

SECTION 8.0
GENERAL DEFINITIONS

TABLE OF CONTENTS

<u>SECTION</u>		<u>PAGE</u>
8.0	GENERAL DEFINITIONS	171
8.1	DEFINITION OF CAPITALIZED TERMS	172

Daufuskie Island Code

8.1 DEFINITION OF CAPITALIZED TERM

8.1.1 Definition

- a. **A-Grid:** cumulatively, those Streets that by virtue of their pre-existing pedestrian-supportive qualities, or their future importance to pedestrian connectivity, are held to the highest standards prescribed by this Code. See B-Grid. (Syn: primary grid.)
- Abutting:** To reach or touch; to touch at the end or be contiguous with; join at a border or boundary; terminate on. Abutting properties include properties across a street or alley.
- Accessory Dwelling Unit (ADU):** a habitable USE occurring within a Backbuilding / Outbuilding (Residential, Lodging, Office, Commercial). Traditionally, the ADU shares ownership and utility connections with a Principal Building or Secondary Living Unit.
- Activity Node:** an area of focused urbanism, usually comprised of one or more neighborhoods (defined using a ¼ mile radius Pedestrian Shed) centered upon or connected at a main intersection, and surrounded by residential. Activity nodes are found in existing PUDs. They contain infrastructure, services, transit, and a common destination which may evolve into a future Hamlet. The following Activity Nodes are demarcated using a ¼ mile radius Standard Pedestrian Shed on Table 2.3 *Island Place Types Map*.

1. Haig Point Landing Activity Node

2. Melrose Central Activity Node

Adaptive Re-Use: Rehabilitation or renovation of existing Building(s) for any Use(s) other than the present Use.

Adventive Species: a plant that may be native to the continent or greater bioregion but is found growing outside its natural range; a species not regionally or locally native nor fully established, but locally present or temporarily naturalized.

Administrative approval: The Planning Director has the authority to approve a proposal when the proposal is in compliance with the standards of this Appendix.

Administrative Form Waiver: is a ruling that would permit specified minor deviations from the provisions of this Appendix. In order to be considered for an Administrative Form Waiver the issue or deviation in question shall be consistent with the Guiding Principles of Section 1.2. The Planning Director¹ shall be able to state, "*We are permitting this Administrative Form Waiver because it will ensure* (substitute any Guiding Principle here)." The Administrative Form Waiver is associated with the following symbol...



Furthermore, The Planning Director may consider any of the following in conjunction with the Guiding Principles of Section 1.2 as cause to approve or deny the issuance of an Administrative Form Waiver:

- Section 2.0 General to All Development (Future Urbanization Plan, Daufuskie Place Types, Daufuskie Regulating Plan, Daufuskie Street Plan, Public Frontage).
- Time and Succession.
- The opinion of the Sustainable Planning Team.

Affordable Housing: Rental or for-sale housing that is affordable to people earning 50%-80% of Area Median Income.

Allee: a regularly spaced and aligned row of trees usually planted along a Street or Path.

Alley: A Street Type designated by a recorded plat, deed, or legal instrument, to be a secondary means of vehicular access to the rear or side of properties otherwise Abutting a street; an Alley may connect to a vehicular driveway located to the rear of Lots providing access to outbuildings, service areas and parking, and containing utility Easements. Alley is the urban Street Type of a Lane or Rear Lane.

Apartment: a Residential unit sharing a building and a Lot with other units and/or uses; may be for rent, or for sale as a condominium.

Arcade: a Private Frontage conventional for Retail Use wherein the Façade is a colonnade supporting habitable space that overlaps the Sidewalk. The Façade at Sidewalk level remains at the Frontage Line, or may encroach upon the ROW.

Architectural appurtenances: cupolas, clerestories, clock towers, towers, steeples, etc. that extend above the primary roof, as well as the permitted number of stories and height limit.

Architectural Guidelines: Guidelines developed to aid Applicant's, users, and regulators of this Appendix in the understanding of appropriate details pertaining to: Building Walls, Roofs, and Chimneys; Foundations; Porches and Decks; Windows and Doors; Brackets, Overhangs, and Dormers; and Fences and Garden Walls.

Daufuskie Island Code

- Archetype:** in Traditional Architecture an original model of a building, ideal example, or a prototype upon which others may be copied, patterned, or emulated.
- Attached Sign:** a sign that is attached parallel to the wall of a building. Attached sign types include the Band Sign, the Board Sign, and the Wall Sign.
- Attic:** the interior part of a building contained within a pitched roof structure.
- Avenue (AV):** Frontage Type that coincides with a Main Street.
- Awning:** a flexible roof-like cover that extends out from an exterior wall and shields a window, doorway, sidewalk, or other space below from the elements.
- Awning Fringe Sign:** Awning Sign that is painted or applied onto the fringe of an awning.
- Awning Shed / End Sign:** Sign that is painted or applied onto either the center of the top panel of an awning or the center of the end panel of an awning.
- Awning Sign:** sign that is painted or applied onto the canvas of an awning. Awning Sign types include the Awning Shed / End Sign and the Awning Fringe Sign.
- b. **B-Grid:** cumulatively, those Streets that by virtue of their use, location, or absence of pre-existing pedestrian-supportive qualities, may meet a standard lower than that of the A-Grid. See **A-Grid**. (Syn: secondary grid.)
- Backbuilding:** a structure connecting a Principal Building or Secondary Living Unit to an Outbuilding.
- Balcony:** an open portion of an upper floor extending beyond (or indented into) a building's exterior wall.
- Baluster:** A short vertical member used to support a railing or coping.
- Balustrade:** A railing together with its supporting balusters or posts, often used at the front of a parapet.
- Band Sign:** Attached Sign that is painted onto, incised into, or attached parallel to the structural or architecturally decorative beam over a Storefront. If attached rather than painted or incised, then the Band Sign is also a type of Board Sign, but shall be regulated as a Band Sign.
- Base Density:** the number of dwelling units per acre before adjustment for other Uses and / or TDRs.
- Base Flood Elevation:** the height at or above which the lowest structural member of a building must be raised, according to an adopted FEMA Flood Insurance Rate Map.
- Bay Windows:** a series of windows which project beyond the wall of a building to form an alcove within.
- Beach-dune:** is an environmental unit that includes the beach and primary dune area. The beaches include all soils classed as coastal beaches by the Soil Survey of Beaufort and Jasper Counties, South Carolina, United States Department of Agriculture, Soil Conservation Service.
- Bed and Breakfast:** A type of Island lodging in which guests actually stay in the home of the owner or operator. A B&B typically provides food service in the a.m. This shall be considered a Retail / Service Use. A B&B may also provide services for meetings and recreation. The number of bedrooms available on each Lot for lodging and the maximum length of stay shall be Transect based (See USE Table).
- Bicycle Lane:** a dedicated lane for cycling within a moderate-speed Street, demarcated by striping or other means.
- Bicycle Rack Space:** Parking space for any two wheel alternative mode of transportation including: bicycle, scooter, motorcycle, Segway, etc.
- Bicycle Route:** a Street suitable for the shared use of bicycles, automobiles, and carts moving at low speeds.
- Bicycle Trail:** a bicycle way running independently of a vehicular Street.
- Bioswale:** an extended Rain Garden that sometimes runs the length of the block.
- Block:** the aggregate of private Lots, Passages, Rear Alleys and Rear Lanes, circumscribed by Streets.
- Block Face:** The aggregate of all the Building Facades on one side of a block. The Block Face provides the context for establishing architectural harmony.
- Blade Sign:** Projecting Sign that either projects perpendicular from a wall or hangs from an overhead architectural element perpendicular to the Storefront.
- Block Face:** the aggregate of all the building Facades on one side of a Block.
- Board Sign:** Attached Sign that is painted or applied onto a sign board.
- Bracket:** A support for a projection; typically shaped like an inverted (L).

Daufuskie Island Code

- Buffer:** An area of land, including landscaping, berms, walls, Fences, and Building Setbacks, which is located between land Uses of different characters and is intended to mitigate negative impacts of the one intense Use on a residential or vacant parcel.
- Buildable Area:** The portion of a Lot remaining after required Setbacks have been provided. Buildings may be placed in any part of the Buildable area, but limitations on percent of the Lot which may be covered by Buildings may require Open Space within the buildable area.
- Building:** Any Structure having a solid roof intended for shelter or enclosing of persons, animals, chattels, property, equipment or a process of any kind or nature, excluding freestanding tents, freestanding awnings, and cabanas and screened enclosures.
- Building Configuration:** The form of a Building, based on its massing, Private Frontage, and Height.
- Building Function:** The Uses accommodated by a Building and its Lot. Uses are categorized as Restricted, Limited, or Open, according to the Intensity of the Use.
- Building Height:** The vertical extent of a Building measured in Stories.
- Building Permit:** The permit required for new construction and additions pursuant to the County Ordinance.
- Building Placement:** The disposition of a Building on its lot.
- Build-to line:** A line established within a given Lot indicating where the outer edge of a Structure must be located.
- Bulkhead:** The area between the sidewalk and the Display Window on a Building Frontage; can be made of wood, tile, metal, or may be glazed.
- By Right:** characterizing a proposal or component of a proposal for a Community, Structure, Building, or Use that complies with the Code and is permitted and processed administratively. At the discussion of the Planning Director a "By Right" proposal may be reviewed by the **Sustainable Planning Team (SPT)** for input.
- C. **Caliper:** diameter of a Tree trunk. The term "caliper" is used for Trees less than twelve (12) inches in diameter. For Trees less than four (4) inches in diameter, it is measured six (6) inches from the ground. For Trees between four (4) inches and twelve (12) inches in diameter, it is measured twelve (12) inches from the ground.
- Carport:** A portion of a Principal (residential) Building or a Building accessory to a residential Use designed to be used for shelter of motor vehicles, unenclosed at the vehicular entry side and for an area at least equal to twenty percent (20%) of the area of the outer surface of walls, which might otherwise be constructed along its entire remaining perimeter. Where enclosure exceeds this amount, the shelter shall be construed to be a garage. **Certificate of Occupancy:** As defined by the South Carolina Building Code.
- Channeling Tools:** Transect based, Light Imprint tools used to direct and control stormwater as it is conveyed from one location to another. The ability to channel water increased settlement options, expanded agricultural opportunities, and mitigated flooding.
- Civic:** Uses held in private or public ownership but functioning for community purposes such as religious, cultural, environmental, recreational, or educational uses.
- Civic Art:** A type of Civic Site. Refers to works of art in any media that has been planned and executed with the specific intention of being sited or staged in a public space, usually outside and accessible to all (including publicly accessible buildings). Monuments, memorials, architectural sculpture, fountains, and civic statuary are the most obvious forms of public art, although most aspects of the built environment are legitimate candidates for consideration, including: street furniture, lighting, water fountains, bus sheds, etc. Civic Art may serve a dual purpose as public amenity and stormwater infrastructure. Examples of functional Civic Art include: a fountain, waterscape, sculpted watercourse, French drain, Archimedean screw, etc.
- Civic Building:** a type of Civic Site. A building generally operated by not-for-profit organizations dedicated to culture, education, religion, government, transit or other public uses. Civic Buildings are sited at prominent locations, adjacent to or within a Civic Space, or at a significant point of termination.
- Civic Lot:** A type of Civic Site. A parcel designated or reserved for a Civic Building.
- Civic Parking Reserve:** Common "shared" parking lot within a quarter-mile of the site that it serves.
- Civic Site: In this Code, **Civic Buildings, Civic Lots, Civic Spaces, Gathering Places** and **Civic Artwork** are all categorized as a type of Civic Site that serves the public and community good.
- Civic Space:** A type of Civic Site. An outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among

Daufuskie Island Code

their intended use, their size, their landscaping, and the buildings or resources that front them. Civic spaces may contain structures, including Civic Buildings and Civic Art.

Clerestories

Close: A small green area surrounded by a driveway that provides vehicular access to several buildings and performs the same function as a cul-de-sac.

Colonnade: is similar to an arcade except that it is supported by vertical columns without arches.

Commercial: a General Use type that collectively defines functions associated with Retail, Service, Entertainment, Recreational, and Assembly.

Commercial Storage Facility: A facility providing for the storage of office furnishings, archive records and general personal property of businesses, agencies and professionals. Such personal property is limited to furniture and other household goods and retail merchandise to be sold at nearby establishments. Storage of heavy equipment or any property that may be deemed hazardous, such as property which is inflammable, combustible, explosive or dangerous is prohibited.

Commercial Vehicle: A Commercial Vehicle is any vehicle designed, intended or used for transportation of people, goods, or things, not including private passenger vehicles and trailers for private nonprofit transport of goods or boats.

Common Destination: An area of focused community activity, usually defining the approximate center of a Pedestrian Shed. It may include without limitation one or more of the following: a Civic Space, a Civic Building, a Commercial center, a transit station, and may act as the social center of a Family Cluster, Cottage Close, Farmstead Community, Traditional Neighborhood, Hamlet, Village, or Activity Node.

Common Yard: a planted Private Frontage wherein the Facade is set back from the Frontage line. It is visually continuous with adjacent yards.

Community Garden: A grouping of garden plots available for small-scale cultivation, generally to residents of apartments and other dwelling types without private gardens. Community gardens should accommodate individual storage sheds.

Community Type: a regulatory category defining the physical form, Density, and extent of a settlement. The three (3) Conservation Community Types addressed in this Appendix are the Cottage Close, Farmstead, and Family Cluster. The three (3) Traditional Community Types addressed in this Code are the Neighborhood, Hamlet, and Village. Additionally, Single-lot Infill communities are addressed in the form of the Urban Cottage Close.

Configuration: the form of a building, based on its Archetype, scale, massing, frontage, and height.

Conforming: In compliance with the standards and regulations of this Appendix.

Conservation Community: is a Traditional "single lot" rural Community Type whose scale is smaller than that of a Traditional Neighborhood. The "communal" settlement pattern consists of tightly clustered buildings settled compactly enough to traverse by walking. This pattern allows for the sharing of resources and traditions; be it an extended family, affordable housing, an arts colony, or a farmstead. The community provides for their own convenience, and that of surrounding uses that lack urban services or utilities. The three (3) types of Conservation Community are:

- Family Cluster Community (FCC)
- Rural Cottage Close (RCC)
- Farmstead Community (FC)

Context: A grouping of garden plots available for small-scale cultivation, generally to residents of apartments and other dwelling types without private gardens. Community gardens should accommodate individual storage sheds.

Conventional Suburban Subdivision: A conventional suburban subdivision lacks a neighborhood center and edge. The dominant pattern is that of a homogeneous residential development comprised of similarly sized blocks, bounded by uniform streets, and fronted by houses of similar form and cost. Conventional Subdivisions are scaled to the automobile. Walking and social interaction are often an afterthought.

Corner Sign: Projecting Sign that extends from the corner of a building.

Cornice: a decorative horizontal feature that projects outward near the top of an exterior wall.

Corridor: a lineal geographic feature incorporating infrastructure, services, or transportation such as a Greenway or Oak Allee.

Cottage: an Edgeward building type. A single-family dwelling, on a regular Lot, often shared with an Outbuilding in the back yard.

Daufuskie Island Code

- Cottage Close** is a settlement pattern that allows for the close clustering of at least four, but not more than eight, buildings around a common community space. This space may remain natural or be utilized for shared use and gathering. A **Rural Cottage Close** is a type of single-lot Conservation Community that is settled in a less formal manner. Residential buildings and structures appear to be spaced organically in a pattern that defers to the natural surroundings. The **Urban Cottage Close** is a type of single-lot Traditional Community that is typically settled in a very formal manner with symmetrical spacing. Buildings and structures often exhibit a rectilinear pattern and include significant landscaping and / or hardscaping. The cottage close pattern presents an affordable alternative to those seeking the benefits of detached community living, yet requiring very little land to do so. The pattern is not limited to residential uses.
- Critical Root Zone (CRZ):** a circular area centered on the trunk of an existing Tree that has a radius of twelve (12) inches to every inch of Diameter at Breast Height (DBH) of the Tree.
- Cupola:** a small structure, usually domed, on the top of a roof, dome, or pillars.
- Curb:** the edge of the vehicular pavement that may be raised or flush to a Swale. It usually incorporates the drainage system.
- Curb Radius.** The curved edge of street paving at an intersection, measured at the inside travel edge of the travel lane.
- d. **Density:** the number of dwelling units within a standard measure of land area, usually given as units per acre.
- Design Speed:** is the velocity at which a Street tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by the desired Design Speed.
- Developable Areas:** With few exceptions this includes all land not designated O-1 Preserved Open Sector.
- Diameter at Breast Height (DBH):** a standard method of expressing the diameter or the trunk or bole of a standing (existing) Tree measured 4.5 feet [1.3 m] above ground in existing Tree surveys.
- Deciduous:** a Tree or Shrub which sheds its foliage at the end of each growing season.
- Diagram:** A drawing, not necessarily representational, that outlines, explains, or clarifies the arrangement and relations of the parts of a whole.
- Display Window:** The main areas of clear glass on a storefront facing onto the street; used to display merchandise for sale in the store.
- Disposition:** lot width setbacks and placement of a building on its Lot.
- District:** A zone intended to accommodate Uses which because of their specialized performance, Scale or impact should not be incorporated into the Neighborhood structure.
- Drive:** a neighborhood Street Type conducive to narrow widths and smaller vehicles. A Drive sometimes serves as the boundary between an urban and natural condition, usually along a waterfront, a park, or a promontory. One side of the Drive conveys the urbanism of a neighborhood Street, with Sidewalk and buildings; while the other side conveys the qualities of a rural parkway, with natural resources, plantings, and details.
- Driveway:** a vehicular lane within a parcel or lot, often leading to a residential garage.
- Dwelling unit:** Residence of a single housing unit.
- e. **Easement:** A legal instrument, recorded in the county records, that allows access through real property of the conveyer.
- Effective Turning Radius:** the measurement of the inside Turning Radius taking parked cars into account.
- Elevation – Building:** an exterior wall of a building not along a Frontage Line. See: **Facade**.
- Elevation – Floor:** Height of floor level
- Eligible Historic Building:** A historic Building within the National Historic District, as recognized by the Historic Survey, and the County's Historic Preservation Review Board.
- Encroach:** to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.
- Endangered species area:** areas where federally listed endangered species exist in the county. Sites may be identified during the planning for a property; such sites will qualify.
- Entrance, Principal:** The main point of access of pedestrians into a Building.
- Estate House:** an Edgelyard building type. A single-family dwelling on a very large Lot of rural character, often shared with a Secondary Living Unit and / or Backbuilding / Outbuilding. (Syn: big house, country house, villa).

Daufuskie Island Code

Evergreen: a Tree or Shrub whose foliage persists year round. Plants typically associated with the upright conical or pyramidal Tree forms and needle foliage of coniferous Trees (i.e. pine, spruce, fir, etc.), but which may also include plants with broadleaf foliage and rounded or spreading Tree forms (i.e., Yaupon Holly, Live Oak, etc.).

Everyday Island: Building Archetype only permitted in D2. Mobile Homes or Trailers proposed for Daufuskie Island will submit using this Archetype.

Exotic Species: a plant introduced from another geographic region to an area outside its natural range. For the purpose of this code, this term shall be used primarily to describe conventionally cultivated and hybridized species of non-native plants that are non-invasive and regarded as suitable for and applicable to local landscaping.

Exotic Invasive Species: a noxious exotic plant reproducing outside its natural range and outside cultivation that disrupts naturally occurring plant communities by altering structure, composition, natural processes or habitat quality.

Expression Line: a line prescribed at a certain level of a building for the major part of the width of a Facade, expressed by a variation in material or by a limited projection such as a molding or balcony.

Extension Line: a line prescribed at a certain level of a building for the major part of the width of a Facade, regulating the maximum height for an Encroachment by an Arcade Frontage.

- f. **Façade:** the exterior wall of a building that is set along a Frontage Line. See Elevation.
- Family Cluster Community (FCC):** a type of Conservation Community. A FCC is private residential settlement that permits multiple generations of the same family to occupy three or more buildings on the same parcel without subdivision. However, the FCC master plan shall be permitted with or without subdivision, at the discretion of the Planning Director.
- Farm Plot:** Plot dedicated primarily to food production for local consumption and managed so as to avoid adverse impacts to nearby residential neighborhoods. Though not required, a Farm Plot is an ideal Civic Space for D2 land within a Traditional Community, or as part of a Farmstead Community (FC). The minimum size shall be 5 acres.
- Farmstead Community: A Conservation Community Type.** A FC encourages the clustering of residential and light industrial or agricultural buildings into a settlement pattern that resembles a working farm and allows for agricultural and dairy farming, as well as service based businesses that require vehicles, machinery, shop space, etc. (as depicted in Graphic 3.8 *Farmstead Community* on Pg. 81 of this Appendix). The primary structures that comprise a FC include, but are not limited to: a Principal Building (Estate House) and a Farmstead Building. The Farmstead Building may take the form of, or provide for a variety of service, light industrial and agricultural uses, including, but not limited to: a barn, stables, large garage, riding facility, machine shop, etc.
- FEMA:** Federal Emergency Management Agency.
- Finger-jointed wood windows:** Finger-jointed wood windows involve a technique used to join two pieces of wood at right angles to each other. It is much like a dovetail joint except that the pins are square and not angled and usually equally spaced. The joint relies on glue for holding together as it does not have the mechanical strength of a dovetail.
- Filtration Tools:** Transect based, Light Imprint tools that remove contaminants from stormwater prior to restoring the natural recharge of groundwater. Ideally, these tools mimic the simplicity of our natural systems, while still allowing for new innovations.
- Floor Area:** The floor area within the inside perimeter of the outside walls of the Building including hallways, stairs, closets, thickness of walls, columns and other features, and parking and loading areas, and excluding only interior Atria and open air spaces such as exterior corridors, Porches, Balconies and Roof areas.
- Forecourt:** a Private Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back.
- Front:** to place an element along a Frontage, as in “porches front the street.”
- Frontage:** the area between a building Facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into **Private Frontage** and **Public Frontage**.
- Frontage, Principal:** The Frontage facing the public space such as a Street of higher pedestrian importance (i.e., traffic volume, number of lanes, etc.). For purposes of establishing setbacks the Principal Frontage is divided into the **Primary Frontage (Façade of the structure)** and the **Secondary Frontage** (Porches, Arcades, Stoops, Galleries, etc. that are added to, and extend beyond the Façade of the Building).
- Frontage, Private:** The Layer between the Frontage Line and the Principal Building Facade. The Structures and landscaping within the Private Frontage may be held to specific standards

Daufuskie Island Code

regarding the depth of the setback and the combination of architectural elements such as Fences, Stoops, Porches and Galleries.

Frontage, Public: The area between the curb of the vehicular lanes and the Frontage Line. Elements of the Public Frontage include the curb, Sidewalk, planter, street tree, streetlight, street furniture, etc.

Frontage, Secondary: That Frontage facing the public space such as a Street that is of lesser pedestrian importance (i.e., traffic volume, number of lanes, etc.).

Frontage Line: a Lot line bordering a Public Frontage. Facades facing Frontage Lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines.

Function: The land Use allowed on property according to this Code.

- g. Gallery:** a Private Frontage conventional for Retail use wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk.

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

Gathering Place: A type of Civic Site. A place held in private or public ownership that functions as a Civic amenity or community “third place” (not home, not work) for members of the community to gather and interact. Typically the scale of the amenity is smaller and less formal than a traditional Civic Space. Examples include: an open air structure such as a pavilion, a grand oak with a rope swing, river overlook, public porch or pier, oyster pit, etc. A Gathering Place (GP) may serve a dual purpose as both an amenity as well as a functioning component to stormwater treatment. Examples include, but are not limited to: a wetland, creek, canal, pond, paved basin, waterscape, etc.

Graphic: clear and effective visual representation of a feature or element. A Graphic shall be treated as a legally binding and highly persuasive component of this Code intended to reinforce both Text and Table by illustrating a potential, likely, and desired (as opposed to every) outcome of one or more Standards (which are frequently provided as a range, making it impossible to depict every possible outcome).

Green: An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawns and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.

Green Roof: a roof of a building that is partially or completely covered with shallow 4-inch soils, drought tolerant vegetation, and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems.

Greenway: an Open Space Corridor that sometimes incorporates a Street and / or trails for bicycles and pedestrians in largely natural conditions. The Greenway is one of eight (8) Street Types permitted by this Code.

Ground Sign: sign that is attached to or sitting on the ground. Ground Sign types include the Pylon Sign and the Special Ground Signboard and Standard Ground Signboard.

Growth Sector: one of four Sectors on the Future Urbanization Plan where infrastructure, services, and transit is anticipated, and specific development is permitted “By Right”.

Guest House Rental: Lodging that provides temporary short-term or longer-term accommodations within a Principal Building, Secondary Living Unit, or Backbuilding / Outbuilding which for the period of occupancy, may serve as a primary residence (Also: Guest House, Tourist Home, Rental Cabin / Cottage, Youth Hostile).

- h. Habitable Space:** Building space which Use involves human presence with direct view of the fronting streets or public or private Open Space, including Rooms designed and used for living, sleeping, eating, cooking, or working or combinations thereof.

Hamlet: a 40-120 acre Traditional Community Type structured by a Standard Pedestrian Shed and oriented upon a Common Destination such as a small mixed-use main street (with general store, meeting hall, schoolhouse, or church), and one or more surrounding neighborhoods. A Hamlet is typically located on the waterfront or center isle. A Hamlet may or may not be self-sustaining.

Historic Preservation Review Board (HPRB): County board charged with determining whether or not a building is deemed “historic”, and to what degree an applicant shall restore a historic building in order to partake in incentives pertaining to density and use.

Daufuskie Island Code

Home Occupation: non-Retail Commercial enterprises. The work quarters should be invisible from the Frontage, located either within the house or in an Outbuilding. Permitted activities are defined by the Restricted Office category.

House: an Edgeyard building type whose form is that of a single-family dwelling unit on a larger Lot; however, the interior function may be that of a Single-Family House, Two-Family House, Multi-Family House, or Guest House Rental. The House frequently shares the lot with a Backbuilding / Outbuilding in the back yard.

- i.* **Infill:** new development on land that is not yet developed, but is surrounded by previously developed land.
- Inn:** a type of Island lodging, the Inn can be either residential or commercial in form and provide services for dining throughout the day. This shall be considered a Retail / Service Use. An Inn may also provide services for meetings and recreation. The number of bedrooms available on each Lot for lodging and the maximum length of stay shall be Transect based (See USE Table).
- Intensive Green Roof:** a roof of a building that is partially or completely covered with soils deeper than 4", larger drought tolerant plants and trees, and a growing medium and root barrier planted over a waterproofing membrane. It may also include a drainage and irrigation system.
- Irrigation System:** a permanent underground piping and distribution system designed using industry standard methods to provide efficient irrigation coverage over a landscaped area.
- Island Thorough-fare:** One of six (6) Public Frontage types that directly correspond with a Street Type (Greenway, Oak Allee) permitted by this Code.
- j.* **Reserved.**
- k.* **Reserved.**
- l.* **Landscape Area:** the area of a parcel or lot exclusive of building footprints, driveway and walkway pavements, and other impervious hardscape areas, and inclusive of ponds, pools and water features.
- Light Imprint:** is a comprehensive approach to stormwater treatment that aims to lie lightly on the land by coordinating sustainable engineering practices with different transect zones. The strategy has the potential to lower construction and engineering costs, and allow for additional focus on conservation and environmental efficiency without compromising design priorities such as connectivity and the public realm. The Light Imprint Storm Water Design Manual provides over 60 different tools organized for appropriate application on the urban to rural transect with their general cost ranking for installation and maintenance.
- Line Diagram:** A "straight Line graphic" used to depict a feature such as a Typical Lot, Civic Space, or Archetype. Depending upon context, Line Diagrams may or may not be binding.
- Linear Pedestrian Shed:** A Pedestrian Shed that is elongated along an important Mixed Use Corridor such as a main street. A Linear Pedestrian Shed extends approximately 1/4 mile from each side of the Corridor for the length of its Mixed Use portion. The resulting area is shaped like a lozenge. It may be used to structure a Traditional Neighborhood, Hamlet, Village, or Activity Node.
- Liner Building:** A fully functional building built in front of a larger scaled building, structure, or use such as a boat storage facility, parking garage, cinema, supermarket etc., to conceal large expanses of blank wall area and to face the street space with a façade that has doors and windows opening onto the sidewalk.
a building specifically designed to mask a parking lot, parking structure, boat storage, or another building by establishing a new, Secondary Frontage.
- Lintel:** means a structural or merely decorative horizontal member spanning a window opening.
- Live-Work:** a Mixed Use unit consisting of a Commercial and Residential Function. The Commercial Function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry. The Commercial component may accommodate employees and walk-in trade. The balance between work space and Residential accommodations is up to the resident operator.
- Lodging:** premises available for daily renting of bedrooms, or an entire house or historic residence.

Daufuskie Island Code

Long Pedestrian Shed: a Pedestrian Shed that is an average 1/2 mile radius or 2640 feet, used when one or more transit stops (ferry and bus) is present or proposed as the Common Destination. A Long Pedestrian Shed represents approximately a ten-minute walk at a leisurely pace. It is applied to structure the "Village" Traditional Community Type.

Lot: a parcel of land that has been subdivided in order to accommodate a building or buildings. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Lot Coverage: The footprint of all buildings, Secondary Living Units, Backbuildings / Outbuildings, and structures on a particular lot. Porches, patios, terraces, stairways, walkways, driveways, parking lots and drive aisles do not count as lot coverage.

Lot Line: the boundary that legally and geometrically demarcates a Lot.

Lot Width: the length of the Principal Frontage Line of a Lot.

m. **Main Civic Space:** In a Traditional Community the Main Civic Space establishes a common destination at, or near the geographic center of each neighborhood. The Main Civic Space is often, but not always, associated with an important Civic Building.

Main Street: One of eight (8) Street Types permitted by this Code, the Main Street is a mixed use commercial thoroughfare.

Manufacturing: Use associated with the creation, assemblage and / or repair of artifacts for Retail sale.

Maritime forest: means an area or stand of trees whose total combined canopy covers an area of one acre or more composed of canopies of trees having a dbh of at least 18 inches or greater covering at least 75 percent of that area; also, any stand or grove consisting of eight or more individual trees having a dbh of at least 18 inches whose combined canopies cover at least 50 percent of the area encompassed by the grove. This forest type is also known as the South Atlantic Inland Maritime Forest and is characterized by a canopy dominated by live oak, swamp laurel oak, southern magnolia, and cabbage palm.

Mechanical or structural appurtenances: elevator and stairwell enclosures, air-conditioning equipment, water tanks, and solar energy collectors that extend above the primary roof, as well as the permitted number of stories and height limit.

Meeting Hall: a building available for gatherings, workshops, presentations, and conferences, that accommodates at least one room equivalent to a minimum of 10 square feet per projected dwelling unit within the Pedestrian Shed in which it is located.

Metrics: a measurement used to gauge quantifiable components of the local habitat for establishing zoning and development standards.

Mezzanine: a low-ceilinged story between two main stories of a building.

Mixed upland forest, mature: means an area or stand of trees whose total combined canopy covers an area of one acre or more composed of canopies of trees having a dbh of at least 18 inches or greater covering at least 75 percent of that area. Also, any stand or grove consisting of eight or more individual trees having a dbh of at least 18 inches whose combined canopies cover at least 50 percent of the area encompassed by the grove. This forest type is characterized as being southern mixed hardwood, beach-magnolia hammock, or mesic oak-hickory communities.

Mixed upland forest young: means an area or stand of trees whose total combined canopy covers an area of one acre or more, with canopy trees having a dbh of six inches and covering at least 60 percent of the area. However, no trees kept or grown for commercial purposes shall be considered a young forest. This forest type is characterized as being southern mixed hardwood, beach-magnolia hammock, or mesic oak-hickory communities.

Mixed Use: multiple Functions within the same building through superimposition or adjacency, or in multiple buildings by adjacency.

Modification: Modifications are any structural change, removal, replacement, reinforcement or addition of beams, ceiling and floor joists, reinforced concrete floor slabs (except those on fill), load bearing partitions, columns, exterior walls, stairways, roofs, corridors or other structural materials used in a Building that support the said beams, ceiling and floor joists, load bearing partitions, columns, exterior walls, stairways, roofs, or structural materials

Mulch: a protective covering consisting of organic materials customarily used in landscaping and placed around plants to retain soil moisture, retard erosion, shield roots from freezing, and inhibit weed growth.

Mullion: A slender vertical member that forms a division between units of a window, door, or screen; and may be used decoratively.

Daufuskie Island Code

Muntin Bars: A strip of wood or metal that separates and holds panes of glass in a window or door.

- n.* **Native Species:** a plant occurring on the Island prior to foreign contact, according to the best scientific and historical documentation. This includes species that are considered indigenous, occurring in natural associations with habitats that existed prior to significant anthropogenic impacts and alteration to the landscape.
- Natural Environment:** a distinct and recurring assemblage of populations of plants, animals, fungi and microorganisms naturally associated with each other and their physical environment.
- Neighborhood Drive
- Net Site Area:** all developable land within a site including Streets, civic space, etc.
- Non-Conforming
- Non-tidal wetlands:** means wetlands that are not effected by tidal action. They include lacustrine, palustrine, and riverine wetlands or natural communities except for riverine-tidal wetlands.
- o.* **Oak Allee:** One of eight (8) Street Types permitted in this Code, the Oak Allee is a drive with formal plantings, usually Oak trees, lining both sides.
- Office:** Use associated with the transaction of general business, excluding Commercial and Manufacturing uses.
- Open Space:** land not included as part of the “Lot Coverage” ratio. This land is intended to remain undeveloped and maintain a natural condition. It contains no structures or buildings. Pathways and driveways may bisect *Open Space* so long as the design and materials are consistent with the underlying transect zone Standards.
- Outbuilding:** is a Building located toward the rear of the same Lot as a Principal Building or Secondary Living Unit, and sometimes connected to the Principal Building or Secondary Living Unit by a Backbuilding. An Outbuilding contains non-habitable / non-heated space and Uses such as a garage, port-cochere, parking area, storage space, and garden shed, etc. An Outbuilding functions as an Accessory Dwelling Unit (ADU) if a portion or all of the building contains a Use requiring habitable, heated, or overnight space (i.e. Residential, Lodging, Office, Commercial, and other indoor functions).
- p.* **Parapet:** refers to a short vertical extension of a wall that rises above roof level, hiding the roof's edge and any roof-mounted mechanical equipment.
- Park:** a type of Civic Space, a Park consists of open and wooded areas, typically furnished with paths, benches, open shelters and occasional Civic Art. Neighborhood parks are often irregularly shaped but may be linear when parallel to water or when designed to establish a green corridor or finger. Civic Structures are common within a Park, especially along the waterfront. The minimum size of a Park in the Urban Zones shall be 8 acres.
- Parking Structure:** a building containing one or more Stories of parking above grade.
- Paseo:** A type of Pedestrian Passage or pedestrian alley that connects one right-of-way or paseo to another. Paseos shall be designed for pedestrian comfort, either shaded by trees or by the buildings that line the space.
- Path:** a pedestrian way traversing a park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.
- Pedestrian Passage:** an open or roofed access passing between buildings in order to connect rear parking areas and alleys to Frontages, Streets, Plazas, and other public Use spaces. A Pedestrian Passage provides a shortcut through long Blocks and is often restricted to pedestrian Use and limited vehicular access.
- Pedestrian Shed:** an area that is centered on a Common Destination. Its size is related to average walking distances for the applicable Community type. Pedestrian Sheds are applied to structure Communities.
- Photograph:** a real image, recorded by a camera and reproduced on a photosensitive surface.
- Pine Forest, Mature:** means an area or stand of trees whose total combined canopy covers an area of one acre or more composed of canopies of trees having a dbh of at least 16 inches or greater covering at least 75 percent of that area; also, any stand or grove consisting of eight or more individual trees having a dbh of at least 18 inches whose combined canopies cover at least 50 percent of the area encompassed by the grove. This forest type includes the following natural communities: pine flatwoods (southeastern coastal plain subxeric longleaf pine),

Daufuskie Island Code

spruce-pine-mixed hardwood, and pine-saw palmetto flatwoods. Pine plantations are not included.

Plan View: An orthogonal projection of the top or section of an object or structure on a horizontal plane, usually drawn to scale.

Planning Director: oversees final approval of proposals associated with this Appendix. He may consult with any official or department in reaching a decision. Where final responsibility for issuance lies with other officials or departments, it shall continue to do so. The Planning Director will work in unison with such parties, acting as a project manager or liaison between that party and the applicant. Once required permitting is provided, it shall be up to the Planning Director to provide final approval or denial of a project. He shall do so if he finds that all of the requirements of this Appendix have been met.

Planned Unit Development (PUD): a zoning category on Daufuskie Island that will no longer be permitted for new development, upon adoption of this Code. The PUD encouraged the development of a large tract of land as a complete neighborhood unit, having a range of dwelling types, necessary shopping facilities, off-street parking areas, parks, playgrounds, school sites, and other community facilities. On Daufuskie Island the tool has been used to create inward facing, gated resort communities that turn their backs on their neighbors. This code allows existing PUDs, to rezone land and infuse a traditional settlement pattern if so desired.

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

Playground: Fenced open space, typically interspersed within residential areas that is designed and equipped for the recreation of children. Playgrounds may be freestanding or located within parks, greens, or school sites. Civic Art is strongly encouraged. There shall be no minimum or maximum size.

Plaza: a type of Civic Space, a Plaza is an urban open space in which civic and commercial activity takes place. The Plaza consists primarily of hardscaping, including pathways and seating areas. The Plaza may be furnished with benches and Civic Art, and is often surrounded by formally disposed trees in planters. Plazas are spatially defined by abutting building frontages (Civic or Commercial) and streets. Civic Buildings sometimes front or are sited within a Plaza. The minimum size shall be 1/2 acre and the maximum shall be 2 acres.

Porch: An elevated, roofed, and un-walled platform on the facade of a building. Porches are supported from below by vertical columns or piers, and have sufficient depth (min 8') to allow outdoor seating without interfering with any entry functions of the porch.

Prescriptive Easement: The majority of Streets on Daufuskie Island are not owned by the County, State, or Federal Government. Therefore, they are considered to be prescriptive easements, and are maintained by Beaufort County. Such easements are granted after the dominant party has used the property in a continuous and open manner for 20 years. Once they become legally binding, easements by prescription hold the same legal weight as written or implied easements. But, before they become binding, they hold no legal weight and are broken if the true property owner acts to defend his ownership rights.

Primary Civic Space: Civic Space Types found in Table 3.4 and 4.7 excluding Farm Plots, Pocket Parks, and Playgrounds.

Primary example of Civic Art: Civic Artwork that reflects the character of the neighborhood in which it is located, and whose scale and influence helps to define the neighborhood for the rest of the Island.

Primary Gathering Place: A Common Destination that reflects the character of the neighborhood in which it is located, and whose scale and influence helps to define the neighborhood for the rest of the Island.

Primary Mass of the Building (For purposes of placing buildings along setbacks or build-to lines): The front plane of a building (Principal Building, Secondary Living Unit, Outbuilding). The Primary Mass does not include livable indoor / outdoor spaces such as arcades, balconies, galleries, terraces, and porches. These are considered to be part of the Secondary Mass of a Building. Architectural features such as awnings, steps, stoops, signage, etc. may contribute to either the Primary Mass or Secondary Mass of a Building. In some instances architectural features are permitted to intrude upon the established setback for the Primary Mass and / or Secondary Mass of a Building.

Principal Building: the main building on a Lot, usually located toward the Frontage.

Principal Entrance: the main point of access for pedestrians into a building.

Principal Frontage: On corner Lots, the Private Frontage designated to bear the address and Principal Entrance to the building, and the measure of minimum Lot width.

Daufuskie Island Code

Private Frontage: the privately held space between the front plane or Primary Mass of the Principal Building and the front parcel line. The Private Frontage includes both the Secondary Mass (arcade, balcony, gallery, terrace, porch), as well as architectural features that may be attached to either the Primary Mass or Secondary Mass of a Principal Building (awnings, steps, stoops, signage, etc.).

Provision: a legally binding Standard or Regulation in this Appendix.

Public District: The Public District designation is assigned to large areas that promote civic life, public interaction, and cultural activity through the creation of Civic Sites (Civic Spaces, Gathering Places, Civic Buildings, Public Art) and otherwise private buildings that are open to the public. This includes parks, greens, squares, playgrounds, boardwalks, nature facilities, docks, trails, schools, museums, a post office, a meeting hall, a library, a medical clinic, a coffee shop, a corner store, art, statuary, ornamentation, etc. The Public District will further the Island's quality of life, sense of community, and provide meaningful destinations for both locals and visitors. The character and intensity of the Public District is very similar to that of the D4 General Urban Transect Zone, but with a greater percentage of buildings focused on civic function and interaction. This emphasis on a particular Use (in this case Civic use) qualifies the area as a distinct district.

Public District – Beach (PD-B): The Beachfront Public District is intended to promote social interaction, celebrations, and limited commerce amongst Islanders and tourists. Civic Sites common to the Beachfront Public District may include: a boardwalk, beach pavilion, amphitheater, restrooms, changing facility, etc. Facilities may be stand-alone or part of a mixed use lodging, retail, or residential building. Though this District is limited by geography, size, and ownership, the District was created to allow for the establishment of a shared neighborhood center extending from the Oakridge community to the public beach area.

Public Frontage: the area between the vehicular lanes and the front parcel line that contains the curb assembly, walkway type, planter type, landscaping, lighting, signage, and civic elements (benches, bus stops, etc.).

Public Space: Land and the accompanying space, or public realm that surrounds. Public Space is intended for the public's use and enjoyment, as opposed to a specific property owner or group. Public Space includes but is not limited to: Civic Sites, Streets, Pathways and Sidewalks, Passages, Parking lots, etc.

Purchase of Development Rights (PDR) An agency provides a cash payment to a landowner for the value of the development rights associated with a land parcel. The owner still owns the land, but is compensated for relinquishing the right to develop it as real estate. Agriculture and other uses of the land continue. For the public, PDR programs enable land conservation at a much-reduced expense, as the cost of PDR is less than outright purchase of land, and costs associated with subsequent management of the land remain the responsibility of the landowner.

q. **Reserved.**

r. **Rain Garden:** sunken garden using native plants and sometimes trees.

Rear Alley: a Street Type located to the rear of Lots providing access to service areas, parking, Outbuildings, and utility easements in the Urban Zones. Rear Alleys on Daufuskie may be paved from building face to building face, with drainage by inverted crown at the center, or roll Curbs at the edges.

Rear Lane: a Street Type located to the rear of Lots providing access to service areas, parking, Outbuildings, and utility easements in the Conservation Zones. Rear Lanes on Daufuskie are not paved. The streetscape consists of gravel or landscaped edges, has no raised Curb, and is drained by percolation.

Rearyard Building: a D5 building that occupies the full Frontage Line, leaving the rear of the Lot as the sole yard, or parking area.

Recess Line: a line prescribed for the full width of a Facade, above which there is a stepback of a minimum distance, such that the height to this line (not the overall building height) effectively defines the enclosure of the Enfronting public space.

Regulating Plan: a Zoning Map that shows the Transect Zones and Public Districts that are subject to regulation by the Daufuskie Island Code.

Regulation: a legally binding Standard or Provision in this Appendix.

Rendering: a drawing, especially a perspective, of a building that artistically delineates materials, shades and shadows: usually done for purposes of presentation or persuasion.

Residential: characterizing premises available for long-term human dwelling.

Retail: characterizing premises available for the sale of merchandise and food service.

Daufuskie Island Code

River buffer: means a buffer along all tidal waters or tidal wetlands. It extends inland 50 feet from the OCRM critical line.

Right of Way (ROW): means an area of land not on a lot that is dedicated for public or private use to accommodate a transportation system and necessary public utility infrastructure, including but not limited to water lines, sewer lines, power lines and gas lines. In no case shall a right-of-way be construed to mean an easement.

Rural Cottage Close: A RCC is a settlement pattern that allows for the close clustering of at least four, but not more than eight, Principal Buildings around one (1) or more shared Gathering Places on a one (1) acre parcel. This space may remain natural or be developed for shared use and gathering. The RCC presents an affordable housing alternative to those seeking the benefits of detached community living, including, but not limited to one (1) extended family. A rural cottage close is settled in a less formal manner. Buildings and structures are typically spaced organically, in a pattern that defers to the natural surroundings (see Graphic 3.7 *Rural Cottage Close Community*, Pg. 80).

Rural Road: a local, rural and sub-urban Street Type of low-to-moderate vehicular speed and capacity. This Street type is allocated to the more rural Transect Zones (D1, D2), and D3 Streets that are likely to remain rural.

- S. **Sash:** A pane of glass contained in a rigid frame, usually wood, vinyl or aluminum. Single and double hung windows are made up of two window sashes installed into the window frame.
- Scenic Avenue:** One of six (6) Public Frontage Types permitted in this Code, the Scenic Avenue corresponds to the Main Street Street Type. The Scenic Avenue remains open and free of development on one side, allowing for a scenic view.
- Scenic Street:** One of six (6) Public Frontage Types permitted in this Code, the Scenic Street corresponds to the Neighborhood Drive Street Type. The Scenic Street remains open and free of development on one side, allowing for a scenic view.
- Sector:** a neutral term for a geographic area. The Future Urbanization Plan uses a regionally scaled rural to urban gradient to divide land into six (6) Sectors of varying intensity, allowing for the allocation of future infrastructure, services, transit, and common destinations across Daufuskie Island. Sectors intended for conservation and Sectors intended for growth are clearly depicted and distinguished; as are consolidated settlement patterns and community types deliberate to each.
- Secondary Frontage:** on corner Lots, the Private Frontage that is not the Principal Frontage. As it affects the public realm, its First Layer is regulated. See Table 17.
- Secondary Living Unit** is a Secondary Building to the Principal Building. Both structures contain significant usable space. Aesthetically speaking, a Secondary Living Unit should relate to the Principal Building, yet remain subordinate in scale. Usable square footage in a Secondary Living Unit shall not exceed 50% of the usable square footage of the Principal Building. Commercial functions are permitted (office, retail, and lodging).
- Secondary Mass of the Building (For purposes of placing buildings along setbacks or build-to lines):** Livable indoor / outdoor spaces such as arcades, balconies, galleries, terraces, and porches that are added to the Front Plane or Primary Mass of a Building (Principal Building, Secondary Living Unit, Outbuilding). Architectural features such as awnings, steps, stoops, signage, etc. may contribute to either the Primary Mass or Secondary Mass of a Building. In some instances architectural features are permitted to intrude upon the established setback for the Primary Mass and / or Secondary Mass of a Building.
- Setback:** the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of permitted encroachments.
- Shared Parking.** A system of parking, typically applied to buildings of differing uses that each have peak parking demands at different times within a 24 hour period, thereby allowing some parking spaces to be shared.
- Shed Roof:** a pitched roof that has only one slope.
- Shopfront:** a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at sidewalk grade.
- Shrub:** a deciduous or evergreen woody plant with single or multiple trunks or multiple leaders and with a mature height generally not expected to exceed fifteen (15') feet.
- Sidewalk:** the paved section of the Public Frontage dedicated exclusively to pedestrian activity.
- Sideyard Building:** a building that occupies one side of the Lot with a Setback on the other side.

Daufuskie Island Code

Signage: is any kind of visual graphics created to display information to a particular audience. This is typically manifested in the form of wayfinding information in places such as streets or inside/outside of buildings.

Sill: means is a piece of wood, stone, concrete, or similar material protruding from the bottom of a window frame.

Site Plan: A plan showing the form, location, and orientation of a building or group of buildings on a site. Usually including the dimensions, contours, landscaping, etc.

Special District (SD): an area that, by its intrinsic Function or Settlement Pattern, should not conform to one of the Transect Zones of this Code. On Daufuskie Island the Public District is treated as a Special District because of the overarching emphasis on Civic Uses.

Special Flood Hazard Area: a designation by the Federal Emergency Management Agency (FEMA) that may include the V (Velocity) Zones and Coastal A Zones where building construction is forbidden, restricted, or contingent upon raising to the Base Flood Elevation (BFE).

Special Use Permits: A Special Use Permit addresses those Uses listed in this Appendix as "By Special Use Permit" (Table 3.7 *General Uses*, Table 3.8 *Specific Uses*, and Table 4.11 *Specific Uses*). A Special Use Permit shall be reviewed by the Planning Director*. Additional review will take place by the Development Review Team, with a final decision made by the Zoning Board of Appeals. If suitable to the particular circumstances of the case, the following criteria shall be used to determine the appropriateness of a Special Use Permit:

- a. The Use in question shall not be in conflict with the Guiding Principles of Section 1.2.
- b. Section 2.0 General to All Development (Future Urbanization Plan, Daufuskie Place Types, Daufuskie Regulating Plan, Daufuskie Street Plan, Public Frontage).
- c. The manner in which the proposed Use will operate given its specific location and proximity to other uses of varying intensity and character.
- b. Time and Succession.
- c. The opinion of the Sustainable Planning Team.

Square: a type of Civic Space, the Square is a rather formal open space in which unstructured recreation and civic activity take place. Pathways, lawns, and trees are often disposed in a symmetrical manner. Furnishings are frequently focused on the center and include benches and Civic Art. Squares are located at the intersection of significant thoroughfares. Spatially, they are defined by these streets and their building frontages. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.

Standard: a legally binding regulation or provision in this Appendix.

Standard Pedestrian Shed: a Pedestrian Shed that is an average 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace.

Stoop: a Private Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy, with an exterior stair and landing at the entrance.

Storage Tools: Transect based, Light Imprint tools used for the collection and containment of stormwater.

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

Story: a habitable level within a building, excluding an Attic or raised basement.

Street: the name given to the Island's network of thoroughfare types, or Street Types.

Streetscreen: a freestanding wall built along the Frontage Line, or coplanar with the Facade. It may mask a parking lot from the Street, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm.

Structure: used to distinguish buildings whose function and constructions are usually for purposes other than creating human shelter.

Succession: The Transect encourages the making of places that build on historic character and that evolve over time. This evolution, based on the principles enumerated in Section 1.2 Purpose and Intent, guide growth or reduction in Intensity. This process is called succession. Successional change emerges from a vision of the larger urban context and appropriate transitions across Transect Zones. Traditionally, as neighborhood fabric intensifies, or de-intensifies, it remains neighborhood fabric. As core areas intensify, or de-intensify, they remain core areas.

Surfacing Tools: Transect based, Light Imprint types of paving, each of which is instrumental in the initial reception, production, and dispersal of stormwater runoff.

Sustainable Planning Team (SPT): a five member local review board comprised of Daufuskie Island residents and landowners, and recommended by the Planning Department. The SPT is appointed by the Beaufort County Planning Commission. The SPT shall meet upon formal

Daufuskie Island Code

request of the Planning Director. It is the responsibility of the SPT to review applications meeting certain prerequisites and submitted under this Appendix. The SPT will provide local input into the review process, ensuring that the most cherished and unique characteristics of the Island are maintained in accordance with the vision for the Island.

Swale: a low or slightly depressed natural area for drainage.

t. T-zone: Transect Zone.

Tables: an orderly arrangement of quantitative data. Tables shall be treated as an integral and legally binding component of this Code intended to reinforce the text. The Text and / or Tabular Metrics shall reinforce, and – when in conflict – take precedence over an accompanying Straight Line Drawing or Graphic.

TDR Receiving Area: an area intended for development that may be made more dense by the purchase of development rights from TDR Sending Areas.

TDR Sending Area: an area previously zoned for development within a designated Reserved Open Sector (O-2), from which development rights may be transferred to a Growth Sector.

Terminated Vista: a location at the axial conclusion of a Street or pedestrian passage. The terminated vista conveys a sense of prominence about the location.

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. In this Appendix Thoroughfare has been substituted with the term Street.

Tidal wetlands: means wetlands that are effected by tidal action or that are submerged. They include estuarine, marine, and riverine-tidal wetlands or natural communities.

Traditional Hamlet: 40 – 120 ac. and located on the waterfront or center isle, a Hamlet has a small mixed-use main street with one or more surrounding neighborhoods. The main street and surrounding residential transition quickly into a natural environment and / or agricultural uses. A Hamlet may or may not be self-sustaining.

Traditional Neighborhood: 4 – 60 ac. and located within a larger **Village or Hamlet**, a Traditional Neighborhood is a residential settlement that may or may not provide a small amount of locally oriented retail and office space. Buildings within a neighborhood are comprised of multiple forms. A single neighborhood is not self-sustaining. Multiple neighborhoods comprise a Hamlet or Village.

Traditional Village: 100–320 ac. and located on the waterfront near one or more ferry landings, a Traditional Village is made up of clusters of neighborhoods that support a larger mixed-use environment. The mixed-use environment may be located along the water, the intersection of multiple neighborhoods, or along a corridor between multiple neighborhoods. A Village should be self-sustaining.

Transect: a cross-section of the environment showing a range of different habitats.

The rural-urban Transect of the human environment used in this Code is divided into five (5) Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism.

Transect Zone (T-zone): One of several areas on a Zoning Map regulated by the Regulating Plan or Zoning Code. Transect Zones are administratively similar to the land use zones in a conventional zoning code, except that in addition to the usual standards (building use, Density, height, and Setback requirements), other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage.

Transfer of Development Rights TDR: a method of relocating existing zoning rights from areas to be preserved as Open Space to areas to be more densely urbanized.

Transit: refers to regional public shared transportation, such as buses and ferries, open to all on a non-reserved basis. The future of Daufuskie Island (as conveyed in the Comprehensive Plan) is highly dependent upon the ability to create critical mass around the ferry transit stops.

Transom: a shallow, rectangular window sash (fixed, or hinged at top or bottom) located immediately above a door or larger window (The upper windows in the first floor storefront).

Tree: a woody plant with an expected mature height of thirty feet or more and possessing either a single trunk or multiple trunks. Trees are often described in subcategories by common attributes and the functions they serve, such as:

Canopy Tree: a redundant term as all Trees have canopies; analogous to the term Shade Tree.

Coniferous Tree: any Tree with needle leaves and a woody cone fruit.

Ornamental Tree: an Understory Tree planted primarily for its aesthetic value and as a landscape focal point, as opposed to its function of shading or screening even though it may perform all three functions.

Daufuskie Island Code

Shade Tree: typically a deciduous Tree - rarely an evergreen - planted primarily for its overhead canopy and the quality of the shade it provides.

Small/ Medium/ Large (Tree or Shrub): a means of categorizing Trees or Shrubs based upon their canopy or spread at maturity assuming proper maintenance and normal growing conditions and which serves the purpose of allowing for their proper spacing in landscape plans.

Street Tree: a Tree planted that is an element of a Thoroughfare assembly.

Specimen Tree: a particularly impressive or unusual example of a species due to its size, shade, age, or any other trait that epitomizes the character of the species.

Understory Tree: a small to medium sized Tree with an expected mature height less than thirty feet and a canopy which may or may not offer a sufficient clearance height for pedestrians beneath.

Turfgrass: a continuous plant coverage consisting of a grass species that is regularly mowed to maintain a desired height.

Turning Radius: the curved edge of a Street at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn.

Two Way Cartway / Bikeway:

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

- U. **Urban Cottage Close (UCC):** is a settlement pattern that allows for the close clustering of at least four, but not more than eight, Principal Buildings around one or more shared Gathering Places. The UCC presents an affordable housing alternative to those seeking the benefits of “in town” detached community living. However, the community type is not limited to residential uses. The UCC is typically settled in a very formal manner with symmetrical spacing. Buildings and structures often exhibit a rectilinear pattern and include significant landscaping and / or hardscaping (See Graphic 4.12, Pg. 128). The shared “community Gathering Place” shall be used for low intensity recreation, and other passive outdoor living purposes (gardening, oyster roasts, bar-b-ques, etc.). The Gathering Place may be hardscaped, landscaped, or left in a semi-natural or natural state so as to preserve or accentuate features such as water, trees, creeks, wetlands, etc.

Urban Farm: an open space designed and maintained as a place to grow useful plants. These areas may be counted toward the Civic space allocation if they are open to the neighborhood at predictable hours or are visible from an adjacent Civic space in a way that contributes to the enjoyment of that Civic space.

Urbanism: collective term for the condition of a compact, Mixed Use settlement, including the physical form of its development and its environmental, functional, economic, and socio-cultural aspects.

Urbanization: refers to the allocation of infrastructure, services, transit, and common destinations at the region scale. The Daufuskie Future Urbanization Plan and Daufuskie Regulating Plan are oriented around existing or planned ferry infrastructure. This ensures that new growth and density will locate in places that have excellent access to transit, infrastructure, and services (Urbanization) in a dense, walkable, mixed use environment with pleasant public spaces (Urbanism).

Use: the function accommodated by a Building, Structure and / or Lot, categorized as *Restricted, Limited, or Open*, according to the intensity of the use.

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

Vignette: a drawing that is shaded off gradually into the surrounding paper so as to leave no definite line at the border.

Village: a 100 to 320 acre Traditional Community Type structured by a Long Pedestrian Shed and oriented upon a common waterfront destination consisting of one or more ferry landings. A Traditional Village is made up of clusters of neighborhoods that support a larger mixed-use environment. The mixed-use environment may be located along the water, the intersection of multiple neighborhoods, or along a corridor between multiple neighborhoods. A Village should be self-sustaining.

Visioning: the ideal outcome when planning for the future (both psycho-socioeconomic and aesthetic). Visioning shall be treated as the desired outcome for each Transect Zone when the provisions of this code are enacted. Visioning provides the user with an illustrative depiction of the Code’s Guiding Principles against the backdrop of the Daufuskie Island Plan. Renderings

Daufuskie Island Code

and Plans are intended to be persuasive, as opposed to binding.

- W. Reserved.
- X. **Xeriscape:** a method of landscaping that emphasizes water conservation, accomplished by following sound horticultural and landscaping practices, such as planning and design, soil improvement, limited turf areas, use of mulches, use of low-water demand plants, efficient irrigation practices and appropriate maintenance.
- Y. **Yield:** characterizing a Street that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Street.
- Z. **Zoning Map:** the official map or maps that are part of the zoning ordinance and delineate the boundaries of individual zones and districts. In this Code the Zoning Map is referred to as the **Regulating Plan** and **Regulating Map**.