agricultural, Community /Civic Use
Retail, Service, Residential, Community /Civic Use
Retail, Service, Residential, Community /Civic Use
Retail, Service, Residential, Community /Civic Use

Mix of Uses
Horizontal mixed use
Detached Residential, Agricultural Buildings, Other Detached Buildings
Detached Residential, Agricultural Buildings, Other Detached Buildings
 Mostly Attached Buildings
Mostly Attached Buildings
Mostly Attached Buildings

Character of Buildings
Detached Residential, Agricultural Buildings, Other Detached Buildings
Detached Residential, Agricultural Buildings, Other Detached Buildings
Mostly Attached Buildings
Mostly Attached Buildings
Mostly Attached Buildings

Proposed Scale
Area Type
Node
Area Size
0.5-5 acres
Height
1-2 stories

Connectivity
Transit
No regular transit service
Block Structure
Linear large blocks

Thoroughfare Network
Simple Network
Corner’s Community, Land’s End

Local Example
Dale, May River
Boundary Street and Supporting Neighborhoods, Shell Point, Old Town Bluffton, Habersham with Cherokee Farms

Comprehensive Plan Future Land Use
Rural, Rural CP
Rural, Rural CP, NMU, G2
Rural, Rural CP, NMU, CC, G3A/G3B
NMU, UMU, CC, G3A/G3B
UMU, RC, Core C, G4

Corresponding Transect Zones
T1 T2 T3 T4 T5 T6 T1 T2 T3 T4 T5 T6 T1 T2 T3 T4 T5 T6 T1 T2 T3 T4 T5 T6
Located in urbanized areas, Villages are made up of clusters of neighborhoods that support a larger mixed-use environment. The mixed-use environment can be located at the intersection of multiple neighborhoods or along a corridor between multiple neighborhoods.

- Retail, Service, Residential, Community /Civic Use
- Horizontal and vertical mixed use
- Mostly Attached Buildings
Located at the intersection of two or more rural roads, Rural Crossroads provide a small amount of locally serving retail in a rural context. Rural Crossroads transition quickly into agricultural uses and/or into the natural environment.

Retail, Service, Residential, Light Industrial, Agricultural, Community/Civic Use

Horizontal mixed use
Detached Residential, Agricultural
<table>
<thead>
<tr>
<th>Neighborhood Type</th>
<th>Description</th>
<th>Activity Mix</th>
<th>Mix of Uses</th>
<th>Character of Buildings</th>
<th>Proposed Scale</th>
<th>Local Example</th>
<th>Comprehensive Plan Future Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Edge</td>
<td>Detached single-family dwellings and agricultural uses adjacent to a Rural Crossroads or Hamlet.</td>
<td>Residential, Agricultural</td>
<td>None</td>
<td>Detached Residential, Free Standing Family Compound, Agricultural Buildings</td>
<td>1-2 Stories</td>
<td>Big Estates, Sheldon</td>
<td>Rural, Rural CP</td>
</tr>
<tr>
<td>Neighborhood General</td>
<td>Located in urbanized areas, Neighborhood General provides a diversity of residential forms. Neighborhood General can be found adjacent to other neighborhoods or transition into agricultural uses and/or into the natural environment.</td>
<td>Residential, Community/Civic Use, Home Occupations</td>
<td>Horizontal Mixed Use</td>
<td>Detached and Attached Buildings</td>
<td>1-3 Stories</td>
<td>Old Town Port Royal, Old Commons Beaufort</td>
<td>Rural CP, NMU, G2</td>
</tr>
<tr>
<td>Neighborhood Center</td>
<td>Located in urbanized areas, Neighborhood Centers provide a Community/Civic Use for the neighborhood. Neighborhood Centers can be found in the center of a neighborhood or at the seam between multiple neighborhoods.</td>
<td>Retail, Service, Residential, Community/Civic Use</td>
<td>Horizontal Mixed Use</td>
<td>Detached and Attached Buildings</td>
<td>1-3 Stories</td>
<td>Corner’s Community, Celadon, Newport</td>
<td>NMU, UMU, G3A/G3B</td>
</tr>
<tr>
<td>Neighborhood Main Street</td>
<td>Located in urbanized areas, Neighborhood Main Streets provide a mix of uses and a diversity of building forms. Neighborhood Main Streets can be found in the center of a neighborhood or at the seam between multiple neighborhoods.</td>
<td>Retail, Service, Residential, Community/Civic Use</td>
<td>Horizontal and Vertical Mixed Use</td>
<td>Detached and Attached Buildings</td>
<td>1-4 Stories</td>
<td>Ribaut Road, Boundary Street</td>
<td>UMU, CC, RC, G3A/G3B</td>
</tr>
<tr>
<td>Downtown</td>
<td>Located in urbanized areas, Downtowns provide a larger more complex mixed use environment. Buildings within the Downtown are attached and may be taller than four stories.</td>
<td>Retail, Service, Residential, Community/Civic Use</td>
<td>Vertical Mixed Use</td>
<td>Attached Mixed Use</td>
<td>2-4+ Stories</td>
<td>City of Beaufort Core</td>
<td>Core C, G4</td>
</tr>
</tbody>
</table>

**Beaufort County Multi-Jurisdictional FBC**

Thursday, March 3, 2011
Located in urbanized areas, Neighborhood Main Streets provide a mix of uses and a diversity of building forms. Neighborhood Main Streets can be found in the center of a neighborhood or at the seam between multiple neighborhoods.

Retail, Service, Residential, Community /Civic Use

Horizontal and Vertical Mixed Use

Detached and Attached Buildings
Located in urbanized areas, Neighborhood Centers provide a Community/Civic Use for the neighborhood. Neighborhood Centers can be found in the center of a neighborhood or at the seam between multiple neighborhoods.

- Retail, Service, Residential
- Community/Civic Use
- Horizontal Mixed Use
- Detached and Attached Buildings
Title: A natural Transect Illustration
Source: James Wassell
The Beaufort County Transect has been defined to respond to the forms of places within the County, and covers the full range of the Rural-to-Urban Transect as follows:

A. **T1 Natural Preserve.** The T1 Natural Preserve Zone implements the current Resource Protection Standards of the Code. The primary intent of this Zone is to preserve areas that contain sensitive habitats or open spaces. This Zone typically does not contain buildings, however small civic buildings or interpretive centers may be located within this zone.

B. **T2 Rural.** The T2 Rural Zone implements the Comprehensive Plan goals of preserving the rural character of portions of Beaufort County. The primary intent of this Zone is to preserve the rural character of the County. This Zone applies to areas that consist of sparsely settled lands in an open or cultivated state. It may include large-lot residential, farms where animals are raised or crops are grown, as well as parks, woodlands, grasslands, trails, and open space areas.

C. **T3 Hamlet Neighborhood.** This Zone also implements the Comprehensive Plan goals of preserving the rural character of portions of Beaufort County. The primary intent of this Zone is to reinforce established, rural residential areas and to maintain their stability and walkability, and predominantly includes large – to medium-lot residential and supporting uses and forms. This Zone is also appropriate to create new neighborhoods in combination with or independently of the T3 Neighborhood Edge Zone.

D. **T3 Neighborhood.** This Zone implements the Comprehensive Plan goals of preserving and building upon the walkable character of portions of all three jurisdictions. The primary intent of this Zone is to reinforce established neighborhoods and to maintain neighborhood stability in walkable urban areas. This Zone can also be applied to the creation of new neighborhoods with or independently of the T3 Neighborhood Edge Zone.

E. **T4 Hamlet Center.** This Zone implements the Comprehensive Plan goals of creating areas of higher-intensity residential and limited commercial uses in appropriate locations to encourage nodes of activity in all three jurisdictions. The primary intent of this Zone is to reinforce neighborhoods with a mix of residential densities and a limited amount of retail and service uses. This Zone can also be applied to the creation of new neighborhoods in combination with or independently of the T4 Main Street Zone, and is appropriate for both rural and urban locations.

F. **T4 Neighborhood Center.** This Zone implements the Comprehensive Plan goals of creating areas of higher-intensity residential and commercial uses in appropriate locations to encourage intense nodes of activity in the City and Town. The primary intent of this Zone is to reinforce neighborhoods with a mix of residential densities and a mix of retail and service uses appropriate for established areas. This Zone can also be applied to the creation of new neighborhoods and is appropriate for urban locations only.

G. **T5 Main Street.** This Zone implements the Comprehensive Plan goals of creating areas of high-intensity commercial with supporting residential and non-residential uses in portions of the City and Town. The primary intent of this Zone is to create or reinforce a mix of retail and service uses in a suitable, downtown environment. This Zone can be applied to new neighborhood centers but is appropriate for urban locations only.

H. **T5 Urban Core.** This Zone implements the Comprehensive Plan goals of creating areas of high-intensity commercial with supporting residential and non-residential uses in portions of the City and Town. The primary intent of this Zone is to create or reinforce a mix of retail and service uses in a suitable, downtown environment. This Zone can be applied to new neighborhood centers but is appropriate for urban locations only.
T1 Natural Preserve

To preserve areas that contain sensitive habitats, open space, and limited agricultural uses. This Zone typically does not contain buildings, however small civic buildings or interpretive centers may be located within this Zone.

The T1 Natural Zone implements the resource protection standards of the existing code.

**Desired Form**
Natural environments, with distantly spaced, detached, low rise form, setback from the street.

**Building Height**
Where allowed, 2 stories max.

**General Use**
Resource Conservation, with limited Residential and Open Space Uses

**Parking Characteristics**
Low Parking Requirements
- Individual Parking Lots, No On-Street Parking

**Roadway Characteristics**
Narrow travel lanes, with open drainage swales and broad planting strips

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T2 Rural

To preserve the rural character of Beaufort County. This Zone applies to areas that consist of sparsely settled lands in open or cultivated state.

It may include large lot residential, farms where animals are raised or crops are grown, parks, woodlands, grasslands, trails, and open space areas.

T2 Rural Zone implements the comprehensive plan goals of preserving the rural residential character of portions of Beaufort County. The City of Beaufort and Town of Port Royal.

**Desired Form**
Distantly spaced, detached, low rise form, setback from the street.

**Building Height**
2 stories max.

**General Use**
Rural Residential and Agricultural, with limited Civic/Open Space and Service Uses

**Parking**
Moderate Parking Requirements
- Individual Parking Lots, No On-Street Parking

**Roadway Characteristics**
Narrow travel lanes, with open drainage swales and broad planting strips

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T3 Hamlet Neighborhood

To reinforce established neighborhoods, to maintain neighborhood stability and provide a transition between the walkable neighborhood and rural areas.

T3 Hamlet Neighborhood Zone implements the comprehensive plan goals of preserving the rural residential character of portions of Beaufort County, the City of Beaufort and Town of Port Royal.

**Desired Form**
Closed spaced, detached, low rise form, setback from the street.

**Building Height**
2.5 stories max.

**General Use**
Residential, with some Civic/Open Space and Service Uses

**Parking**
Low to moderate Parking Requirements to promote walkability and minimize visual impact.
- Individual Parking Lots, Some On-Street Parking

**Roadway Characteristics**
Narrow to moderate travel lanes, with open drainage swales or valley gutters, and broad planting strips

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T3 Neighborhood

To provide a walkable, predominately single-family neighborhood that integrates compatible multifamily housing types such as duplexes, townhouses, small courtyard housing, and mansion apartments with limited retail and service uses in an environment conducive to walking and bicycling.

T3 Neighborhood Zone implements the comprehensive plan goals of creating walkable character of portions of Beaufort County, the City of Beaufort and Town of Port Royal.

**Desired Form**
Predominantly detached, closely spaced low rise form, setback from the street.

**Building Height**
3 stories max.

**General Use**
Residential, with limited Retail, and some Civic/Open Space and Service Uses

**Parking**
Low to moderate Parking Requirements to promote walkability.
- Individual Parking Lots, On-Street Parking

**Roadway Characteristics**
Narrow to moderate travel lanes, with structured drainage and narrow planting strips

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T4 Hamlet Center

To integrate appropriate, medium-density residential building types such as duplexes, townhouses, small courtyard housing, and mansion apartments with limited retail and service uses within walking distance to transit and commercial areas.

T4 Hamlet Center Zone implements the comprehensive plan goals of creating areas of higher intensity residential and commercial uses in the City of Beaufort and Town of Port Royal.

**Desired Form**
Attached or detached low rise form, located close to or at the street edge.

**Building Height**
3 stories max.

**General Use**
Residential with some Civic/Open Space and Service Uses

**Parking**
Low Parking Requirements to promote walkability. Commercial parking handled as part of Downtown Commercial District with off-street (surface or structured) residential parking.
- Shared or Individual Parking Lots, On-Street Parking

**Roadway Characteristics**
Narrow to moderate travel lanes, with structured drainage and narrow planting strips or tree wells

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T5 Urban Core

To integrate medium intensity, vertically mixed use development in districts that support a high degree of pedestrian activity.

T5 Urban Core Zone implements the comprehensive plan goals of creating areas of higher intensity commercial with supporting residential uses in portions of the City of Beaufort.

**Desired Form**
Attached mid rise form, located at the street edge.

**Building Height**
2 stories min., 3 stories max.

**General Use**
Mixed Uses, with Residential, Retail, Civic/Open Space, and Service Uses

**Parking**
Low to no Parking Requirements to promote walkability. Commercial parking handled as part of a Downtown Commercial District, with off-street (often structured) residential parking.
- Shared Parking Lots, District Wide Parking Program, On-Street Parking

**Roadway Characteristics**
Moderate to wider travel lanes, with structured drainage and tree wells

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Thursday, March 3, 2011
**T1 Natural Preserve**

**Intent**
To preserve areas that contain sensitive habitats, open space, and limited agricultural uses. This Zone typically does not contain buildings, however small civic buildings or interpretive centers may be located within this Zone.

The T1 Natural Zone implements the resource protection standards of the existing code.

<table>
<thead>
<tr>
<th>Desired Form</th>
<th>Parking Requirements</th>
<th>General Use</th>
<th>Roadway Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural environments, with distantly spaced, detached, low rise form, setback from the street.</td>
<td>Low Parking Requirements</td>
<td>Resource Conservation, with limited Residential and Open Space Uses</td>
<td>Narrow travel lanes, with open drainage swales and broad planting strips</td>
</tr>
</tbody>
</table>

**T2 Rural**

**Intent**
To preserve the rural character of Beaufort County. This Zone applies to areas that consist of sparsely settled lands in open or cultivated state. It may include large lot residential, farms where animals are raised or crops are grown, parks, woodland, grasslands, trails, and open space areas.

T2 Rural Zone implements the comprehensive plan goals of preserving the rural residential character of portions of Beaufort County.

<table>
<thead>
<tr>
<th>Desired Form</th>
<th>Parking Requirements</th>
<th>General Use</th>
<th>Roadway Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distantly spaced, detached, low rise form, setback from the street.</td>
<td>Low to moderate Parking Requirements</td>
<td>Rural Residential and Agricultural, with limited Civic/Open Space and Service Uses</td>
<td>Narrow travel lanes, with open drainage swales and broad planting strips</td>
</tr>
</tbody>
</table>

**T3 Hamlet Neighborhood**

**Intent**
To reinforce established neighborhoods, to maintain neighborhood stability and provide a transition between the walkable neighborhood and rural areas.

T3 Hamlet Neighborhood Zone implements the comprehensive plan goals of preserving the rural residential character of portions of Beaufort County, the City of Beaufort and Town of Port Royal.

<table>
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<tr>
<th>Desired Form</th>
<th>Parking Requirements</th>
<th>General Use</th>
<th>Building Height</th>
<th>Roadway Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached, low rise form, setback from the street.</td>
<td>Low to moderate Parking Requirements</td>
<td>Residential and limited Agricultural uses, with some Civic/Open Space and Service Uses</td>
<td>2 stories max.</td>
<td>Narrow travel lanes, with open drainage swales and broad planting strips</td>
</tr>
</tbody>
</table>

**T3 Neighborhood**

**Intent**
To provide a walkable, predominantly single-family neighborhood that integrates compatible multifamily housing types such as duplexes, townhouses, small courtyard housing, and manor apartments with limited retail and service uses in an environment conducive to walking and bicycling.

T3 Neighborhood Zone implements the comprehensive plan goals of preserving and building upon the walkable character of portions of Beaufort County, the City of Beaufort and Town of Port Royal.

<table>
<thead>
<tr>
<th>Desired Form</th>
<th>Parking Requirements</th>
<th>General Use</th>
<th>Building Height</th>
<th>Roadway Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Closely spaced, detached, low rise form, setback from the street.</td>
<td>Low to moderate Parking Requirements</td>
<td>Residential, with some Civic/Open Space, Service and Uses</td>
<td>2.5 stories max.</td>
<td>Narrow to moderate travel lanes, with open drainage swales or valley gutters, and broad planting strips</td>
</tr>
</tbody>
</table>

**T3 Neighborhood**

**Intent**
To integrate appropriate, medium-density residential building types such as townhomes, small courtyard housing, and manor apartments with limited retail and service uses in an environment conducive to walking and bicycling.

T3 Neighborhood Zone implements the comprehensive plan goals of creating areas of medium intensity residential uses in portions of Beaufort County, the City of Beaufort and Town of Port Royal.

<table>
<thead>
<tr>
<th>Desired Form</th>
<th>Parking Requirements</th>
<th>General Use</th>
<th>Building Height</th>
<th>Roadway Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Predominantly detached, closely spaced low rise form, setback from the street.</td>
<td>Low to moderate Parking Requirements</td>
<td>Residential, with limited Retail, and some Civic/Open Space and Service Uses</td>
<td>3 stories max.</td>
<td>Narrow to moderate travel lanes, with open drainage swales or valley gutters, and broad planting strips</td>
</tr>
</tbody>
</table>

**T4 Hamlet Center**

**Intent**
To integrate vibrant main-street commercial and retail environments into neighborhoods, providing access to day-to-day amenities within walking distance, creating potential for a transit stop, and serving as a focal point for the neighborhood.

T4 Hamlet Center is appropriate for more rural areas, implementing the comprehensive plan goals of creating areas of medium intensity residential and commercial uses in the City of Beaufort and Town of Port Royal.

<table>
<thead>
<tr>
<th>Desired Form</th>
<th>Parking Requirements</th>
<th>General Use</th>
<th>Building Height</th>
<th>Roadway Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attached or detached low rise form, located close to or at the street edge.</td>
<td>Low to moderate Parking Requirements</td>
<td>Residential, with limited Retail, and some Civic/Open Space and Service Uses</td>
<td>2 stories min., 3 stories max.</td>
<td>Narrow to moderate travel lanes, with structured drainage and narrow planting strips</td>
</tr>
</tbody>
</table>

**T4 Neighborhood Center**

**Intent**
To integrate vibrant main-street commercial and retail environments into neighborhoods, providing access to day-to-day amenities within walking distance, creating potential for a transit stop, and serving as a focal point for the neighborhood.

T4 Neighborhood Center Zone implements the comprehensive plan goals of creating areas of higher intensity commercial with supporting residential uses in portions of the City of Beaufort and Town of Port Royal.

<table>
<thead>
<tr>
<th>Desired Form</th>
<th>Parking Requirements</th>
<th>General Use</th>
<th>Building Height</th>
<th>Roadway Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attached mid to high rise form, located at the street edge.</td>
<td>Low to moderate Parking Requirements</td>
<td>Residential, with limited Retail, and Civic/Open Space, and Service Uses</td>
<td>2 stories min., 3 stories max.</td>
<td>Narrow to moderate travel lanes, with structured drainage and narrow planting strips</td>
</tr>
</tbody>
</table>

**T5 Urban Core**

**Intent**
To integrate medium intensity, vertically mixed use development in districts that support a high degree of pedestrian activity.

T5 Urban Core Zone implements the comprehensive plan goals of creating areas of higher intensity commercial with supporting residential uses in portions of the City of Beaufort.

<table>
<thead>
<tr>
<th>Desired Form</th>
<th>Parking Requirements</th>
<th>General Use</th>
<th>Building Height</th>
<th>Roadway Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attached mid rise form, located at the street edge.</td>
<td>Low to no Parking Requirements to promote walkability</td>
<td>Mixed Uses, with Residential, Retail, Civic/Open Space, and Service Uses</td>
<td>2 stories min., 3 stories max.</td>
<td>Moderate to wider travel lanes, with structured drainage and tree wells</td>
</tr>
</tbody>
</table>

Beaufort County Multi-Jurisdictional FBC

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T1 Natural Preserve

Intent
To preserve areas that contain sensitive habitats, open space, and limited agricultural uses. This Zone typically does not contain buildings, however small civic buildings or interpretive centers may be located within this Zone.

The T1 Natural Zone implements the resource protection standards of the existing code.

T2 Rural

Intent
To preserve the rural character of Beaufort County. This Zone applies to areas that consist of sparsely settled lands in open or cultivated state. It may include large lot residential, farms where animals are raised or crops are grown, parks, woodlands, grasslands, trails, and open space areas.

T3 Hamlet Neighborhood

Intent
To reinforce established neighborhoods, to maintain neighborhood stability and provide a transition between the walkable neighborhood and rural areas.

T3 Hamlet Neighborhood Zone implements the comprehensive plan goals of preserving the rural residential character of portions of Beaufort County.

T3 Neighborhood

Intent
To provide a walkable, predominantly single-family neighborhood that integrates compatible multifamily housing types such as duplexes, townhouses, small courtyard housing, and maisonette apartments with limited retail and service uses in an environment conducive to walking and bicycling.

T3 Neighborhood Zone implements the comprehensive plan goals of preserving and building upon the walkable character of portions of Beaufort County, the City of Beaufort and Town of Port Royal.

T4 Hamlet Center

Intent
To integrate appropriate, medium-density residential building types such as duplexes, townhouses, small courtyard housing, and maisonette apartments with limited retail and service uses in an environment conducive to walking and bicycling.

T4 Hamlet Center Zone implements the comprehensive plan goals of creating areas of higher intensity residential and commercial uses in the City of Beaufort and Town of Port Royal.

T4 Neighborhood Center

Intent
To integrate vibrant main-street commercial and retail environments into neighborhoods, providing access to day-to-day amenities within walking distance, creating potential for a transit stop, and serving as a focal point for the neighborhood.

T4 Neighborhood Center Zone implements the comprehensive plan goals of creating areas of higher intensity residential and commercial uses in the City of Beaufort and Town of Port Royal.

T5 Main Street

Intent
To integrate medium intensity, vertically mixed use development in districts that support a high degree of pedestrian activity.

T5 Main Street Zone implements the comprehensive plan goals of creating areas of higher intensity commercial with supporting residential uses in portions of the City of Beaufort and Town of Port Royal.

T5 Urban Core

Intent
To integrate medium intensity, vertically mixed use development in districts that support a high degree of pedestrian activity and serve as important civic, commercial, and institutional centers of the County.

T5 Urban Core Zone implements the comprehensive plan goals of creating areas of higher intensity commercial with supporting residential uses in portions of the City of Beaufort.
To preserve areas that contain sensitive habitats, open space, and limited agricultural uses. This Zone typically does not contain buildings, however small civic buildings or interpretive centers may be located within this Zone.

The T1 Natural Preserve Zone implements the resource protection standards of the existing code.

**T1 Natural Preserve**

**T2 Rural**

To preserve the rural character of Beaufort County. This Zone applies to areas that consist of sparsely settled lands in open or cultivated state. It may include large lot residential, farms where animals are raised or crops are grown, parks, woodland, grasslands, trails, and open space areas.

T2 Rural Zone implements the comprehensive plan goals of preserving the rural residential character of portions of Beaufort County, the City of Beaufort and Town of Port Royal.

**T2 Rural Zone**

**T3 Hamlet Neighborhood**

To reinforce established neighborhoods, to maintain neighborhood stability and provide a transition between the walkable neighborhood and rural areas.

T3 Hamlet Neighborhood Zone implements the comprehensive plan goals of preserving the rural residential character of portions of Beaufort County. The City of Beaufort and Town of Port Royal.

**T3 Hamlet Neighborhood Zone**

**T3 Neighborhood**

To provide a walkable, predominantly single-family neighborhood that integrates compatible multifamily housing types such as duplexes, townhouses, small courtyard housing, and single family apartments with limited retail and service uses in an environment conducive to walking and bicycling.

T3 Neighborhood Zone implements the comprehensive plan goals of preserving and building upon the walkable character of portions of Beaufort County, the City of Beaufort and Town of Port Royal.

**T3 Neighborhood Zone**

**T4 Hamlet Center**

To integrate appropriate, medium-density residential building types such as duplexes, townhouses, small courtyard housing, and single family apartments with limited retail and service uses in an environment conducive to walking and bicycling.

T4 Hamlet Center is appropriate for more rural areas, implementing the comprehensive plan goals of creating areas of medium intensity residential and commercial uses in the City of Beaufort and Town of Port Royal.

**T4 Hamlet Center Zone**

**T4 Neighborhood Center**

To integrate vibrant main-street commercial and retail environments into neighborhoods, providing access to walkable and bicycle facilities.

T4 Neighborhood Center Zone implements the comprehensive plan goals of creating areas of higher intensity residential and commercial uses in the City of Beaufort and Town of Port Royal.

**T4 Neighborhood Center Zone**

**T5 Main Street**

To integrate medium intensity, vertically mixed used development in districts that support a high degree of pedestrian activity. T5 Main Street Zone implements the comprehensive plan goals of creating areas of higher intensity commercial with supporting residential uses in portions of the City of Beaufort and Town of Port Royal.

**T5 Main Street Zone**

**T5 Urban Core**

To integrate medium intensity, vertically mixed used development in districts that support a high degree of pedestrian activity and serve as important civic, commercial, and institutional centers of the County.

T5 Urban Core Zone implements the comprehensive plan goals of creating areas of higher intensity commercial with supporting residential uses in portions of the City of Beaufort.
T2 Rural Zone implements the comprehensive plan goals of preserving the rural character of portions of Beaufort County, the City of Beaufort and Town of Port Royal.

The primary intent of this Zone is to preserve the rural character of Beaufort County. This Zone applies to areas that consist of sparsely settled lands in open or cultivated state. It may include large lot residential, farms where animals are raised or crops are grown, parks, squares, woodland, grasslands, trails, and open space areas.

Desired Form
Residential/Agricultural

General Use
Rural Residential, Agricultural, Civic/Open Space

Building Height
2 stories max.

Parking
Individual Parking Lots, No On-Street Parking

Intent
T2 Rural Zone implements the comprehensive plan goals of preserving the rural character of portions of Beaufort County, the City of Beaufort and Town of Port Royal.

The primary intent of this Zone is to preserve the rural character of Beaufort County. This Zone applies to areas that consist of sparsely settled lands in open or cultivated state. It may include large lot residential, farms where animals are raised or crops are grown, parks, squares, woodland, grasslands, trails, and open space areas.
Bringing the Parts Together

Place Type Assembly

Village

Place Type Components

Neighborhood Main Street
Neighborhood General
Neighborhood Edge

Transect Zones

T5 T4
T4 T3
T3 T2

Description

Mixed-Use Buildings in Residential Form (T4) and Commercial Form (T5)
Mixed of Residential Uses and Home Occupations in Residential Forms
Mixed of Single-Family, Family Compounds, Agricultural and Home Occupations in Residential Forms

Beaufort County Multi-Jurisdictional FBC

Thursday, March 3, 2011
## Zone District Transitions

<table>
<thead>
<tr>
<th></th>
<th>Beaufort County</th>
<th>Town of Port Royal</th>
<th>City of Beaufort</th>
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<tbody>
<tr>
<td>T1</td>
<td>RC Resource Conservation</td>
<td>CP Conservation Preservation</td>
<td>CP Conservation Preservation</td>
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<tr>
<td>T2</td>
<td>R Rural</td>
<td>R-12 Single Family</td>
<td>TR Transitional Residential</td>
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<tr>
<td></td>
<td>RR Rural Residential</td>
<td>R-10 Medium Density</td>
<td>R-1 Low Density</td>
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<td></td>
<td>CP Community Preservation</td>
<td>R-5 High Density</td>
<td>R-2 Medium Density</td>
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<tr>
<td>T3-NE</td>
<td>CP Community Preservation</td>
<td>GR General Residential</td>
<td>TBR Traditional Beaufort</td>
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<tr>
<td>T3-N</td>
<td>S Suburban</td>
<td>NC Neighborhood Commercial</td>
<td>R-3 Medium-High Density</td>
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<tr>
<td></td>
<td>CP Community Preservation</td>
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<td>R-4 High Density</td>
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<tr>
<td>T4-N</td>
<td>CP Community Preservation RB Rural Business District</td>
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<tr>
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<td>RB Rural Business District</td>
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<tr>
<td>T4-MS</td>
<td>U Urban</td>
<td>OC Office Commercial</td>
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<tr>
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<td>MU-1 Mixed Use</td>
<td>CC Core Commercial</td>
</tr>
<tr>
<td>T5</td>
<td>N/A</td>
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<td>CC Core Commercial</td>
</tr>
</tbody>
</table>
Beaufort County Form-Based Code

Streets Technical Manual
Prepared by Opticos Design, Inc. and AECOM
DRAFT VERSION • January 2011
Travel through the County

Sea Island Parkway to Laurel Bay Road
- Travel time before (at 40-50 mph): 21 minutes
- Travel time after (with 20-30 mph in growth areas): 24 minutes
District-Based Approaches

Supporting Network Exists

Supporting Network Potential

Direct Access with Character Changes to Street
### 2.4 Burton Village

#### TOOLKIT ITEMS
- **Standard (and required) part of street design.** When multiple options are allowed, applicant may choose which to use but must use one.
- **Acceptable under special conditions.**
- **Acceptable when street is part of a bicycle plan network.**

#### TRAVEL Lanes
- **12’ travel lanes**
- **11’ travel lanes**
- **10’ travel lanes**
- **9’ travel lanes**
- **Bicycle lanes**

#### PARKING
- **On-street parallel**
- **On-street angled**
- **Swale Parallel**
- **None**

#### DRAINAGE
- **Curb and Gutter**
- **Valley Gutter**
- **Swale/Open**

#### STREETSCAPE
- **Hardscape (with tree wells)**
- **5’ Planter**
- **8’-10’ Planter**
- **Sidewalks**

#### Total Right of Way
- **Downtown**
- **Neighborhood Main Street**
- **Neighborhood Center**
- **Neighborhood General**
- **Neighborhood Edge**

#### Alley Dimensions
- **20’
- **20’ non-res. 16’ residential**
- **20’ non-res. 12’ residential**
- **not used**
- **not used**

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**Beaufort County Form-Based Code Technical Manual**

Section 3 Collector and Local Street Design
Thank You

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Opticos Design, Inc.
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Acknowledgements

AECOM Atlanta
Alison Ramsey Architects
Clarion Associates
Sherwood Design Engineers
Urban Advisors

City of Beaufort Planning Department
Town of Port Royal Planning Department
Beaufort County Planning Department