

# 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



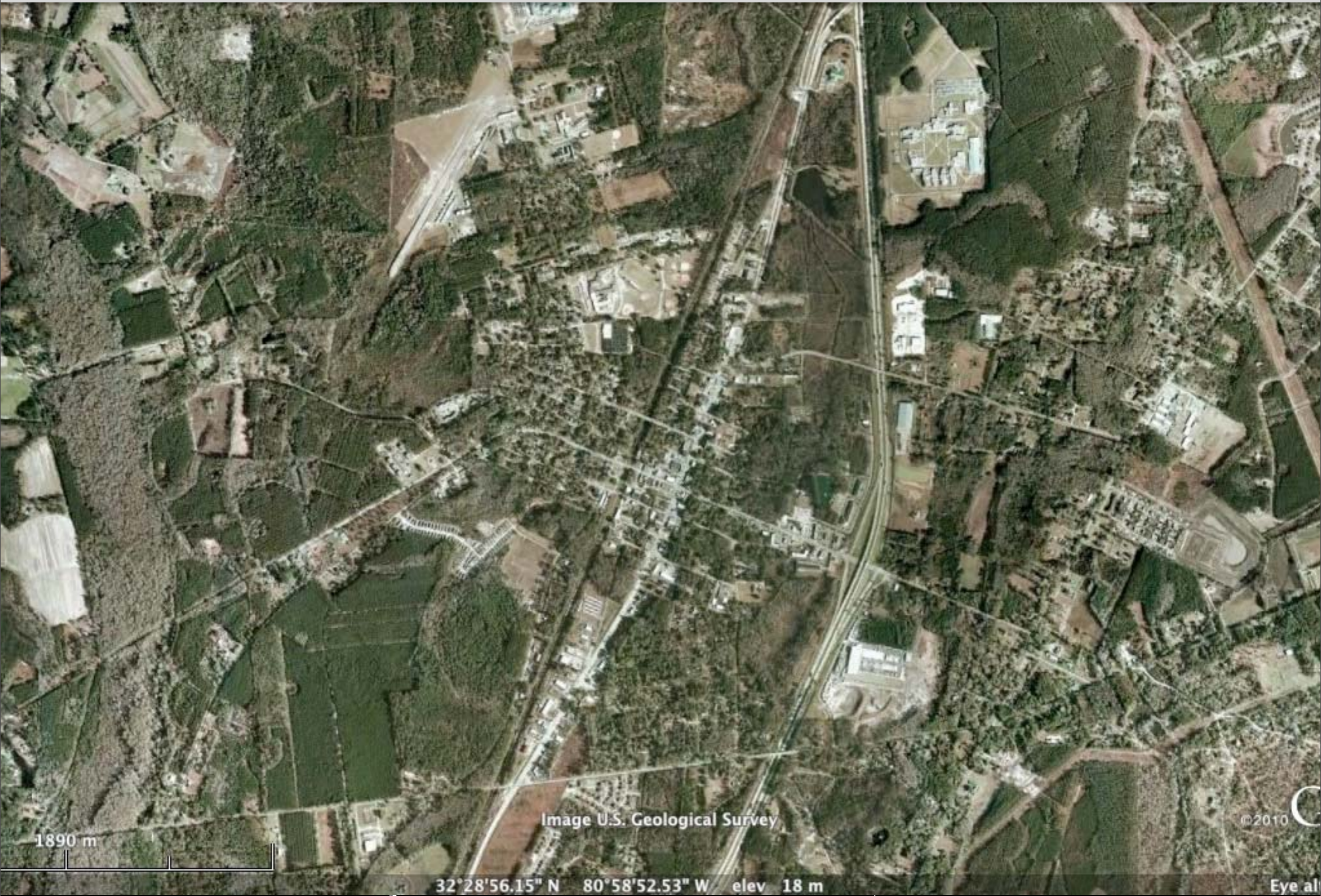
- Beaufort County, South Carolina  
Multi-jurisdictional Form-Based Code



- West Feliciana and  
Tangipahoa Parishes  
Louisiana Land Use Toolkit

Beaufort County Multi-Jurisdictional FBC





1890 m

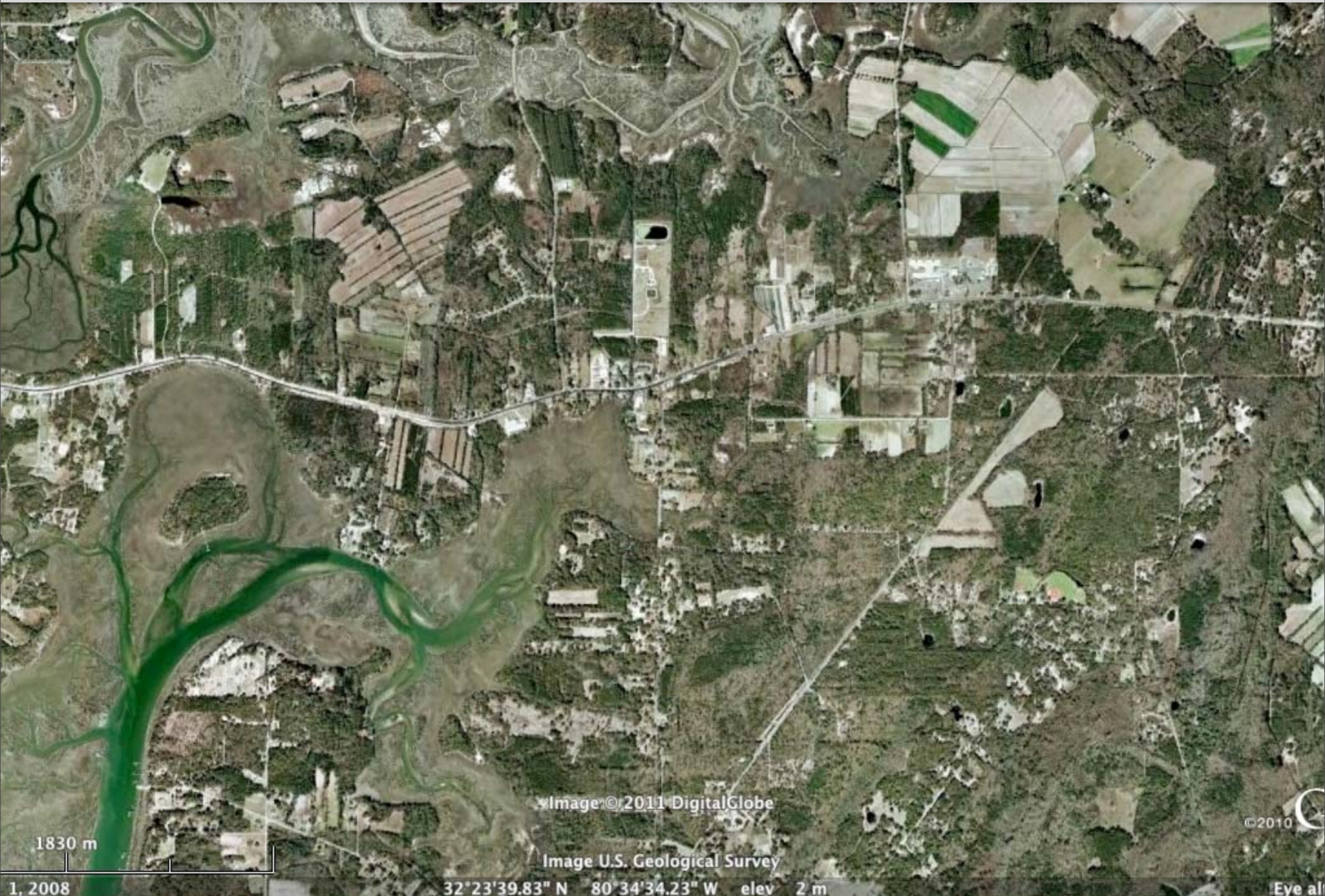
Image U.S. Geological Survey

©2010

32°28'56.15" N 80°58'52.53" W elev 18 m

Eye alt





1830 m

Image © 2011 DigitalGlobe

Image U.S. Geological Survey

32°23'39.83" N 80°34'34.23" W elev 2 m

© 2010

Eye alt



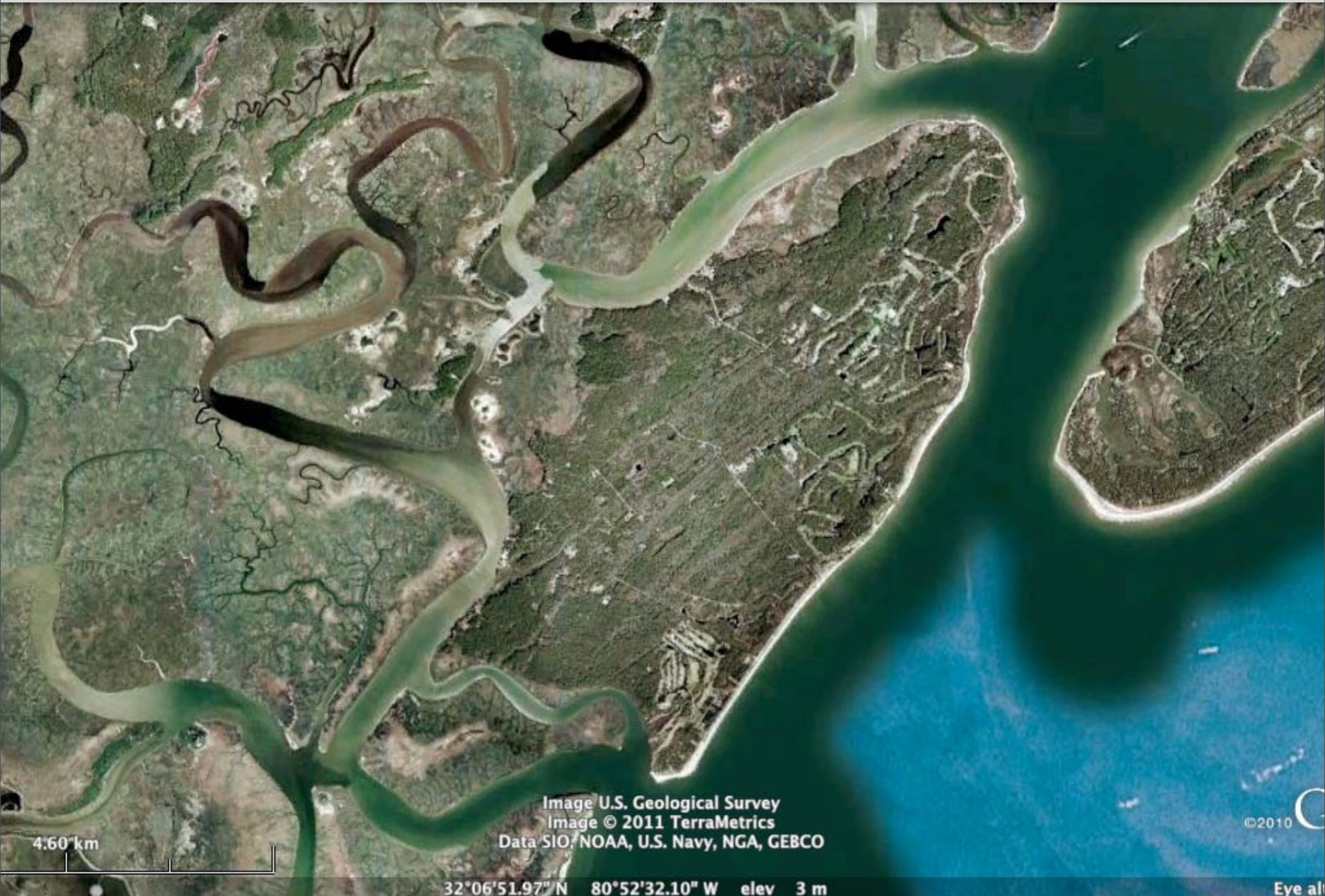


Image U.S. Geological Survey  
Image © 2011 TerraMetrics  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

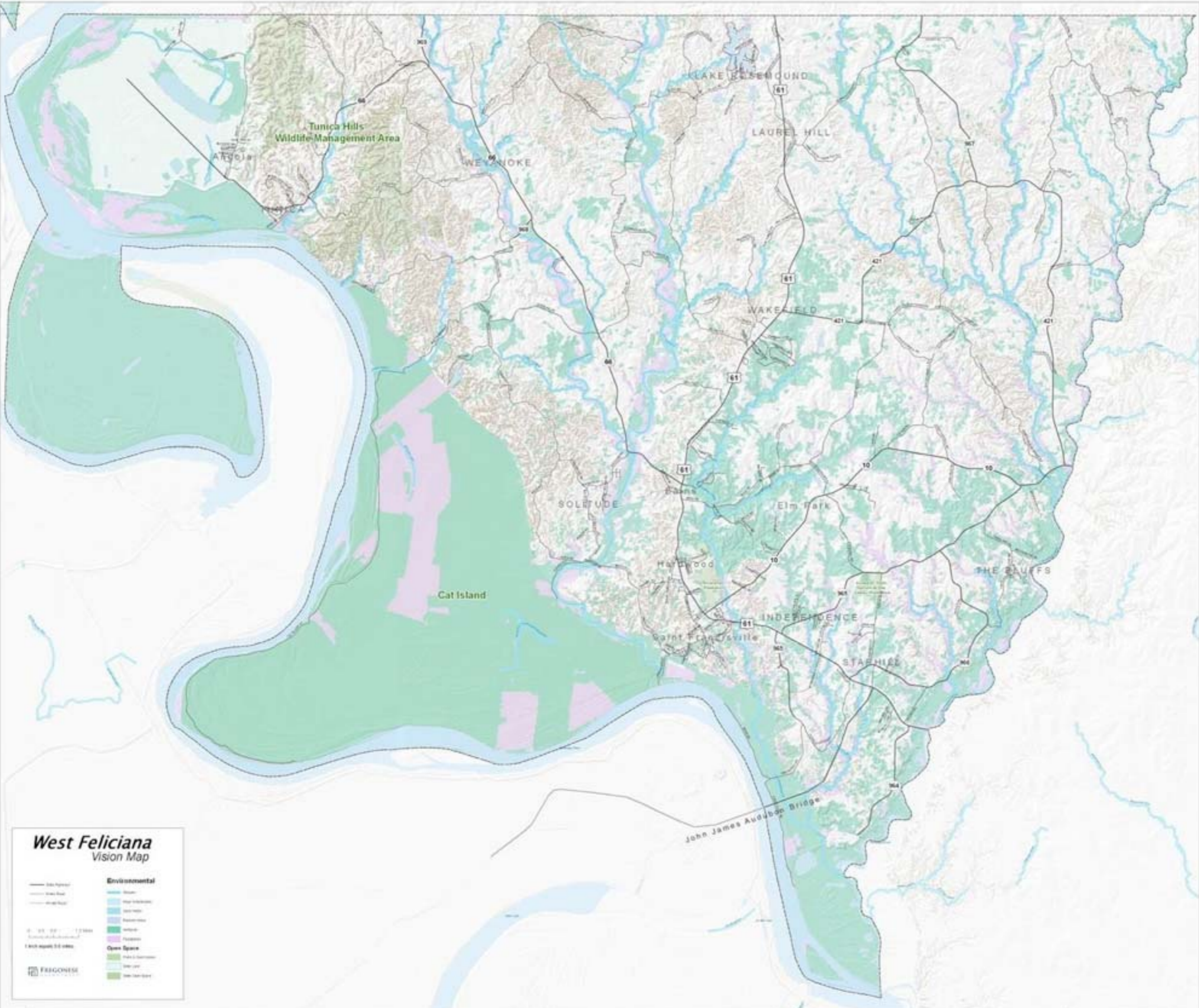
4.60 km

32°06'51.97" N 80°52'32.10" W elev 3 m

©2010

Eye alt





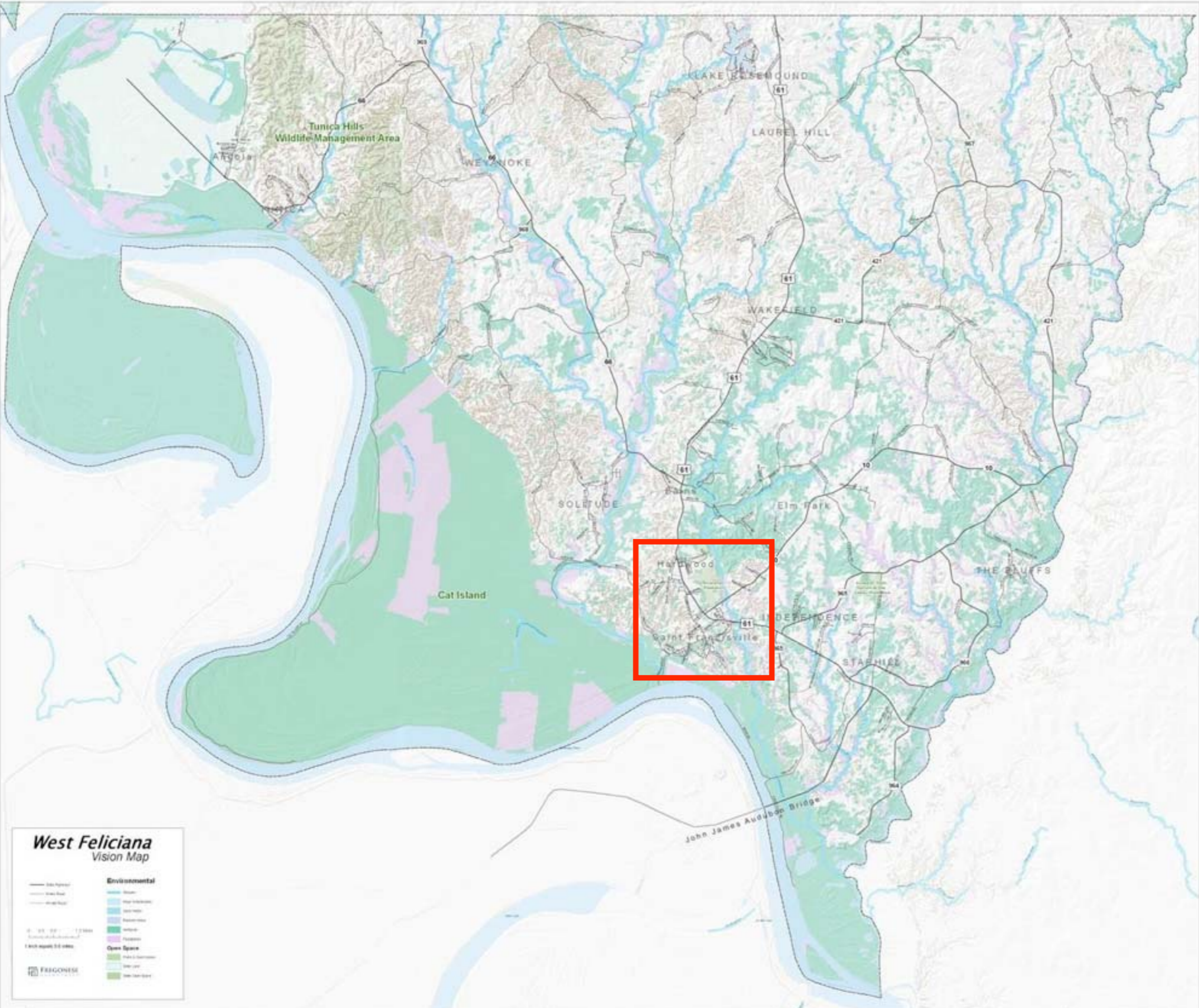
**West Feliciana**  
Vision Map

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>----- State Highway</li> <li>----- Parish Road</li> <li>----- Private Road</li> </ul> | <p><b>Environmental</b></p> <ul style="list-style-type: none"> <li><span style="color: blue;">■</span> Wetland</li> <li><span style="color: lightblue;">■</span> Riparian Habitat</li> <li><span style="color: cyan;">■</span> Lake/Stream</li> <li><span style="color: lightgreen;">■</span> Seasonal Wetland</li> <li><span style="color: green;">■</span> Wetland</li> <li><span style="color: purple;">■</span> Pasture</li> </ul> <p><b>Open Space</b></p> <ul style="list-style-type: none"> <li><span style="color: lightgreen;">■</span> Forest Conservation</li> <li><span style="color: green;">■</span> Open Land</li> <li><span style="color: darkgreen;">■</span> Wetland Buffer</li> </ul> |
|--|--|

0 25 50 100 Miles  
0 25 50 100 Kilometers

© 2011 FREGONESSE

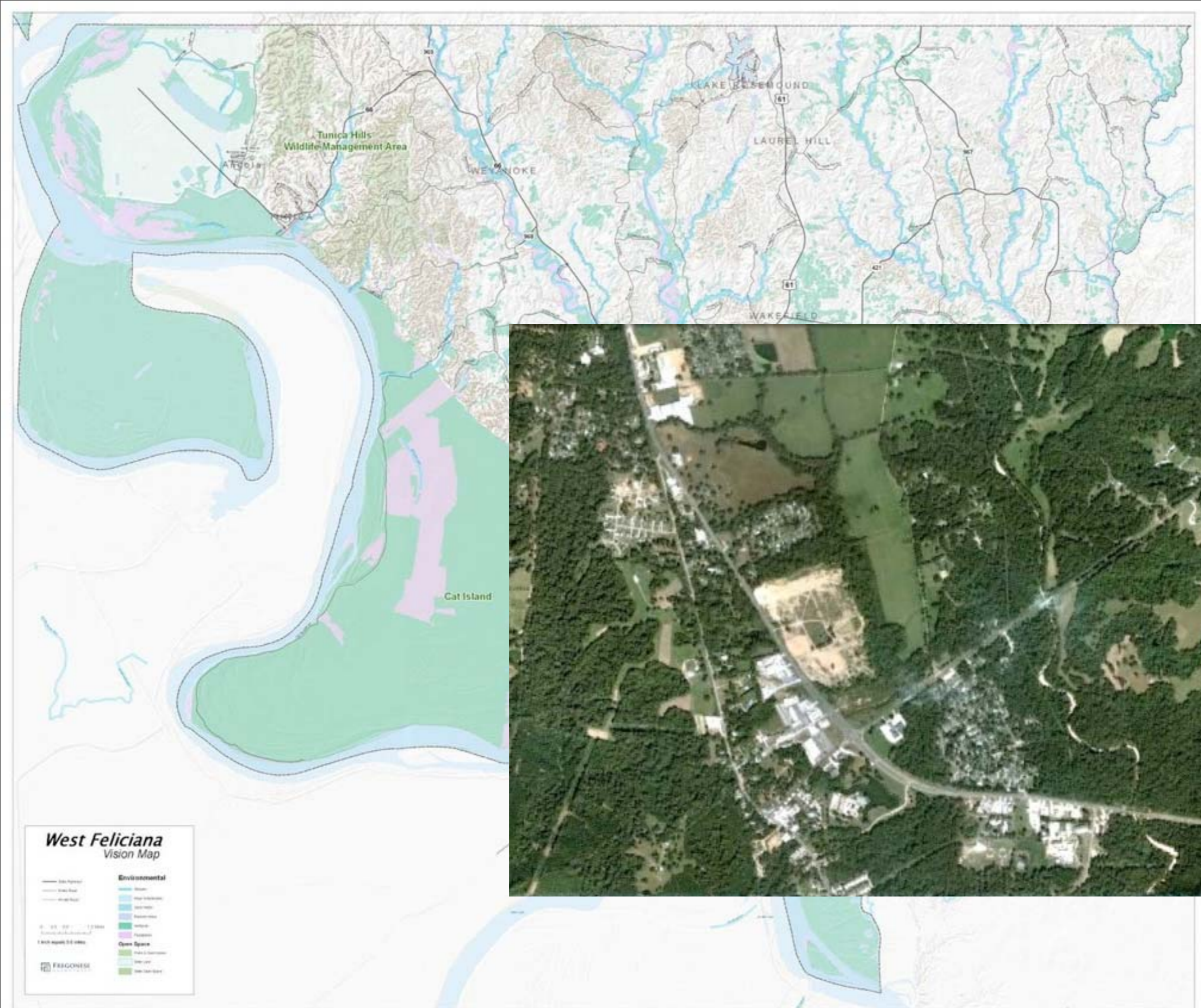




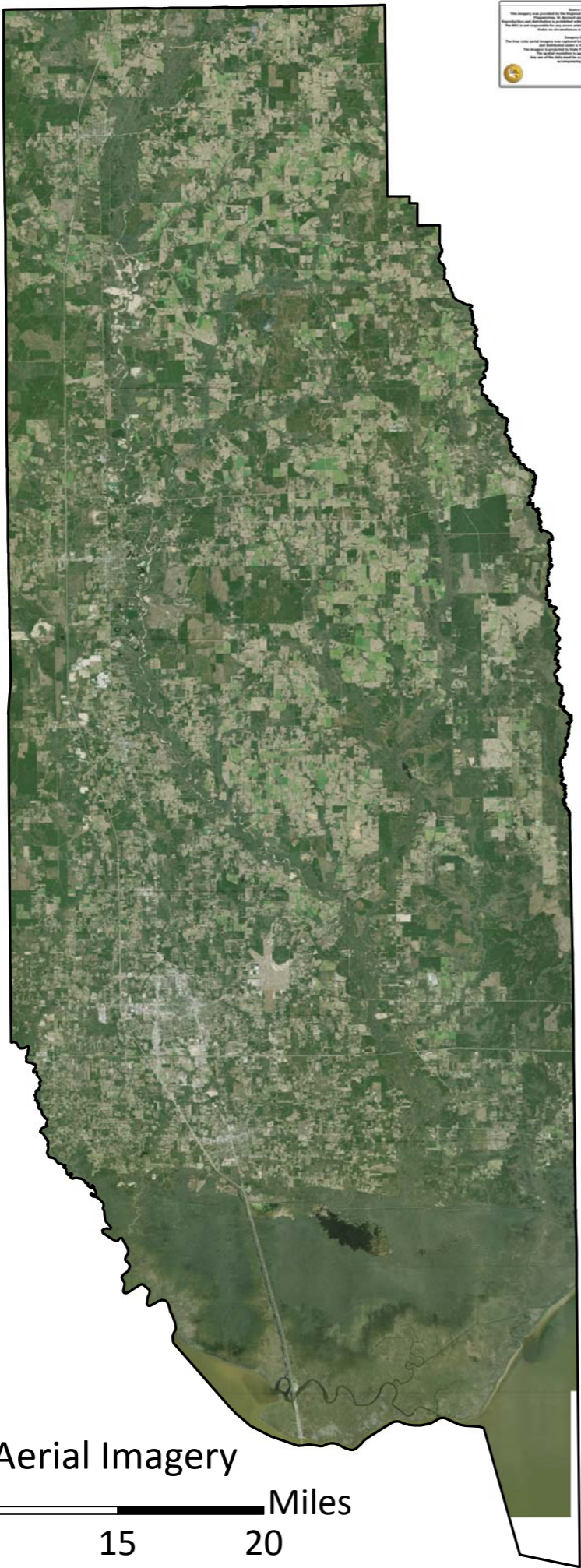
**West Feliciana**  
Vision Map

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|--|--|
- 0 2.5 5 7.5 Miles  
0 2.5 5 7.5 Kilometers
- © 2011 FREGONISE

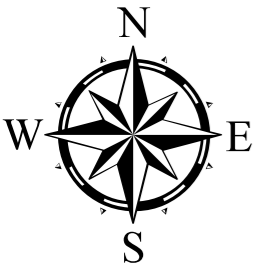




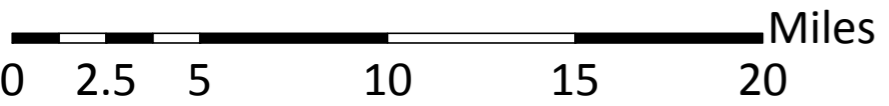




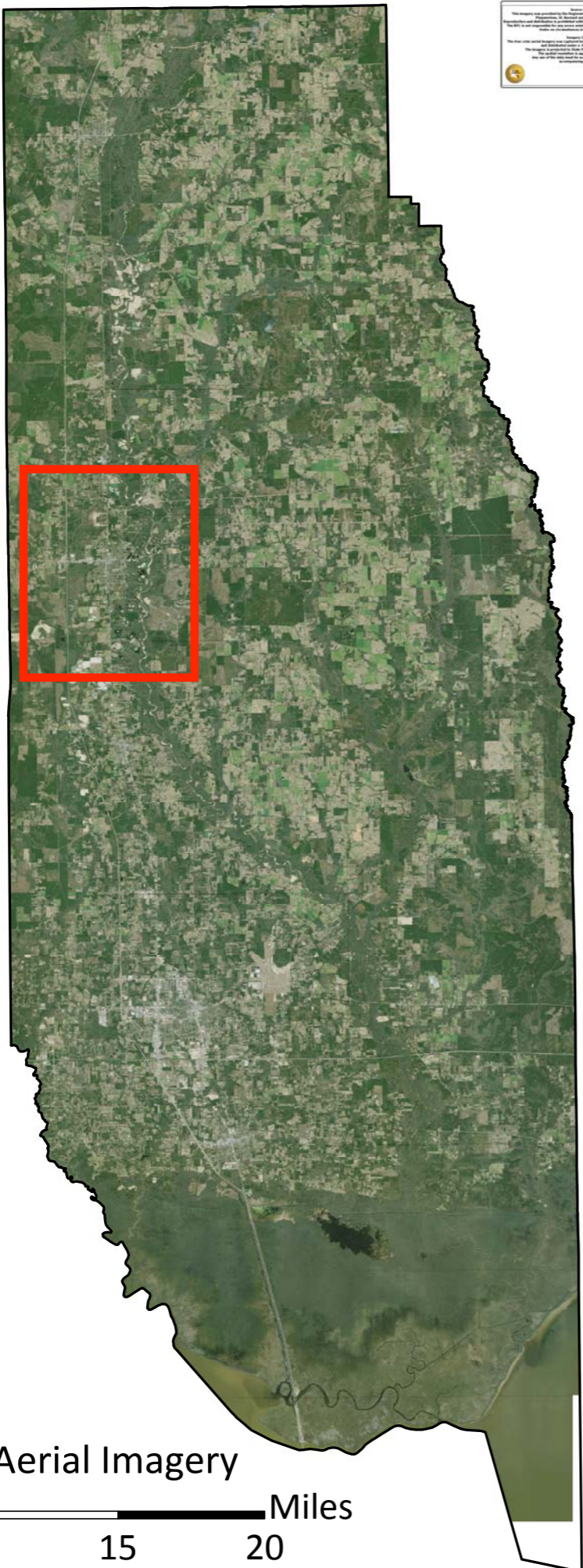
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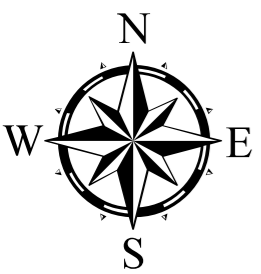
Tangipahoa Parish Aerial Imagery



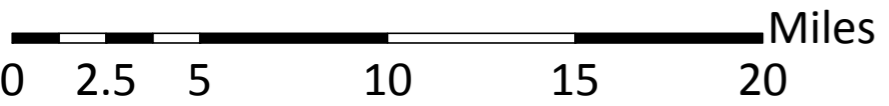




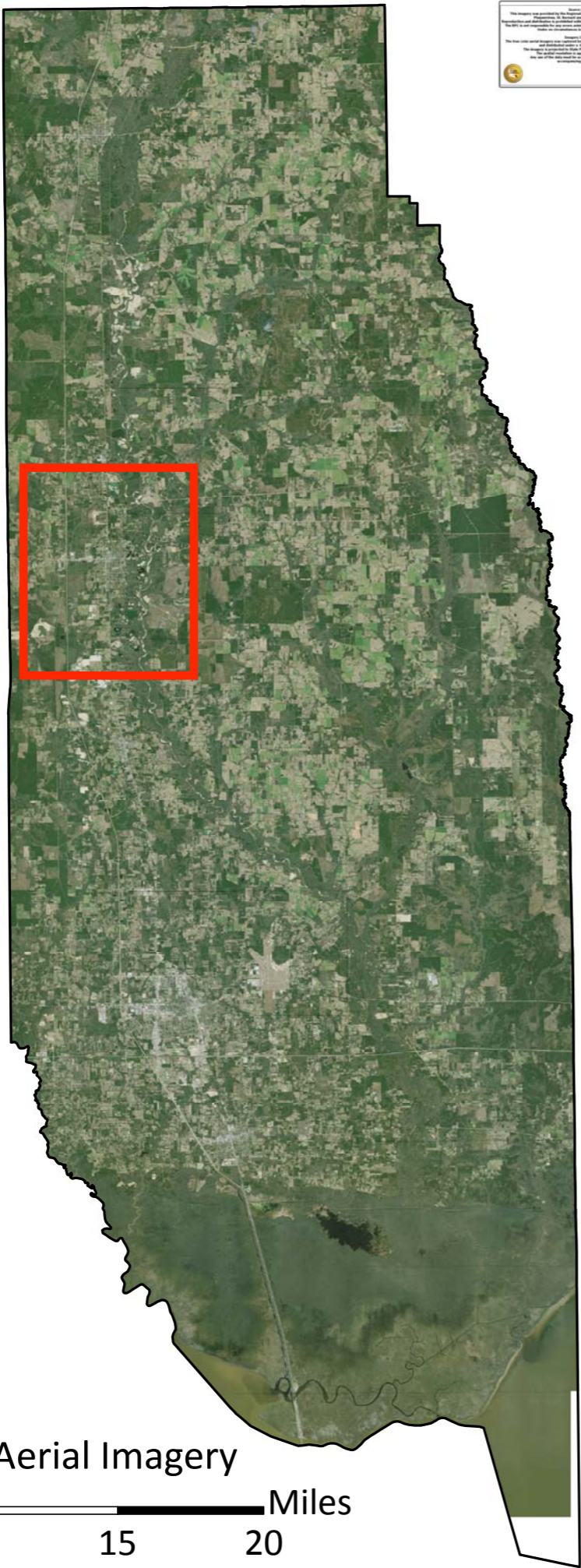
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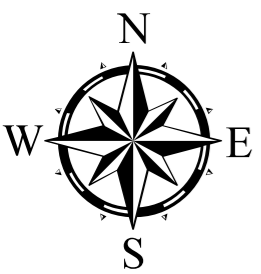
Tangipahoa Parish Aerial Imagery







The imagery was acquired by the National Center for Earth and Environmental Monitoring, Inc. (NCEEM) for the U.S. Department of Agriculture, Farm Service Agency (FSA) as part of the National Wetlands Inventory (NWI) project. The imagery was processed by the National Center for Earth and Environmental Monitoring, Inc. (NCEEM) and is provided to the public for informational purposes only. The imagery is not intended for use in any legal proceeding or for any other purpose. The imagery is provided as a service to the public and is not a warranty of any kind. The imagery is provided as a service to the public and is not a warranty of any kind.



Tangipahoa Parish Aerial Imagery

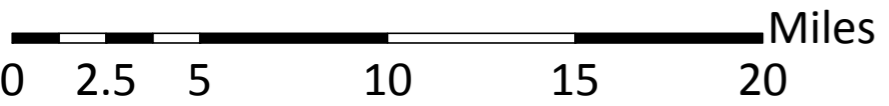


Image USDA Farm Service Agency

30°52'33.65" N 90°30'43.34" W elev 52m





- 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

Beaufort County Multi-Jurisdictional FBC



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

Beaufort County Multi-Jurisdictional FBC



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

Beaufort County Multi-Jurisdictional FBC

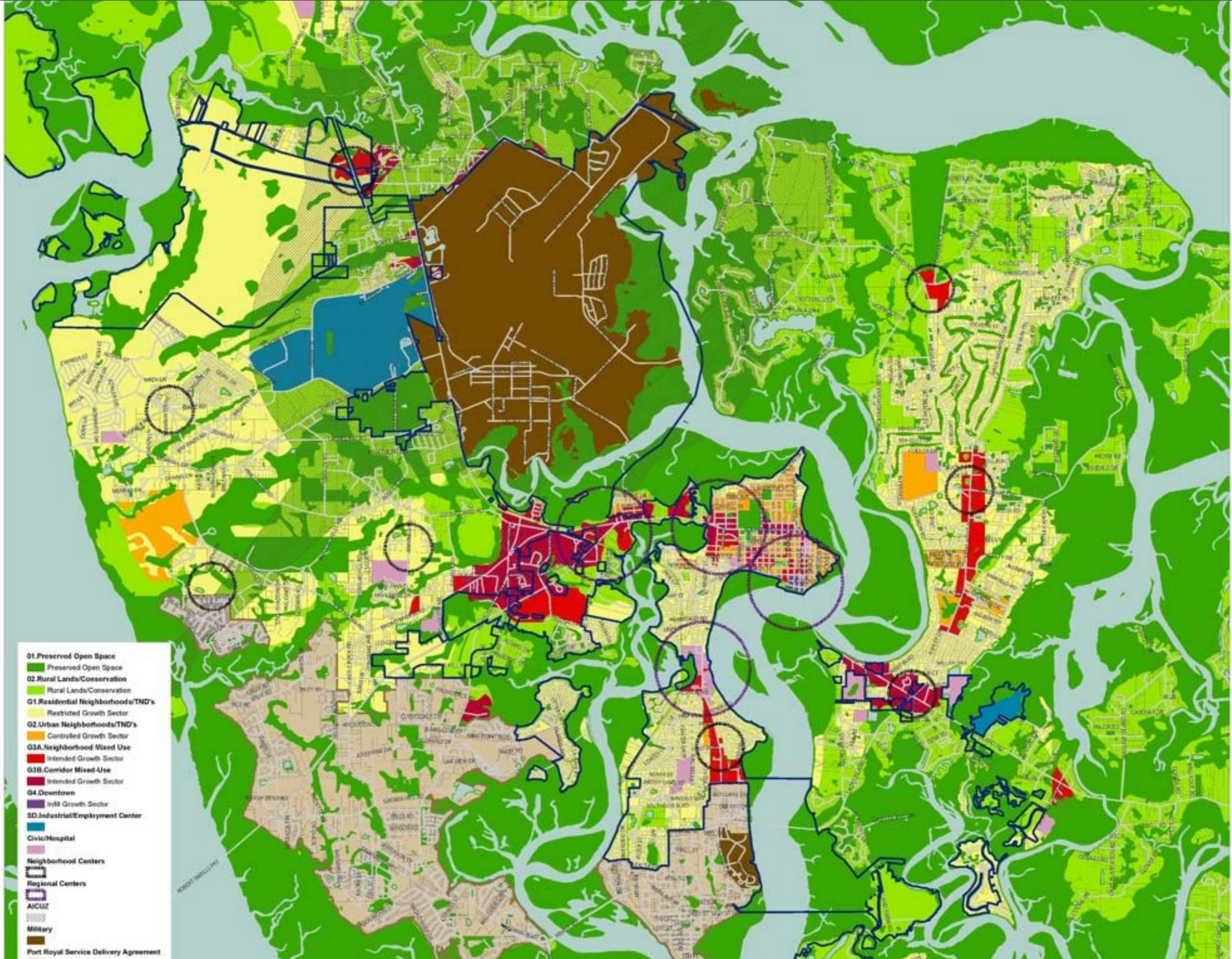


Urban Form Goal: “Update Port Royal’s zoning regulations to a Form-Based Code in order to properly consider the importance of **community design and character**, building placement and proportions, and the impact of private development on the public realm.”

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.**”

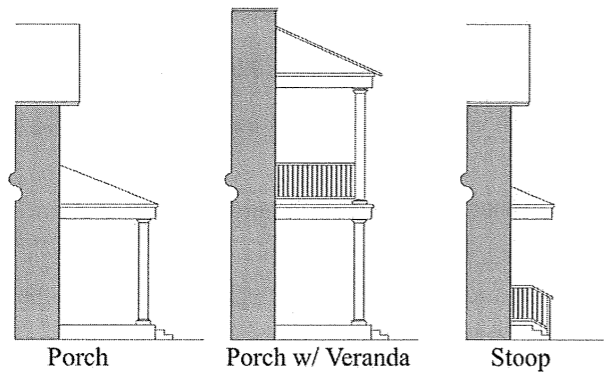
-Town of Port Royal Comprehensive Plan







e. *Porches and stoops.*



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.

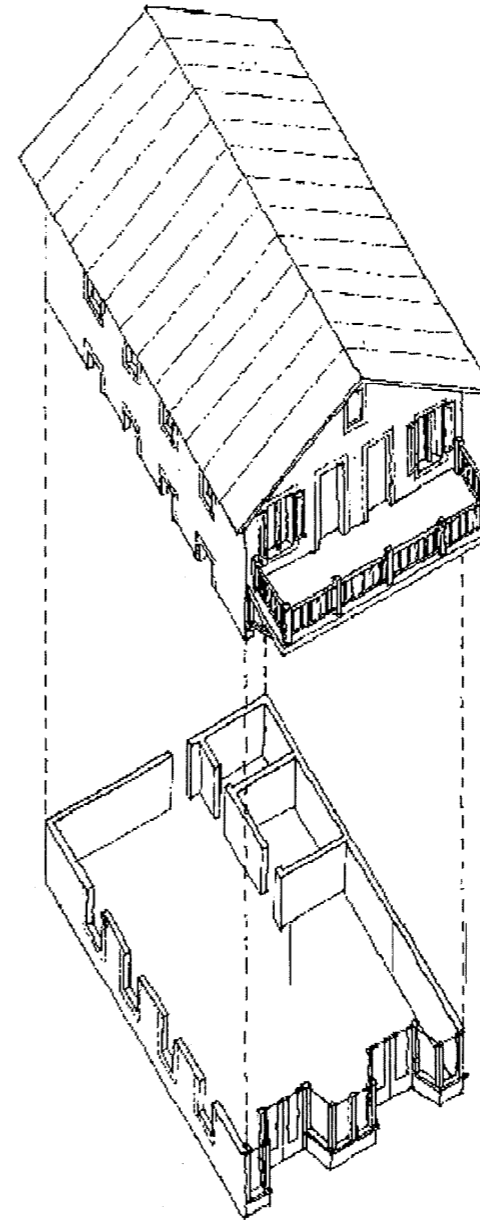
Porches and stoops are required to be open unairconditioned, parts of the buildings. Screens on front porches are permitted, but strongly discouraged.

(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.

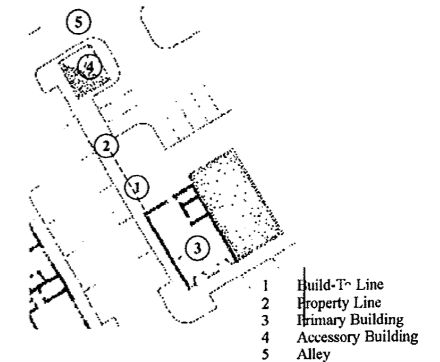
A primary goal of the architectural guidelines is authenticity. The guidelines encourage construction which is straightforward and functional, and which draws its ornament and variety from the traditional assembly of genuine materials. The design review board shall have authority to approve substitute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

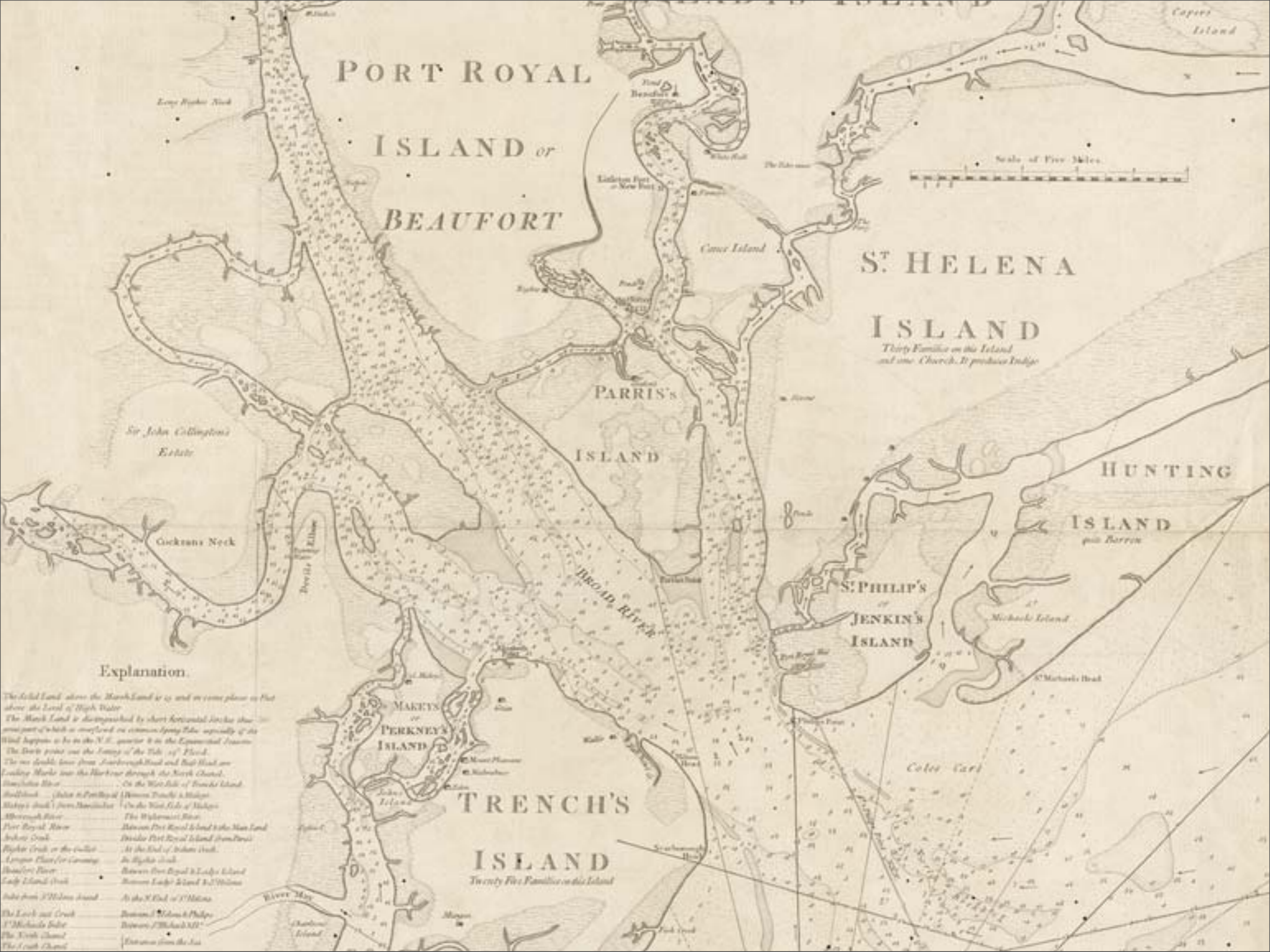


Example



Corner store

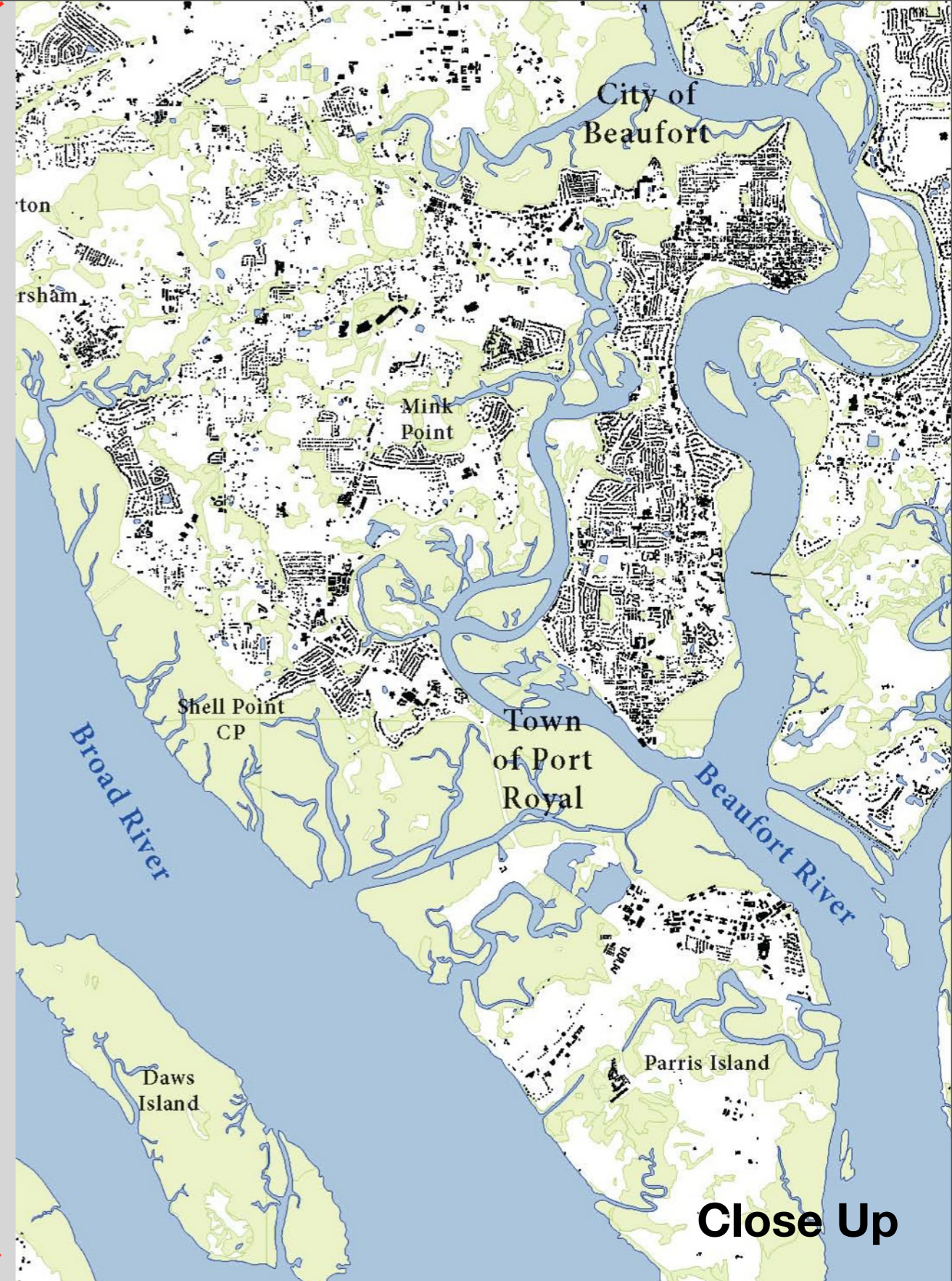
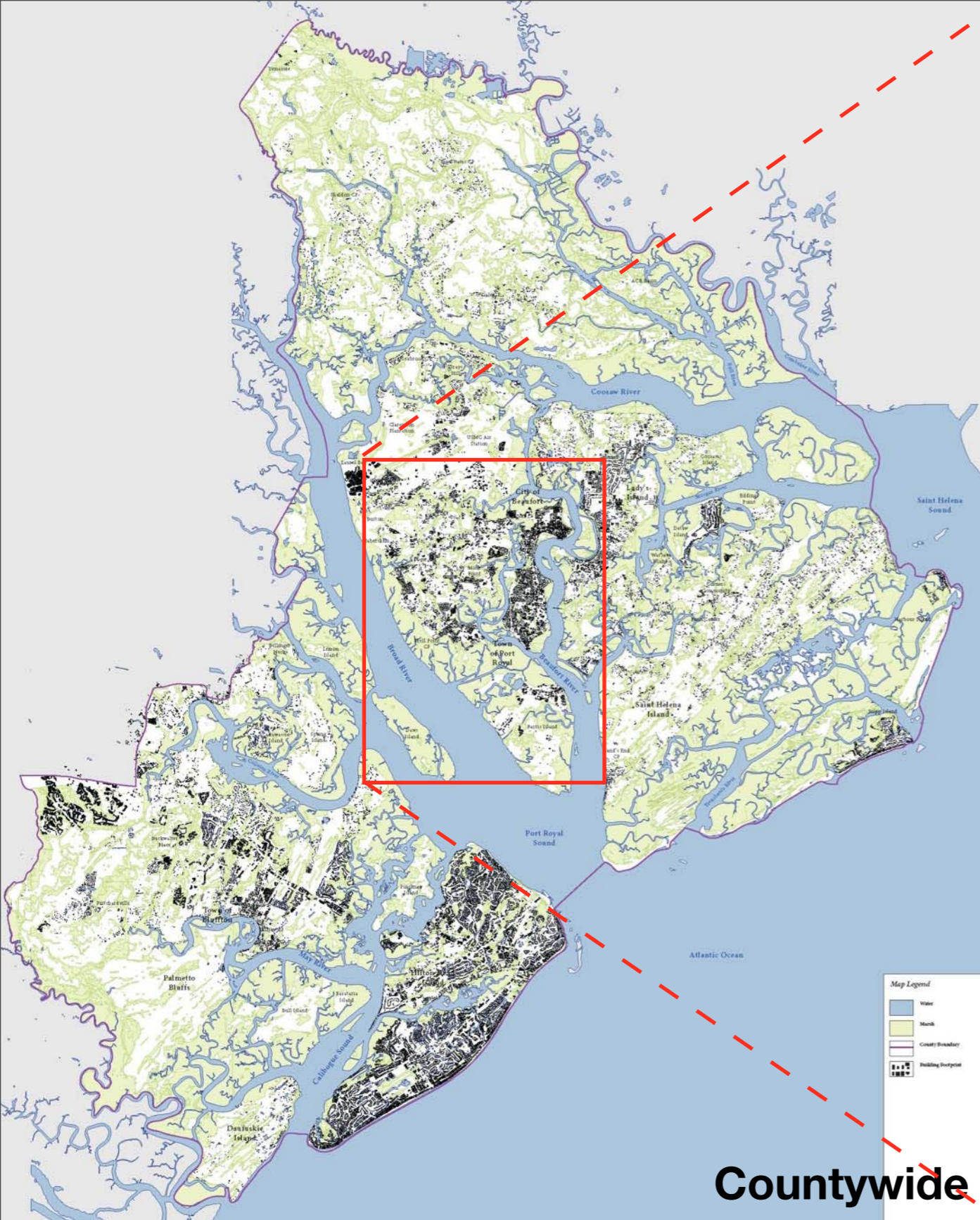






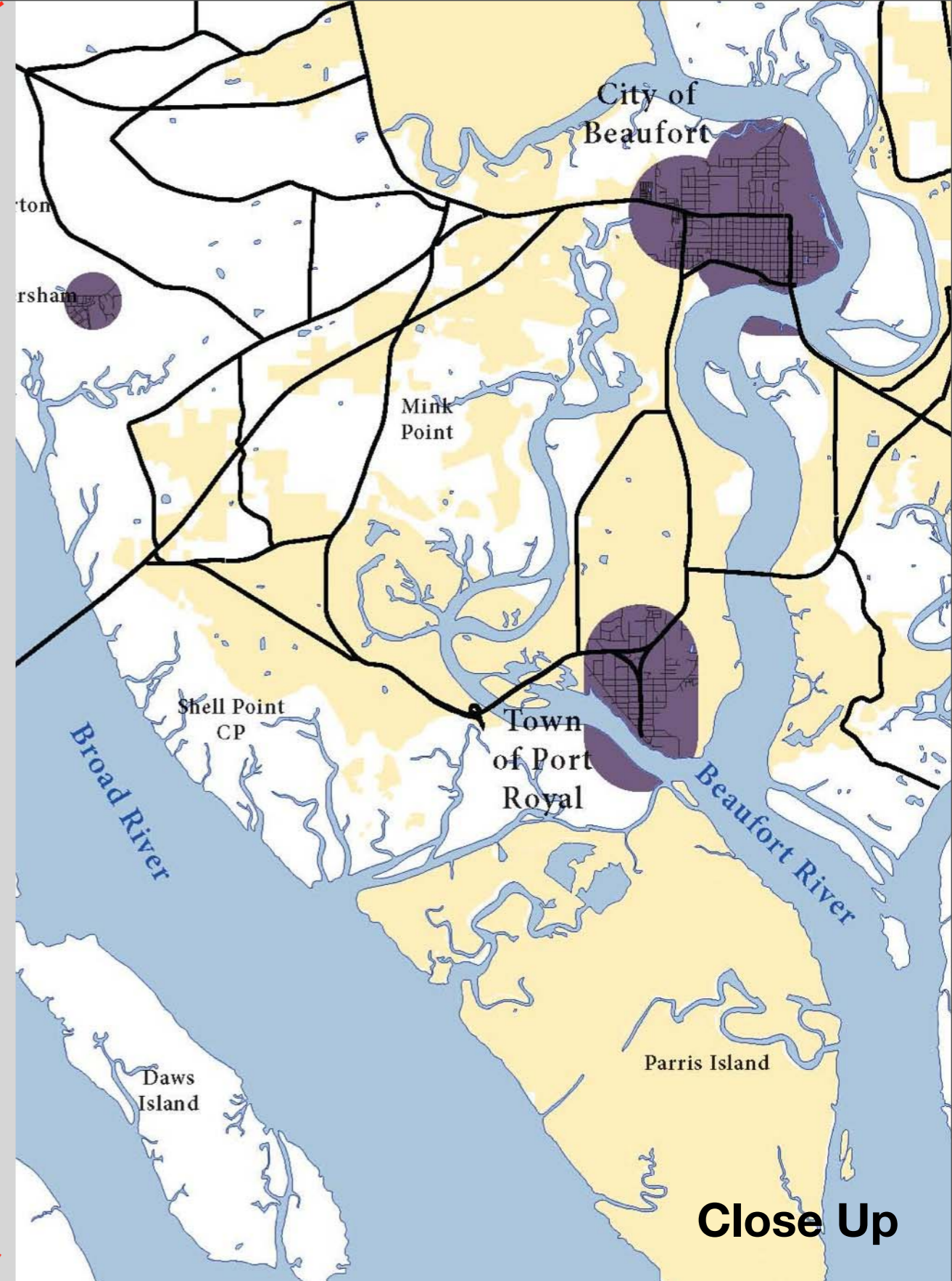
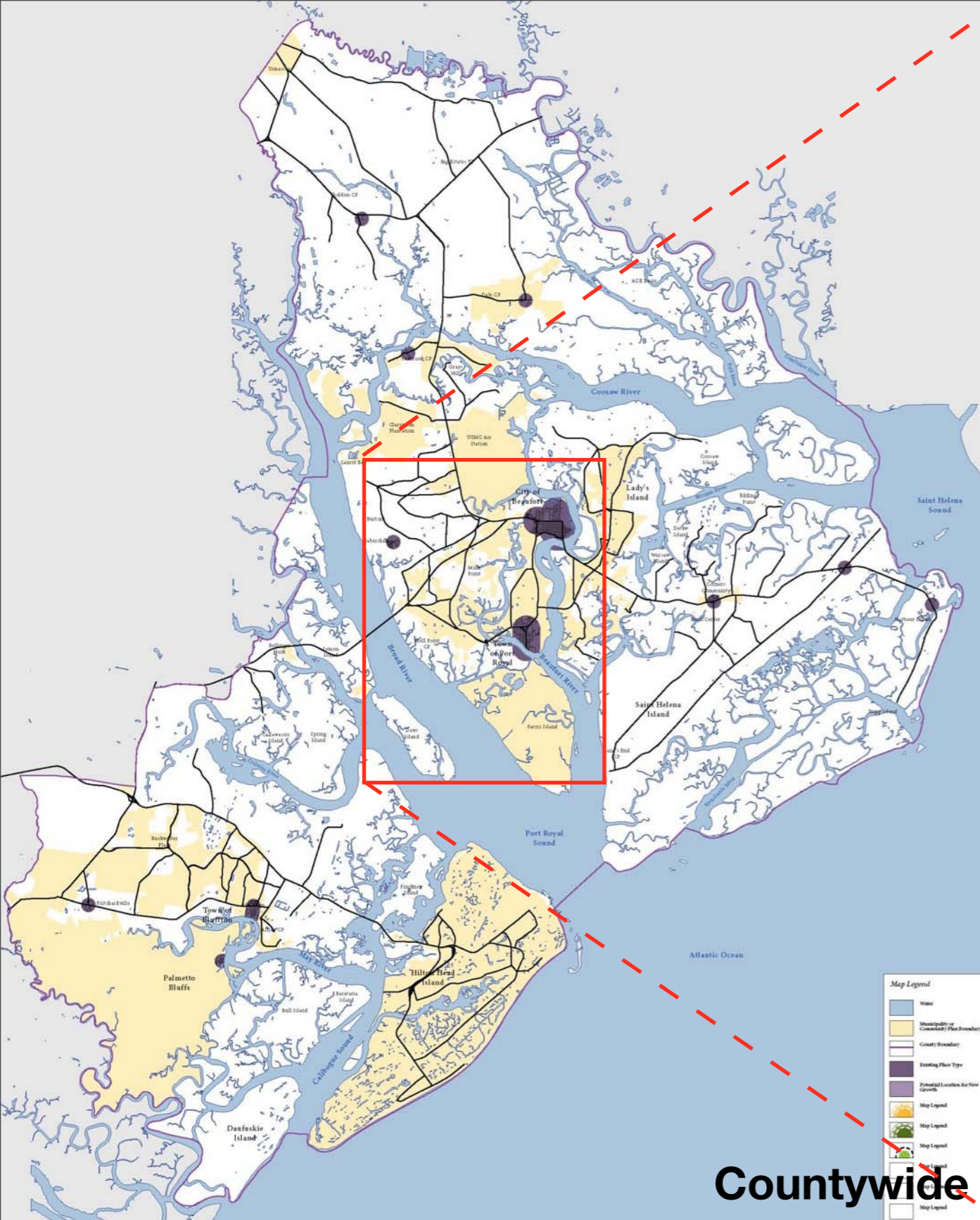






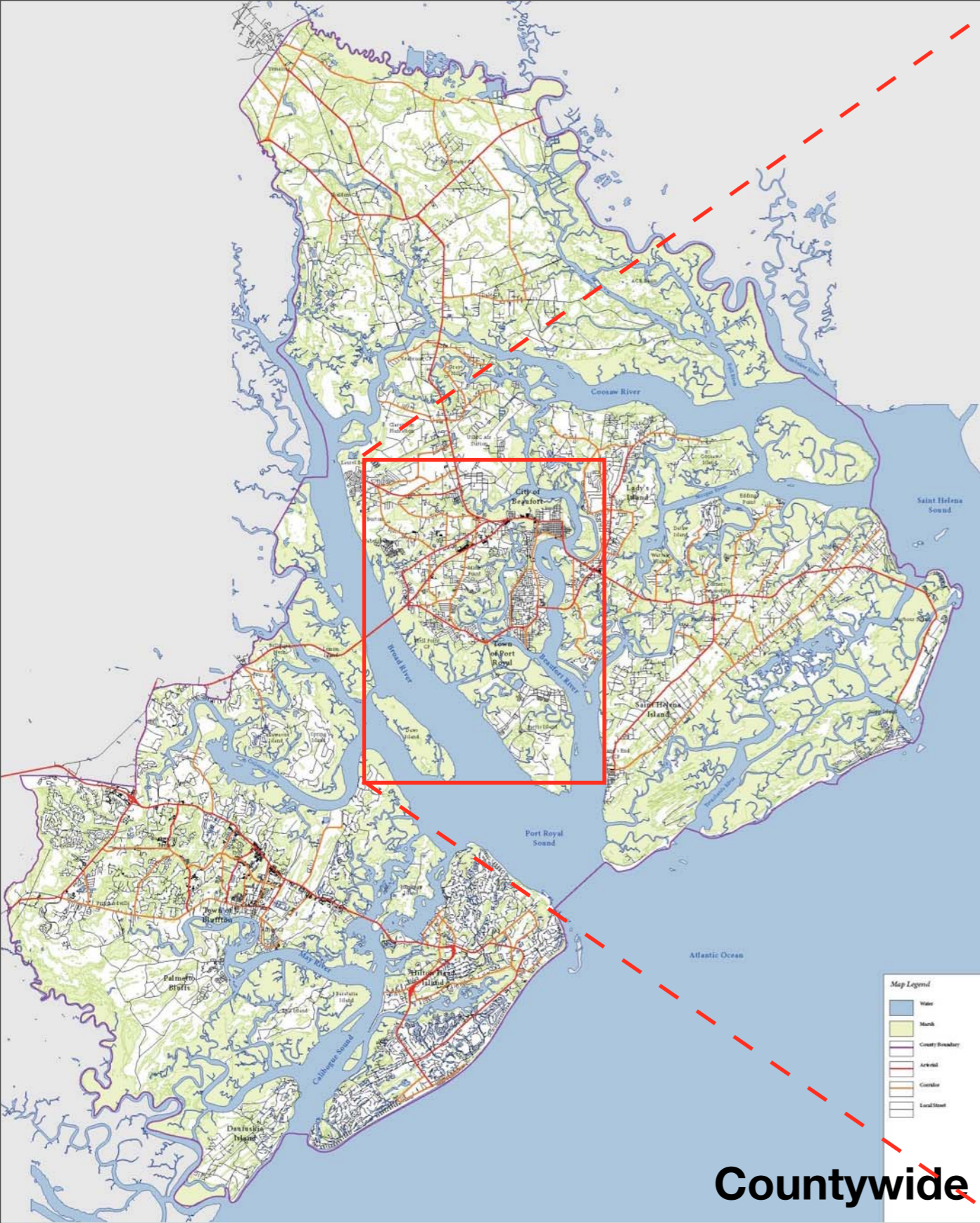
# Beaufort County Multi-Jurisdictional FBC Built Form





# Beaufort County Multi-Jurisdictional FBC Existing Places





# Beaufort County Multi-Jurisdictional FBC Circulation



# Walkability

A Regulatory Framework that Preserves,  
Enhances, and Creates Walkable Urbanism

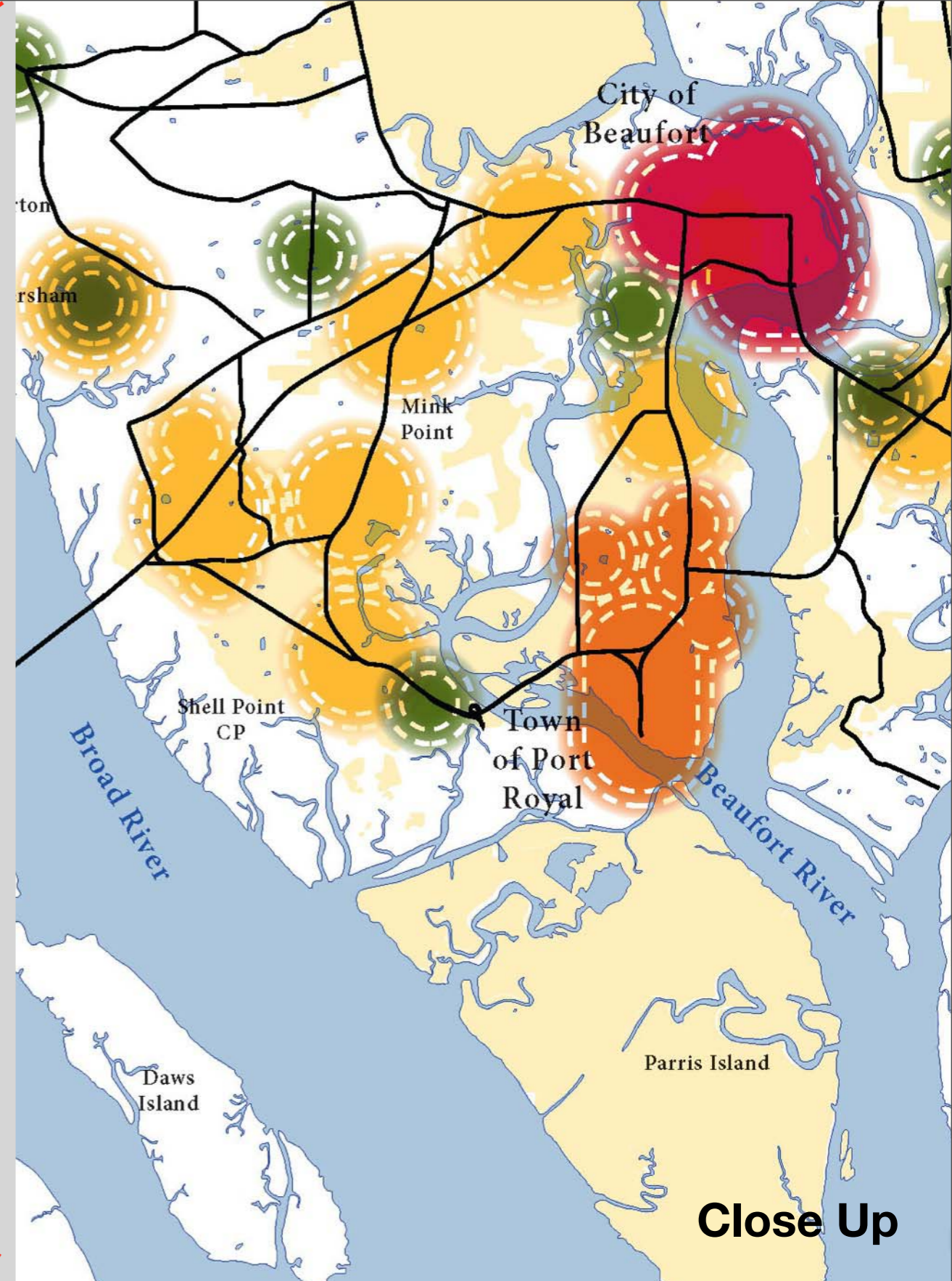
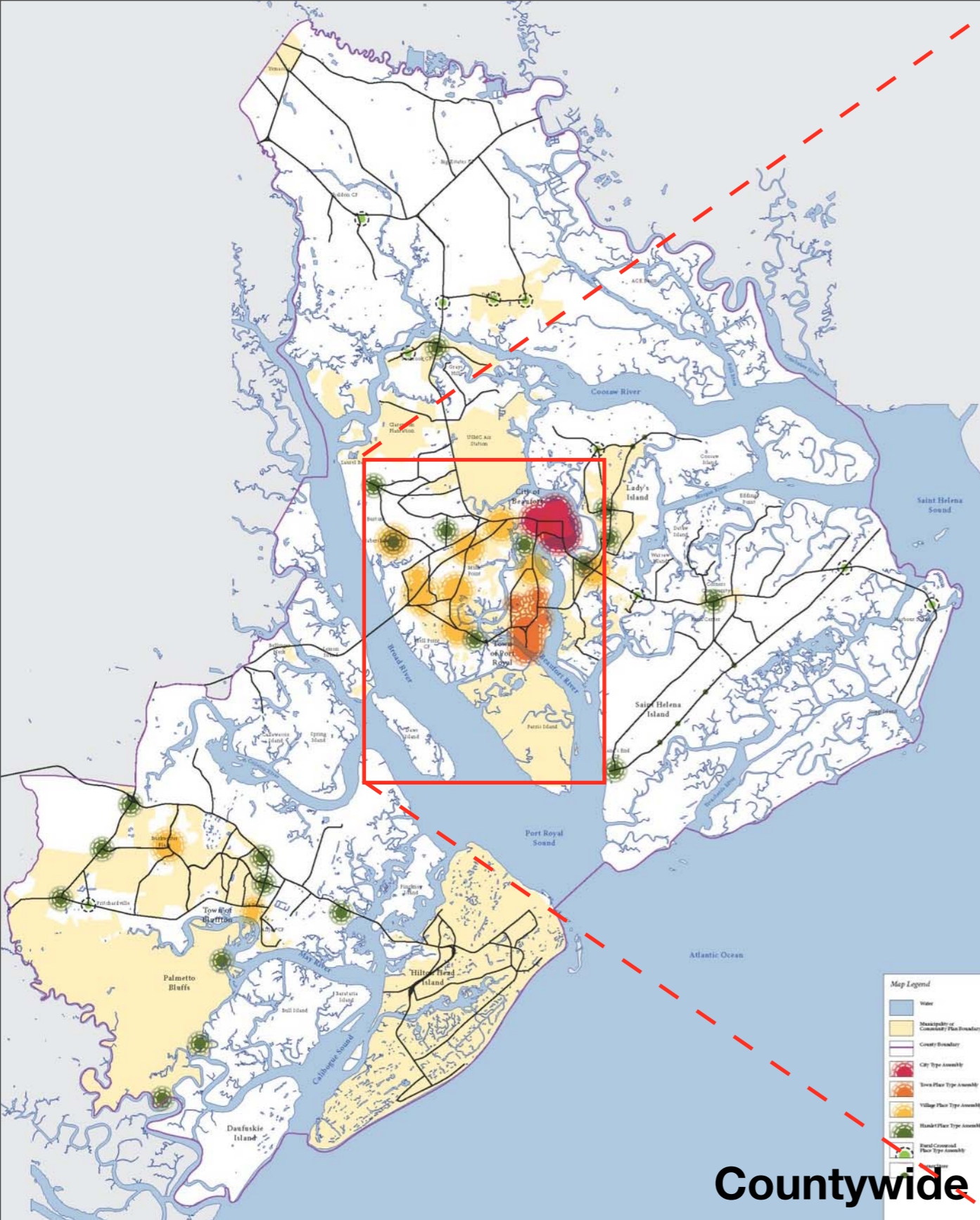
Beaufort County Multi-Jurisdictional FBC



Comprehensive Plan: Future Land Uses







# Beaufort County Multi-Jurisdictional FBC Place Type Designations





# Beaufort County Multi-Jurisdictional FBC

Place Types



# Place Types



Beaufort County Multi-Jurisdictional FBC



Rural Crossroads

Hamlet

Village

Town

City

Illustration



<b>Description</b>	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.	Located in urbanized areas, Towns are made up of clusters of neighborhoods or villages that support a larger more complex mixed-use environment. Buildings within the Town are attached and may be up to four stories tall. 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.
<b>Activity Mix</b>	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
<b>Mix of Uses</b>	Horizontal mixed use	Horizontal Mixed Use	Horizontal and vertical mixed use	Vertical mixed use	Vertical mixed use
<b>Character of Buildings</b>	Detached Residential, Agricultural Buildings, Other Detached Buildings	Detached Residential, Agricultural Buildings, Other Detached Buildings	Mostly Attached Buildings	Mostly Attached Buildings	Mostly Attached Buildings
<b>Proposed Scale</b>					
Area Type	Node	Less than a ¼ mile pedestrian shed	½ mile pedestrian shed	½ mile pedestrian shed	½ mile pedestrian shed
Area Size	0.5-5 acres	6-80 acres	160+ acres	200+ acres	200+ acres
Height	1-2 stories	1-3 stories	1-3 stories	1-4 stories	2-4+ stories
<b>Connectivity</b>					
Transit	No regular transit service	No regular transit service	Transit service	Main multi-modal transit hub	Main multi-modal transit hub
Block Structure	Linear large blocks	Medium to large block structure	Block network with a 2000-foot maximum perimeter length and a 600-foot maximum block face length	Block network with a 1600-foot maximum perimeter length and a 450-foot maximum block face length	Block network with a 1600-foot maximum perimeter length and a 450 foot maximum block face length
<b>Thoroughfare Network</b>	Simple Network	Simple Network	Complex Network	Complex Network	Complex Network
<b>Local Example</b>	Dale, May River	Corner's Community, Land's End	Boundary Street and Supporting Neighborhoods, Shell Point, Old Town Bluffton, Habersham with Cherokee Farms	Buckwalter Place, Town of Port Royal Core and Supporting Neighborhoods	Buckwalter Place, Town of Port Royal Core, City of Beaufort Core with Supporting Neighborhoods
<b>Comprehensive Plan Future Land Use</b>	Rural, Rural CP	Rural, Rural CP, NMU, G2	NMU, UMU, CC, G3A/G3B	NMU, UMU, CC, G3A/G3B	UMU, RC, Core C, G4
<b>Corresponding Transect Zones</b>	T1 T2 T3 T4 T5 T6	T1 T2 T3 T4 T5 T6	T1 T2 T3 T4 T5 T6	T1 T2 T3 T4 T5 T6	T1 T2 T3 T4 T5 T6

# Beaufort County Multi-Jurisdictional FBC



# Village



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





# Rural Crossroads



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

---



# Place Type Components



Beaufort County Multi-Jurisdictional FBC





**Neighborhood Edge**

**Neighborhood General**

**Neighborhood Center**

**Neighborhood Main Street**

**Downtown**

Image



**Description** Detached single-family dwellings and agricultural uses adjacent to a Rural Crossroads or Hamlet.

This community type only exists adjacent to one of the other listed community types.

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.

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.

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.

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.

**Activity Mix** Residential, Agricultural

Residential, Community /Civic Use, Home Occupations

Retail, Service, Residential, Community /Civic Use

Retail, Service, Residential, Community /Civic Use

Retail, Service, Residential, Community /Civic Use

**Mix of Uses** None

Horizontal Mixed Use

Horizontal Mixed Use

Horizontal and Vertical Mixed Use

Vertical Mixed Use

**Character of Buildings** Detached Residential, Free Standing Family Compound, Agricultural Buildings

Detached and Attached Buildings

Detached and Attached Buildings

Detached and Attached Buildings

Attached Buildings

**Proposed Scale** 1-2 Stories

1-3 Stories

1-3 Stories

1-4 Stories

2-4+ Stories

**Local Example** Big Estates, Sheldon

Old Town Port Royal, Old Commons Beaufort

Corner's Community, Celadon, Newpoint

Ribaut Road, Boundary Street

City of Beaufort Core

**Comprehensive Plan Future Land Use** Rural, Rural CP

Rural CP, NMU, G2

NMU, UMU, G3A/G3B

UMU, CC, RC, G3A/G3B

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

T1 T2 T3 T4 T5 T6

# Beaufort County Multi-Jurisdictional FBC



# Neighborhood Main Street



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







## Neighborhood Center



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.

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Retail, Service, Residential,  
Community /Civic Use

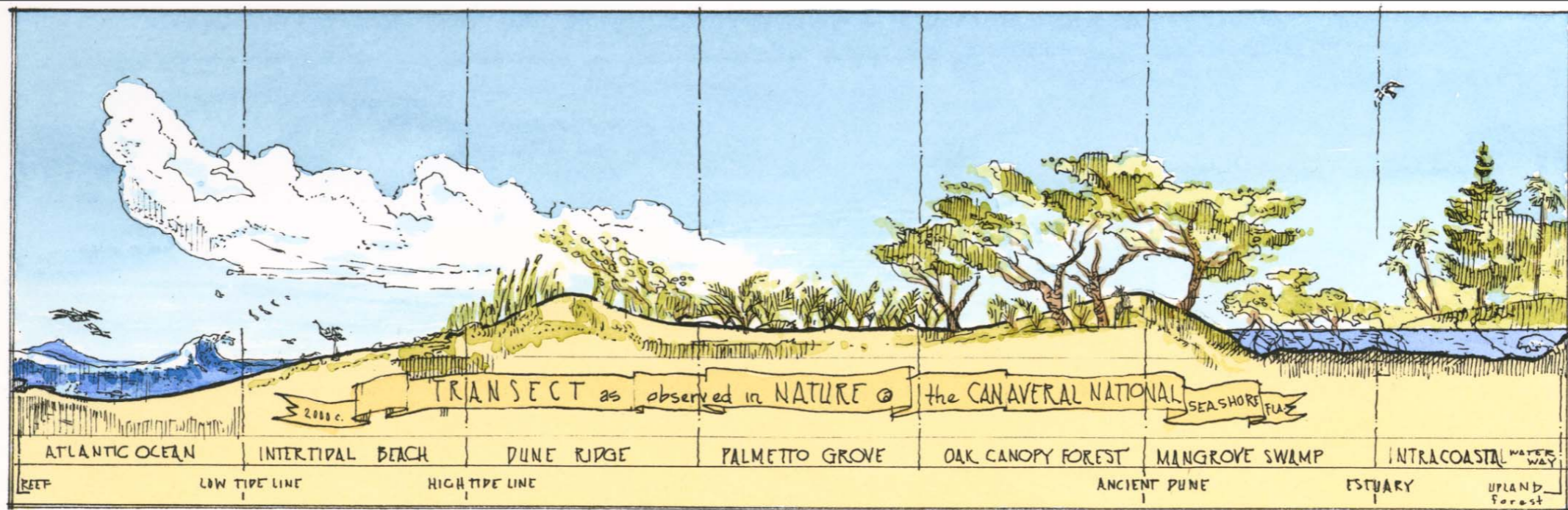
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Horizontal Mixed Use

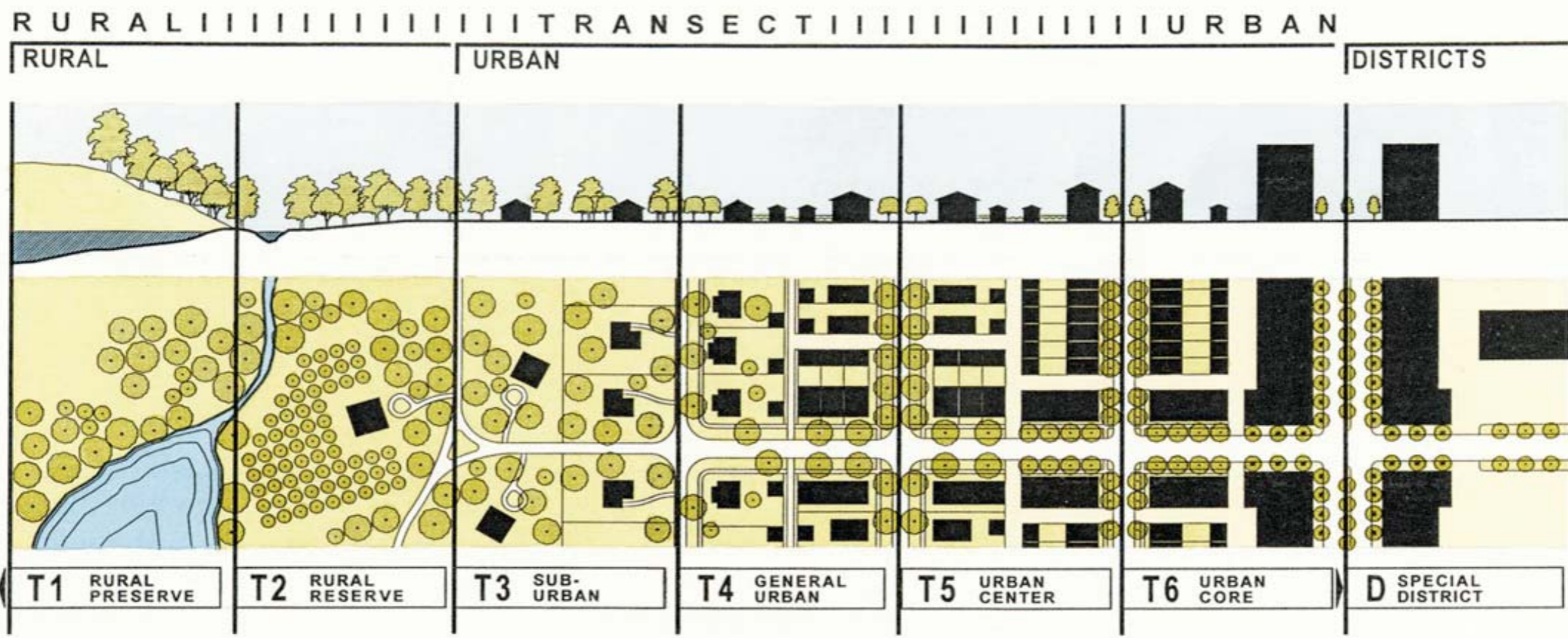
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Detached and Attached Buildings





Title: A natural Transect Illustration  
 Source: James Wassell



# Beaufort County Multi-Jurisdictional FBC





Beaufort County



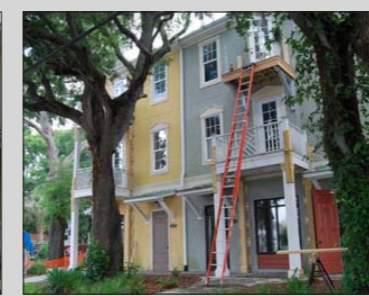
Daufuskie Island



Town of Bluffton



Town of Port Royal



City of Beaufort



# Beaufort County Multi-Jurisdictional FBC



T1



T2



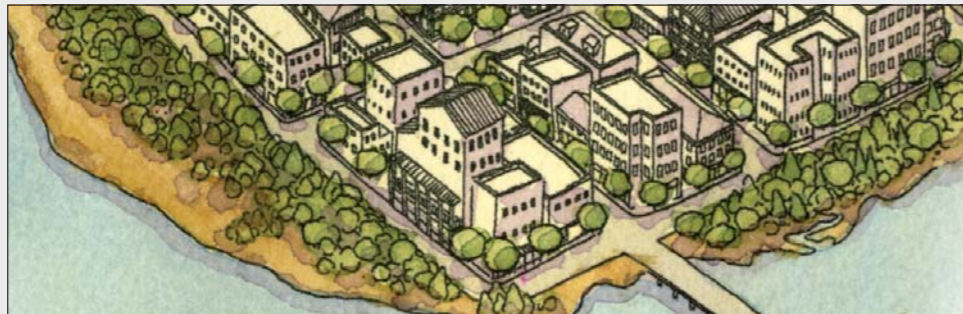
T3



T4



T5



caption text

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 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		T2		T3		T4		T5							
<b>T1NP</b>		<b>T2R</b>		<b>T3HN</b>		<b>T3N</b>		<b>T4HC</b>		<b>T4NC</b>		<b>T5MS</b>		<b>T5UC</b>	
<b>T1 Natural Preserve</b>		<b>T2 Rural</b>		<b>T3 Hamlet Neighborhood</b>		<b>T3 Neighborhood</b>		<b>T4 Hamlet Center</b>		<b>T4 Neighborhood Center</b>		<b>T5 Main Street</b>		<b>T5 Urban Core</b>	
<b>Intent</b>	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.	<b>Intent</b>	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.	<b>Intent</b>	To reinforce established neighborhoods, to maintain neighborhood stability and provide a transition between the walkable neighborhood and rural areas.	<b>Intent</b>	To provide a walkable, predominantly single-family neighborhood that integrates compatible multifamily housing types such as duplexes, and bungalow courts within walking distance to transit and commercial areas.	<b>Intent</b>	To integrate appropriate, medium-density residential building 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.	<b>Intent</b>	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.	<b>Intent</b>	To integrate medium intensity, vertically mixed use development in districts that support a high degree of pedestrian activity.	<b>Intent</b>	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.
	The T1 Natural Zone implements the resource protection standards of the existing code.		T2 Rural Zone implements the comprehensive plan goals of preserving the rural character of portions of Beaufort County.		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 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 is appropriate for more rural areas, implementing the comprehensive plan goals of creating areas of medium intensity residential with limited commercial uses in portions of Beaufort County, the City of Beaufort and Town of Port Royal.		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 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 Zone implements the comprehensive plan goals of creating areas of higher intensity commercial with supporting residential uses in portions of the City of Beaufort.
<b>Desired Form</b>	Natural environments, with distantly spaced, detached, low rise form, setback from the street.	<b>Desired Form</b>	Distantly spaced, detached, low rise form, setback from the street.	<b>Desired Form</b>	Detached, low rise form, setback from the street.	<b>Desired Form</b>	Closely spaced, detached, low rise form, setback from the street.	<b>Desired Form</b>	Predominantly detached, closely spaced low rise form, setback from the street.	<b>Desired Form</b>	Attached or detached low rise form, located close to or at the street edge.	<b>Desired Form</b>	Attached mid to high rise form, located at the street edge.	<b>Desired Form</b>	Attached mid rise form, located at the street edge.
<b>Building Height</b>	Where allowed, 2 stories max.	<b>Building Height</b>	2 stories max.	<b>Building Height</b>	2.5 stories max.	<b>Building Height</b>	2.5 stories max.	<b>Building Height</b>	3 stories max.	<b>Building Height</b>	3 stories max.	<b>Building Height</b>	2 stories min., 4 stories max.	<b>Building Height</b>	2 stories min., 5 stories max.
<b>General Use</b>	Resource Conservation, with limited Residential and Open Space Uses	<b>General Use</b>	Rural Residential and Agricultural, with limited Civic/Open Space and Service Uses	<b>General Use</b>	Residential and limited Agricultural uses, with some Civic/Open Space and Service Uses	<b>General Use</b>	Residential, with some Civic/Open Space, and Service Uses	<b>General Use</b>	Residential, with limited Retail, and some Civic/Open Space and Service Uses	<b>General Use</b>	Residential, with limited Retail, and some Civic/Open Space and Service Uses	<b>General Use</b>	Mixed Uses, with Residential, Retail, Civic/Open Space, and Service Uses	<b>General Use</b>	Mixed Uses, with Residential, Retail, Civic/Open Space, and Service Uses
<b>Parking Characteristics</b>	Low Parking Requirements	<b>Parking</b>	Moderate Parking Requirements	<b>Parking</b>	Low to moderate Parking Requirements to promote walkability and minimize visual impact.	<b>Parking</b>	Low to moderate Parking Requirements to promote walkability and minimize visual impact.	<b>Parking</b>	Low to moderate Parking Requirements to promote walkability and minimize visual impact. On street parking should be counted toward required nonresidential parking in selected areas.	<b>Parking</b>	Low Parking Requirements to promote walkability, Commercial parking handled as a part of Downtown Commercial District with off-street (surface or structured) residential parking.	<b>Parking</b>	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.	<b>Parking</b>	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.
	Individual Parking Lots, No On-Street Parking		Individual Parking Lots, No On-Street Parking		Individual Parking Lots, Some On-Street Parking		Individual Parking Lots, On-Street Parking		Shared or Individual Parking Lots, On-Street Parking		Shared or Individual Parking Lots, On-Street Parking		Shared Parking Lots, District Wide Parking Program, On-Street Parking		Shared Parking Lots, District Wide Parking Program, On-Street Parking
<b>Roadway Characteristics</b>	Narrow travel lanes, with open drainage swales and broad planting strips	<b>Roadway Characteristics</b>	Narrow travel lanes, with open drainage swales and broad planting strips	<b>Roadway Characteristics</b>	Narrow travel lanes, with open drainage swales and broad planting strips	<b>Roadway Characteristics</b>	Narrow to moderate travel lanes, with open drainage swales or valley gutters, and broad planting strips	<b>Roadway Characteristics</b>	Narrow to moderate travel lanes, with structured drainage and narrow planting strips	<b>Roadway Characteristics</b>	Narrow to moderate travel lanes, with structured drainage and narrow planting strips or tree wells	<b>Roadway Characteristics</b>	Moderate to wider travel lanes, with structured drainage and tree wells	<b>Roadway Characteristics</b>	Moderate to wider travel lanes, with structured drainage and tree wells

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# Beaufort County Multi-Jurisdictional FBC





<p><b>T1</b></p> <p><b>T1NP</b></p>  <p><b>T1 Natural Preserve</b></p>	<p><b>T2</b></p> <p><b>T2R</b></p>  <p><b>T2 Rural</b></p>	<p><b>T3</b></p> <p><b>T3HN</b></p>  <p><b>T3 Hamlet Neighborhood</b></p>	<p><b>T3</b></p> <p><b>T3N</b></p>  <p><b>T3 Neighborhood</b></p>	<p><b>T4</b></p> <p><b>T4HC</b></p>  <p><b>T4 Hamlet Center</b></p>	<p><b>T4</b></p> <p><b>T4NC</b></p>  <p><b>T4 Neighborhood Center</b></p>	<p><b>T5</b></p> <p><b>T5MS</b></p>  <p><b>T5 Main Street</b></p>	<p><b>T5</b></p> <p><b>T5UC</b></p>  <p><b>T5 Urban Core</b></p>
<p><b>Intent</b></p> <p>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.</p> <p>The T1 Natural Zone implements the resource protection standards of the existing code.</p>	<p><b>Intent</b></p> <p>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.</p> <p>T2 Rural Zone implements the comprehensive plan goals of preserving the rural character of portions of Beaufort County.</p>	<p><b>Intent</b></p> <p>To reinforce established neighborhoods, to maintain neighborhood stability and provide a transition between the walkable neighborhood and rural areas.</p> <p>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.</p>	<p><b>Intent</b></p> <p>To provide a walkable, predominantly single-family neighborhood that integrates compatible multifamily housing types such as duplexes, and bungalow courts within walking distance to transit and commercial areas.</p> <p>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.</p>	<p><b>Intent</b></p> <p>To integrate appropriate, medium-density residential building 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.</p> <p>T4 Hamlet Center is appropriate for more rural areas, implementing the comprehensive plan goals of creating areas of medium intensity residential with limited commercial uses in portions of Beaufort County, the City of Beaufort and Town of Port Royal.</p>	<p><b>Intent</b></p> <p>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.</p> <p>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.</p>	<p><b>Intent</b></p> <p>To integrate medium intensity, vertically mixed use development in districts that support a high degree of pedestrian activity.</p> <p>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.</p>	<p><b>Intent</b></p> <p>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.</p> <p>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.</p>
<p><b>Desired Form</b></p> <p>Natural environments, with distantly spaced, detached, low rise form, setback from the street.</p>	<p><b>Desired Form</b></p> <p>Distantly spaced, detached, low rise form, setback from the street.</p>	<p><b>Desired Form</b></p> <p>Detached, low rise form, setback from the street.</p>	<p><b>Desired Form</b></p> <p>Closely spaced, detached, low rise form, setback from the street.</p>	<p><b>Desired Form</b></p> <p>Predominantly detached, closely spaced low rise form, setback from the street.</p>	<p><b>Desired Form</b></p> <p>Attached or detached low rise form, located close to or at the street edge.</p>	<p><b>Desired Form</b></p> <p>Attached mid to high rise form, located at the street edge.</p>	<p><b>Desired Form</b></p> <p>Attached mid rise form, located at the street edge.</p>
<p><b>Building Height</b></p> <p>Where allowed, 2 stories max.</p>	<p><b>Building Height</b></p> <p>2 stories max.</p>	<p><b>Building Height</b></p> <p>2.5 stories max.</p>	<p><b>Building Height</b></p> <p>2.5 stories max.</p>	<p><b>Building Height</b></p> <p>3 stories max.</p>	<p><b>Building Height</b></p> <p>3 stories max.</p>	<p><b>Building Height</b></p> <p>2 stories min., 4 stories max.</p>	<p><b>Building Height</b></p> <p>2 stories min., 5 stories max.</p>
<p><b>General Use</b></p> <p>Resource Conservation, with limited Residential and Open Space Uses</p>	<p><b>General Use</b></p> <p>Rural Residential and Agricultural, with limited Civic/Open Space and Service Uses</p>	<p><b>General Use</b></p> <p>Residential and limited Agricultural uses, with some Civic/Open Space and Service Uses</p>	<p><b>General Use</b></p> <p>Residential, with some Civic/Open Space, and Service Uses</p>	<p><b>General Use</b></p> <p>Residential, with limited Retail, and some Civic/Open Space and Service Uses</p>	<p><b>General Use</b></p> <p>Residential, with limited Retail, and some Civic/Open Space and Service Uses</p>	<p><b>General Use</b></p> <p>Mixed Uses, with Residential, Retail, Civic/Open Space, and Service Uses</p>	<p><b>General Use</b></p> <p>Mixed Uses, with Residential, Retail, Civic/Open Space, and Service Uses</p>
<p><b>Parking Characteristics</b></p> <p>Low Parking Requirements</p> <p>Individual Parking Lots, No On-Street Parking</p>	<p><b>Parking</b></p> <p>Moderate Parking Requirements</p> <p>Individual Parking Lots, No On-Street Parking</p>	<p><b>Parking</b></p> <p>Low to moderate Parking Requirements to promote walkability and minimize visual impact.</p> <p>Individual Parking Lots, Some On-Street Parking</p>	<p><b>Parking</b></p> <p>Low to moderate Parking Requirements to promote walkability and minimize visual impact.</p> <p>Individual Parking Lots, On-Street Parking</p>	<p><b>Parking</b></p> <p>Low to moderate Parking Requirements to promote walkability and minimize visual impact. On street parking should be counted toward required nonresidential parking in selected areas.</p> <p>Shared or Individual Parking Lots, On-Street Parking</p>	<p><b>Parking</b></p> <p>Low Parking Requirements to promote walkability, Commercial parking handled as a part of Downtown Commercial District with off-street (surface or structured) residential parking.</p> <p>Shared or Individual Parking Lots, On-Street Parking</p>	<p><b>Parking</b></p> <p>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.</p> <p>Shared Parking Lots, District Wide Parking Program, On-Street Parking</p>	<p><b>Parking</b></p> <p>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.</p> <p>Shared Parking Lots, District Wide Parking Program, On-Street Parking</p>
<p><b>Roadway Characteristics</b></p> <p>Narrow travel lanes, with open drainage swales and broad planting strips</p>	<p><b>Roadway Characteristics</b></p> <p>Narrow travel lanes, with open drainage swales and broad planting strips</p>	<p><b>Roadway Characteristics</b></p> <p>Narrow travel lanes, with open drainage swales and broad planting strips</p>	<p><b>Roadway Characteristics</b></p> <p>Narrow to moderate travel lanes, with open drainage swales or valley gutters, and broad planting strips</p>	<p><b>Roadway Characteristics</b></p> <p>Narrow to moderate travel lanes, with structured drainage and narrow planting strips</p>	<p><b>Roadway Characteristics</b></p> <p>Narrow to moderate travel lanes, with structured drainage and narrow planting strips or tree wells</p>	<p><b>Roadway Characteristics</b></p> <p>Moderate to wider travel lanes, with structured drainage and tree wells</p>	<p><b>Roadway Characteristics</b></p> <p>Moderate to wider travel lanes, with structured drainage and tree wells</p>

# Beaufort County Multi-Jurisdictional FBC



<b>T1</b>	<b>T2</b>
<b>T1NP</b>	<b>T2R</b>
	
<b>T1 Natural Preserve</b>	<b>T2 Rural</b>
<b>Intent</b>	<b>Intent</b>
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.	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.
The T1 Natural Zone implements the resource protection standards of the existing code.	T2 Rural Zone implements the comprehensive plan goals of preserving the rural character of portions of Beaufort County.
<b>Desired Form</b>	<b>Desired Form</b>
Natural environments, with distantly spaced, detached, low rise form, setback from the street.	Distantly spaced, detached, low rise form, setback from the street.
<b>Building Height</b>	<b>Building Height</b>
Where allowed, 2 stories max.	2 stories max.
<b>General Use</b>	<b>General Use</b>
Resource Conservation, with limited Residential and Open Space Uses	Rural Residential and Agricultural, with limited Civic/Open Space and Service Uses
<b>Parking Characteristics</b>	<b>Parking</b>
Low Parking Requirements	Moderate Parking Requirements
Individual Parking Lots, No On-Street Parking	Individual Parking Lots, No On-Street Parking
<b>Roadway Characteristics</b>	<b>Roadway Characteristics</b>
Narrow travel lanes, with open drainage swales and broad planting strips	Narrow travel lanes, with open drainage swales and broad planting strips



<b>T3</b>	<b>T3</b>
<b>T3HN</b>	<b>T3N</b>
	
<b>T3 Hamlet Neighborhood</b>	<b>T3 Neighborhood</b>
<b>Intent</b>	<b>Intent</b>
To reinforce established neighborhoods, to maintain neighborhood stability and provide a transition between the walkable neighborhood and rural areas.	To provide a walkable, predominantly single-family neighborhood that integrates compatible multifamily housing types such as duplexes, and bungalow courts within walking distance to transit and commercial 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 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.
<b>Desired Form</b>	<b>Desired Form</b>
Detached, low rise form, setback from the street.	Closely spaced, detached, low rise form, setback from the street.
<b>Building Height</b>	<b>Building Height</b>
2.5 stories max.	2.5 stories max.
<b>General Use</b>	<b>General Use</b>
Residential and limited Agricultural uses, with some Civic/Open Space and Service Uses	Residential, with some Civic/Open Space, and Service Uses
<b>Parking</b>	<b>Parking</b>
Low to moderate Parking Requirements to promote walkability and minimize visual impact.	Low to moderate Parking Requirements to promote walkability and minimize visual impact.
Individual Parking Lots, Some On-Street Parking	Individual Parking Lots, On-Street Parking
<b>Roadway Characteristics</b>	<b>Roadway Characteristics</b>
Narrow travel lanes, with open drainage swales and broad planting strips	Narrow to moderate travel lanes, with open drainage swales or valley gutters, and broad planting strips



<b>T4</b>	<b>T4</b>
<b>T4HC</b>	<b>T4NC</b>
	
<b>T4 Hamlet Center</b>	<b>T4 Neighborhood Center</b>
<b>Intent</b>	<b>Intent</b>
To integrate appropriate, medium-density residential building 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.	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 with limited commercial uses in portions of Beaufort County, the City of Beaufort and Town of Port Royal.	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.
<b>Desired Form</b>	<b>Desired Form</b>
Predominantly detached, closely spaced low rise form, setback from the street.	Attached or detached low rise form, located close to or at the street edge.
<b>Building Height</b>	<b>Building Height</b>
3 stories max.	3 stories max.
<b>General Use</b>	<b>General Use</b>
Residential, with limited Retail, and some Civic/Open Space and Service Uses	Residential, with limited Retail, and some Civic/Open Space and Service Uses
<b>Parking</b>	<b>Parking</b>
Low to moderate Parking Requirements to promote walkability and minimize visual impact. On street parking should be counted toward required nonresidential parking in selected areas.	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	Shared or Individual Parking Lots, On-Street Parking
<b>Roadway Characteristics</b>	<b>Roadway Characteristics</b>
Narrow to moderate travel lanes, with structured drainage and narrow planting strips	Narrow to moderate travel lanes, with structured drainage and narrow planting strips or tree wells



<b>T5</b>	<b>T5</b>
<b>T5MS</b>	<b>T5UC</b>
	
<b>T5 Main Street</b>	<b>T5 Urban Core</b>
<b>Intent</b>	<b>Intent</b>
To integrate medium intensity, vertically mixed use development in districts that support a high degree of pedestrian activity.	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 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 Zone implements the comprehensive plan goals of creating areas of higher intensity commercial with supporting residential uses in portions of the City of Beaufort.
<b>Desired Form</b>	<b>Desired Form</b>
Attached mid to high rise form, located at the street edge.	Attached mid rise form, located at the street edge.
<b>Building Height</b>	<b>Building Height</b>
2 stories min., 4 stories max.	2 stories min., 5 stories max.
<b>General Use</b>	<b>General Use</b>
Mixed Uses, with Residential, Retail, Civic/Open Space, and Service Uses	Mixed Uses, with Residential, Retail, Civic/Open Space, and Service Uses
<b>Parking</b>	<b>Parking</b>
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.	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	Shared Parking Lots, District Wide Parking Program, On-Street Parking
<b>Roadway Characteristics</b>	<b>Roadway Characteristics</b>
Moderate to wider travel lanes, with structured drainage and tree wells	Moderate to wider travel lanes, with structured drainage and tree wells


# Beaufort County Multi-Jurisdictional FBC




T1	
T1NP	
	
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.	
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	

T2	
T2R	
	
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 character of portions of Beaufort County.	
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	

T3	
T3HN	
	
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.	
Desired Form	
Detached, low rise form, setback from the street.	
Building Height	
2.5 stories max.	
General Use	
Residential and limited Agricultural uses, 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 travel lanes, with open drainage swales and broad planting strips	

T4	
T4HC	
	
T4 Hamlet Center	
Intent	
To provide a walkable, predominantly single-family neighborhood that integrates compatible multifamily housing types such as duplexes, and bungalow courts within walking distance to transit and commercial areas.	
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.	
Desired Form	
Closely 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, On-Street Parking	
Roadway Characteristics	
Narrow to moderate travel lanes, with open drainage swales or valley gutters, and broad planting strips	

T5	
T5MS	
	
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.	
Desired Form	
Attached mid to high rise form, located at the street edge.	
Building Height	
2 stories min., 4 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	

T5	
T5UC	
	
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.	
Desired Form	
Attached mid rise form, located at the street edge.	
Building Height	
2 stories min., 5 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	

# Beaufort County Multi-Jurisdictional FBC





## T2 Rural

### Desired Form

Residential/Agricultural

### General Use

Rural Residential, Agricultural,  
Civic/Open Space

### Building Height

2 stories max.

### Parking

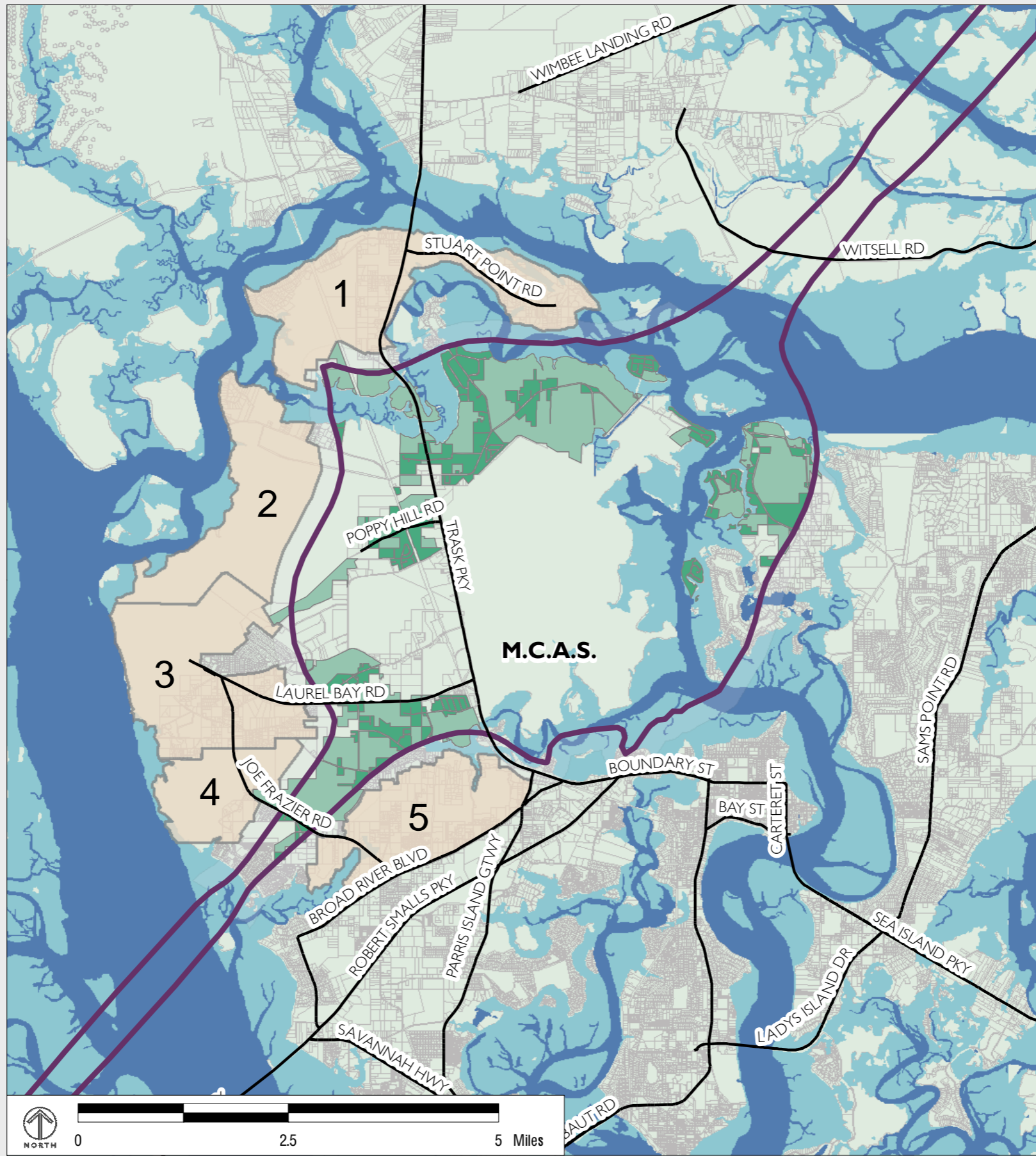
Individual Parking Lots, No On-  
Street Parking

### 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.



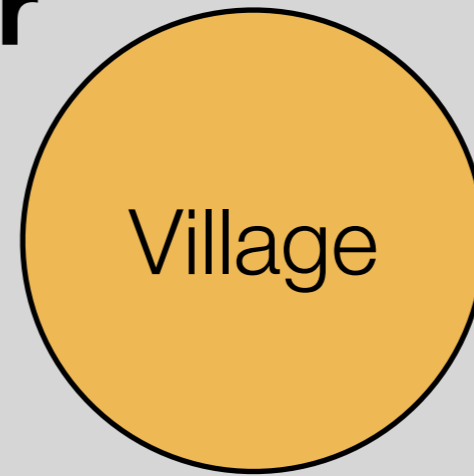


Source: Beaufort County GIS



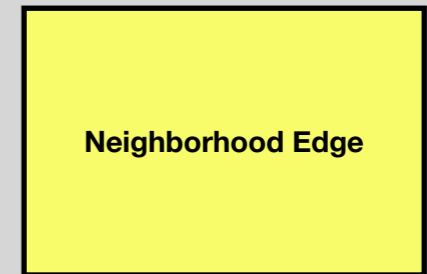
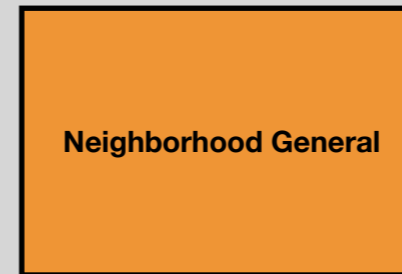


# Bringing the Parts Together



## Place Type Assembly

## Place Type Components



## Transect Zones



## 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



# Zone District Transitions

## Beaufort County

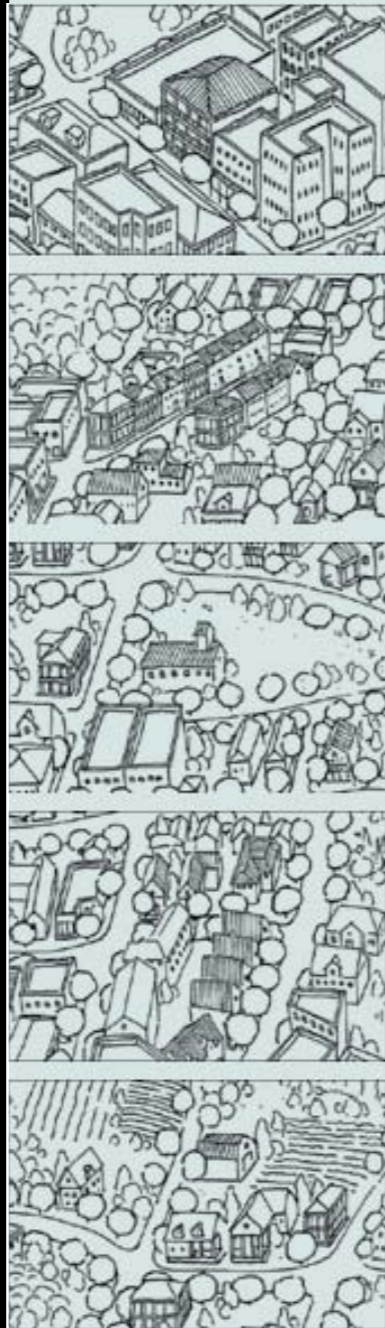
## Town of Port Royal

## City of Beaufort

<b>T1</b>	RC Resource Conservation	CP Conservation Preservation	CP Conservation Preservation
<b>T2</b>	R Rural RR Rural Residential CP Community Preservation		TR Transitional Residential
<b>T3-NE</b>	CP Community Preservation	R-12 Single Family R-10 Medium Density	R-1 Low Density R-2 Medium Density TBR Traditional Beaufort
<b>T3-N</b>	S Suburban	R-5 High Density GR General Residential	R-3 Medium-High Density R-4 High Density GR General Residential
<b>T4-N</b>	CP Community Preservation RB Rural Business District	NC Neighborhood Commercial MU-2 Mixed Use	GR General Residential NC Neighborhood Commercial
<b>T4-MS</b>	U Urban	OC Office Commercial MU-1 Mixed Use	OC Office Commercial
<b>T5</b>	N/A	CC Core Commercial	CC Core Commercial



# Beaufort County Form-Based Code

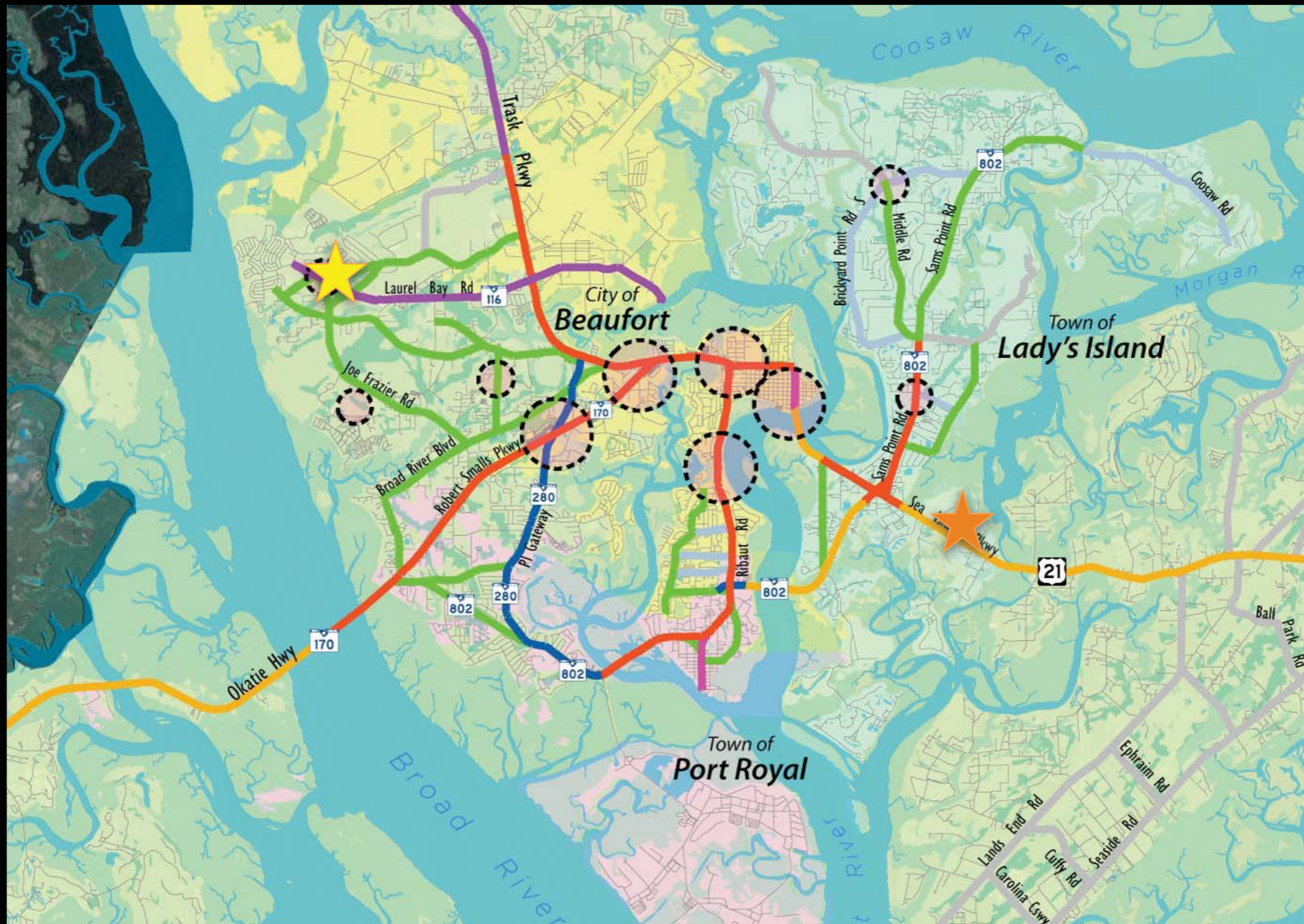


## Streets Technical Manual

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



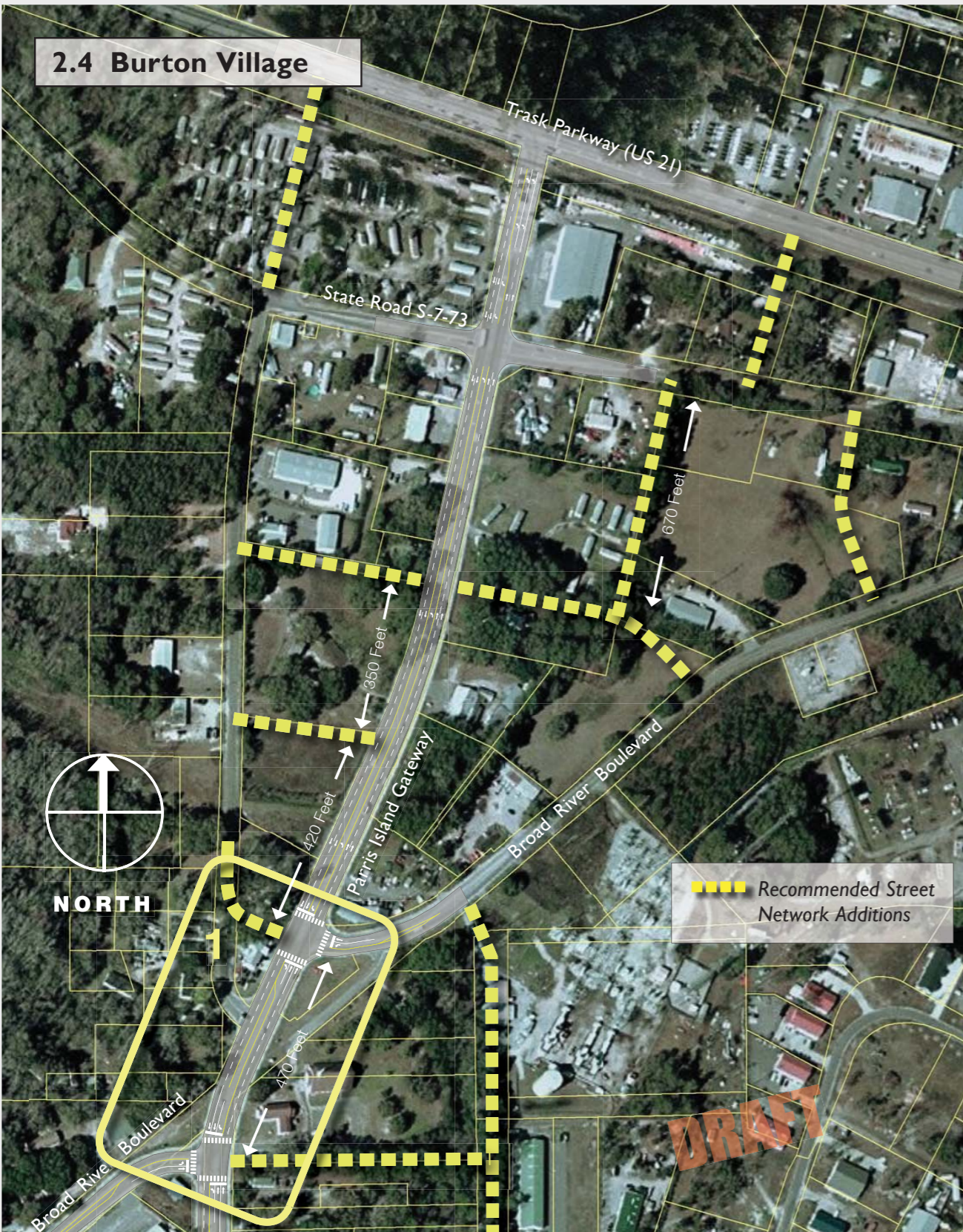
Supporting Network Potential



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

### Alley Dimensions

	Downtown		Neighborhood Main Street		Neighborhood Center		Neighborhood General		Neighborhood Edge																											
	T1	T2	T3	T4	T5	T6	T1	T2	T3	T4	T5	T6	T1	T2	T3	T4	T5	T6	T1	T2	T3	T4	T5	T6	T1	T2	T3	T4	T5	T6						
Collector																																				
Local																																				
12' travel lanes																																				
11' travel lanes																																				
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Bicycle lanes																																				
On-street parallel																																				
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Curb and Gutter																																				
Valley Gutter																																				
Swale/Open																																				
Hardscape (with tree wells)																																				
5' Planter																																				
8'-10' Planter																																				
Sidewalks																																				
Total Right of Way	62'	58'	64'	62'	58'	46'	62'	46'	58'	46'	62'	46'	58'	46'	62'	46'	58'	46'	62'	46'	58'	46'	62'	46'	58'	46'	62'	46'	58'	46'	62'	46'	58'	46'	62'	46'
Alley Dimensions	20'		20' non-res. 16' residential		20' non-res. 12' residential		not used		not used		not used		not used		not used		not used		not used		not used		not used		not used		not used		not used		not used					



## Thank You

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