

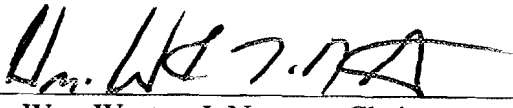
2005/14

AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO ADD TO THE ZONING AND DEVELOPMENT STANDARDS ORDINANCE, APPENDIX O, ALLJOY ROAD COMMUNITY PRESERVATION (CP) DISTRICT (ADDS NEW CP DISTRICT DEVELOPMENT STANDARDS)

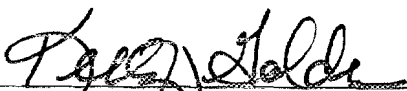
*Whereas, all text in this ordinance is new text.*

Adopted this 25th day of April, 2005.

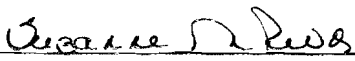
COUNTY COUNCIL OF BEAUFORT COUNTY

BY:   
Wm. Weston J. Newton, Chairman

APPROVED AS TO FORM:

  
Kelly J. Golden, Staff Attorney

ATTEST:

  
Suzanne M. Rainey, Clerk to Council

First Reading: March 28, 2005  
Second Reading: April 11, 2005  
Public Hearing: April 25, 2005  
Third and Final Reading: April 25, 2005

(Amending 99/12)

APPENDIX O.

DIVISION 1. ALLJOY ROAD COMMUNITY PRESERVATION DISTRICT (CPD)

Sec. 1. Purpose.

The purpose of the Alljoy Road Community Preservation District (CPD) is to maintain or improve the livability of existing residential neighborhoods. To protect the integrity of existing neighborhood residential areas, infill development on small, undeveloped parcels in established subdivisions is meant to be compatible with surrounding established neighborhoods. It is the express purpose of this district to exclude all commercial buildings and structures, whether operated for profit or otherwise, except home uses specifically provided for, if they conform to the provisions of this section. For the purposes of this District, manufactured home parks (groupings of manufactured homes on a single parcel or contiguous parcels with a single owner in which the homes or portions of the parcel are leased to residents) are considered commercial activity and are also expressly prohibited.

Sec. 2. Applicability.

The Alljoy Road CPD requirements apply to all uses within the CPD boundaries. The Beaufort County Zoning and Development Standards Ordinance (ZDSO) shall apply to all development (as defined in Section 106-6) within this district, unless expressly exempted or otherwise provided for in this Section.

Sec. 3. District boundaries.

The delineation of areas that fall under the CPD zoning designation is outlined on the Official Zoning Map of Beaufort County. The Alljoy Road CPD standards and requirements apply to all uses within the CPD boundaries and only those within the CPD boundaries. The ZDSO shall apply to all development (as defined in Section 106-6) within this district, unless expressly exempted or otherwise provided for in this Section.

Sec. 4. Permitted activities.

The permitted uses in the Alljoy Road CPD are primarily residential. Table 1 includes descriptions of permitted uses for the CPD District. Uses not listed are prohibited.

- (a) Uses permitted in the CPD are indicated in Table 1 with a "Y" in the "Permitted" column. These uses are permitted as a matter of right subject to all performance standards.
- (b) Limited uses ("L") are permitted only if all the "limiting" criteria for that use, as listed in Section 5, are met. The "limitations" listed in Section 5 are in addition to any and all limitations for that use that are included in Section 106-1156. The Zoning and Development Administrator (ZDA) or the Development Review Team (DRT) issue final approval of Limited Uses.
- (c) Special uses ("S") are permitted only by approval of the Zoning Board of Appeals (ZBOA).

A special use must conform to any limited use criteria listed for that use as well as the ZBOA review criteria included in Section 106-551 through 106-555.

- (d) Not all properties may meet the limited and/or special use requirements, thus sites upon which the use could be built may be limited.
- (e) If a limited or special use is proposed as part of a subdivision or land development, the site plan must designate their locations.

TABLE 1: ALLJOY ROAD COMMUNITY PRESERVATION DISTRICT (CPD)  
PERMITTED USES

Land Use	Use Definition	Permitted
<i>Residential Uses</i>		
Single-family detached	An unattached (stand alone) dwelling unit intended for only one family.	Y
Duplex	A building containing two single -family dwelling units totally separated from one another by an unpierced wall extending from foundation to roof. All units are to be consistent in design and scale with the surrounding neighborhood.	Y
Family compound	A traditional rural development that allows family members to place additional family dwelling units on, and/or subdivisions of, a single lot owned by the same family for at least 50 years. Family compound regulations in Section 106-2105 apply.	Y
Group home	A building that would otherwise be categorized as a single-family home, except that the number of unrelated individuals living in the unit does not qualify under the definition of family. The operation of a group home shall be a family living environment in which staff manages the living, and controls activities. If the unit would otherwise qualify as other types of dwelling units defined in this Ordinance, such as apartment or attached housing, then the use shall be treated as such. Not included are co-ops, nursing homes, and other institutional residential and boarding houses.	Y
Accessory dwelling unit	A second dwelling unit, clearly subordinate but similar in design and appearance to the principal unit. The unit (a complete independent living facility) may be in or added to an existing owner-occupied single-family detached dwelling, or in a separate accessory structure on the same lot as the owner-occupied dwelling. Maximum building size shall not exceed 50% of the principal unit's floor area. No more than one unit is permitted per lot. Regulations included in Section 106-1188 apply.	Y

Land Use	Use Definition	Permitted
<b>Home Uses</b>		
Daycare, home	A facility in a private owner-occupied home that is operated by one or more persons duly licensed by the state for the purpose of providing child daycare for one to not more than eight children at any one time, who are not relatives of the daycare provider. (NAICS 62441)	Y
Home occupation	A business, profession, occupation or trade located entirely within a residential dwelling, which does not change the essential character of the residential use.	L
Home business	A business, profession, occupation or trade operated out of a single-family residence and/or accessory structures. The employment of up to three unrelated individuals, including independent contractors operating from the facility but not including farm workers, is permitted.	L
<b>Commercial Use</b>		
Bed and Breakfast	A lodging establishment in which there are no more than six guestrooms, or suites of rooms available for temporary occupancy for varying lengths of time by the general public with compensation to the owner. Meals may be prepared, provided that no meals are sold to persons other than guests. The establishment must be the owner's principal place of residence (NAICS 721191).	L
<i>Institutional Uses</i>		
Civic and social organizations	Clubs and organizations primarily engaged in promoting the civic and social interests of their members. Establishments may operate bars and restaurants for their members (NAICS 8134).	L
Community center	Common meeting places designed to accommodate and serve significant segments of the community. They are used to provide community-based social, recreational, cultural or educational programs open to the public. Centers may also include fitness and recreational sports centers (NAICS 71394).	Y
Local utility	Utility substations or transmission and local distribution facilities, including electric, telephone, and all government-owned utilities. Not included are generation facilities, storage of combustibles, regional facilities, and landfills or mining operations. (NAICS 221122, 22121)	Y

Land Use	Use Definition	Permitted
<i>Institutional Uses (continued)</i>		
Museums, libraries, cultural centers	Establishments engaged in the preservation or exhibition of objects, sites, and natural wonders of historical, cultural, and /or educational value (NAICS 71211). Institutions providing library or archive services (NAICS 519120). Zoos, botanical gardens, aquariums, or aviaries (NAICS 712130).	Y
Outdoor recreation	Active recreational activities and supporting services limited to: jogging, cycling, tot lots, playgrounds, tennis courts, community docks and fishing clubs. Passive recreational uses including, but not limited to: wildlife sanctuaries, forests, and areas for hiking, nature areas. Includes picnic areas and garden plots. (NAICS 71219)	S
<i>Transportation Use</i>		
Barge landing	Involves the transport and handling of cargo on intracoastal waterways (NAICS 483113 and 483211).	S
<i>Temporary Use</i>		
Model homes sales office	A dwelling unit or modular unit in a subdivision used as a sales office for that subdivision.	Y
<i>Temporary Sales and Events</i>		
Miscellaneous outdoor sales	Those activities which involve selling goods from a truck, a mobile vendor, or temporary outdoor or tented sales area, but not as part of or sponsored by, a commercial operation on site.	Y
Public interest	Outdoor gatherings, auctions, art sales, and bake sales for the benefit of the community, or community, service or nonprofit organization.	Y
Special event	These events may include, but are not limited to, outdoor concerts, auctions, carnivals, circuses, outdoor religious meetings, and special entertainment at commercial properties.	Y

Source: NAICS 2002

Sec. 5. Limited and special use standards.

This section describes the standards governing the limited and special uses designated in Table 1. These standards are in addition to other standards required elsewhere in the Beaufort County ZDSO, but supercede the limited and special use standards in Division 2 of the ZDSO. New uses within the CPD shall be consistent with surrounding neighborhood character in size, scale and architecture. Some of the uses listed below include the statement, "The ZDA and/or DRT may require one or more impacts analyses." These analyses include, but are not limited to: a community impact statement (CIS), an area impact assessment (AIA), an environmental impact assessment (EIA), a traffic impact assessment (TIA) and/or an archaeological and historic impact assessment (AHIA).

The ZDA and/or DRT may also request additional data or reports from the applicant.

(a) Home occupation and home business

- (1) The ZDA and/or DRT may require one or more impacts analyses.
- (2) Home businesses and occupations shall be clearly incidental and secondary to the dwelling and shall not change its character or use as a residence.
- (3) The owner of the home business or occupation shall reside on the property or immediately adjacent thereto.
- (4) The following uses are specifically not allowed: repair, rental or assembly of vehicles, equipment or machinery with internal combustion engines; repair, rental or assembly of large appliances; restaurants; bars; adult entertainment; medical offices or clinics; or veterinary services, including boarding.
- (5) The use of colors, materials, construction, lighting, or other means inconsistent with a residential use shall be prohibited.
- (6) The maximum floor area permitted for home occupations shall be 25 percent of the finished floor area of the dwelling unit. A maximum of 5 percent of this floor area may be used for indoor storage.
- (7) No more than 1,000 square feet of an accessory building, including garages, shall be used for the home business.
- (8) There shall be no outside storage of goods, products, equipment, or other materials associated with the home business or occupation.
- (9) No toxic, explosive, flammable, radioactive, or other hazardous materials shall be used or stored in conjunction with a home business or occupation.
- (10) No outdoor trash receptacles or dumpsters over 55 gallons in capacity shall be permitted. These trash receptacles are limited to one per business and must be screened from view from the road.
- (11) One sign no larger than 3 square feet in area may be placed on the property.
- (12) The type and volume of traffic generated by a home business or occupation shall be consistent with the traffic generation characteristics of other dwellings in the area. The home business or occupation shall not negatively affect the safety, ambience or character of the neighborhood in any way.
- (13) Additional parking for a home business is limited to two parking spaces. These parking spaces must be constructed of pervious materials.
- (14) Additional parking for a home occupation is not permitted.
- (15) The owner-operator may park one vehicle and one utility trailer on-site. When on-site, the trailer must be screened from view.

(b) Barge landing

- (1) No new barge landings are to be permitted after the adoption of this Ordinance.
- (2) Barge landings in operation at the time of the adoption of this Ordinance shall be permitted to continue operations with the following conditions:

- (a) Existing barge operations may only operate at the same location as it was prior to the adoption of this ordinance. All operators shall provide proof that applicable federal and state permits have been obtained.
- (b) Barge landings cannot be used for commercial ferries.
- (c) Barge landings cannot be used as docks for commercial tour boats, charters, ecotourism, or kayak rental.
- (d) No more than two barges may dock at a time.
- (e) No permanent or temporary structures may be erected for the operation of the barge landing.
- (f) All parking, staging and truck turn-around space must be located on the site and as far from the OCRM critical line as possible.
- (g) Freight may be stored or staged on the landing for no more than 24 hours. Areas for the temporary outdoor storage or staging of materials shall be as far from the OCRM critical line as possible and screened from view from neighboring properties.
- (h) Any river buffer impact should be the least extent necessary with a maximum width of twenty (20) feet and shall require on-site mitigation. Mitigation, planting material and slope stabilization shall be as described in ZDSO Section 106-1845(d) and (e). All impacts reported by County, State or federal officials shall be remedied as soon as possible or operations shall be stopped.
- (i) No barge landing site and associated activities shall exceed two acres.

(c) Bed and breakfast

- (1) The ZDA and/or DRT may require one or more impacts analyses.
  - (2) Bed and breakfast signs are limited to five square feet total sign area and constructed of wood or other durable non-plastic materials.
  - (3) When permitted, parking must be off-street unless the DRT finds that on-street can be safely accommodated and that off-street parking would be detrimental to the area's appearance.
  - (4) Off-street parking must be screened from adjoining land uses by hedges and canopy trees.
  - (5) If newly constructed for use as a bed and breakfast, the building must be compatible with the neighborhood, preferably using traditional or "Lowcountry" architectural design.
- (d) Civic and social organization buildings are limited to a maximum floor area of 5,000 square feet.

Sec. 6. Development standards.

Development standards address how a land use is situated on a parcel. In addition to the following standards, the development standards of the Beaufort County ZDSO shall apply. Affordable housing density bonuses described in Section 106-2081 of the ZDSO shall not apply in the Alljoy Road CPD.

- (a) Lot standards are as follows:
  - (1) Minimum lot size -- 14,520 square feet (one-third of an acre) for sites with sewer.

- (2) Minimum lot size -- 21,780 square feet (one-half of an acre) for sites without sewer.
  - (3) Minimum lot width -- 80 feet.
  - (4) Minimum street yard -- 20 feet.
  - (5) Minimum side yard -- 15 feet.
  - (6) Minimum rear yard -- 20 feet.
- (b) Maximum building height is 35 feet above base flood elevation.

## DIVISION 2.

### ALLJOY ROAD OFFICE COMMERCIAL/MIXED USE (OC/MU) DISTRICT

#### Sec. 7. Purpose.

The purpose of the Alljoy Road Office Commercial/Mixed Use (OC/MU) District is to allow for the continuance and development of small-scale office, service, limited retail and civic uses along Burnt Church Road at the gateway to the Alljoy Road neighborhood. The size and type of permitted nonresidential uses in the OC/MU District were selected to cause the least impact on local traffic and to be compatible with the neighboring Town of Bluffton.

#### Sec. 8. Applicability.

The Alljoy Road Office Commercial/Mixed Use (OC/MU) District requirements apply to all uses within the OC/MU boundaries. The Beaufort County Zoning and Development Standards Ordinance (ZDSO) shall apply to all development (as defined in Section 106-6) within this District, unless expressly exempted or otherwise provided for in this Section.

#### Sec. 9. District boundaries.

The delineation of the area that falls under the Alljoy Road OC/MU zoning designation is outlined on the Official Zoning Map of Beaufort County. The Alljoy Road OC/MU standards and requirements apply to all uses within the OC/MU boundaries and only to those uses within the OC/MU boundaries. The ZDSO shall apply to all development (as defined in Section 106-6) within this District, unless expressly exempted or otherwise provided for in this Section.

#### Sec. 10. Permitted activities.

The permitted uses in the Alljoy Road OC/MU District are a combination of residential, commercial and office uses. Table 2 includes descriptions of permitted uses for OC/MU District (explanations of symbols used in the table are presented in Section 4).

- (a) All permitted uses shall be consistent in design and scale with surrounding neighborhood character.



- (b) All permitted temporary uses, events and sales must obtain all required licenses and/or permits prior to operation and must leave the property clean upon closing.
- (c) Uses not listed are prohibited.

TABLE 2. ALLJOY ROAD OFFICE COMMERCIAL/MIXED USE (OC/MU)  
PERMITTED USES

Land Use	Use Definition	Permitted
<i>Residential Uses</i>		
Single-family detached	An unattached (stand alone) dwelling unit intended for only one family.	Y
Family compound	A traditional rural development that allows family members to place additional family dwelling units on, and/or subdivisions of, a single lot owned by the same family for at least 50 years. Family compounds regulations included in Section 106-2105 apply.	Y
Duplex	A building containing two single -family dwelling units totally separated from one another by an unpierced wall extending from foundation to roof. All units are to be consistent in design and scale with the surrounding neighborhood.	Y
Townhouse	A single structure consisting of not less than three or more than six dwelling units each, with no other dwelling or portion of other dwelling directly above or below any other dwelling unit. Each unit has its own front and rear ground level access to the outdoors and each unit is separated from any other unit by one or more vertical common fire-resistant walls with no openings.	Y
Group home	A building that would otherwise be categorized as a single-family home, except that the number of unrelated individuals living in the unit does not qualify under the definition of family. The operation of a group home shall be a family living environment in which staff manages the living, and controls activities. If the unit would otherwise qualify as other types of dwelling units defined in this Ordinance, such as apartment or attached housing, then the use shall be treated as such. Not included are co-ops, nursing homes, and other institutional residential and boarding houses.	Y
Accessory dwelling unit	A second dwelling unit, clearly subordinate but similar in design and appearance to the principal unit. The unit (a complete independent living facility) may be in or added to an existing owner-occupied single-family detached dwelling, or in a separate accessory structure on the same lot as the owner-occupied dwelling. Maximum building size shall not exceed 50% of the principal unit's floor area. No more than one unit is permitted per lot.	Y
Commercial apartment	Dwelling units located above, or to the rear of a nonresidential building on the same lot.	S

TABLE 2: Continued

Land Use	Use Definition	Permitted
<i>Residential Uses (continued)</i>		
Planned community	A development that consists of two or more of the following housing types: single-family, single-family lot line, village houses, patio houses, atrium houses and duplexes. Such developments shall be planned as a unit.	S
<b>Home Uses</b>		
Daycare, home	A facility in a private owner-occupied home that is operated by one or more persons duly licensed by the state for the purpose of providing daycare for children who are not relatives of the daycare provider. No more than eight children may be in the daycare at any one time. (NAICS 62441)	Y
Home occupation	A business, profession, occupation or trade located entirely within a residential dwelling, which does not change the essential character of the residential use.	L
Home business	A business, profession, occupation or trade operated out of a single-family residence and/or accessory structures. The employment of up to three unrelated individuals, including independent contractors operating from the facility but not including farm workers, is permitted.	L
<i>Commercial Uses and Services</i>		
Bed and breakfast	A lodging establishment in which there are no more than six guestrooms, or suites of rooms available for temporary occupancy for varying lengths of time by the general public with compensation to the owner. Meals may be prepared, provided that no meals are sold to persons other than guests. The establishment must be the owner's principal place of residence (NAICS 721191).	L
Daycare, adult	Establishments primarily engaged in providing nonresidential social assistance services to improve the quality of life for the elderly or persons with disability. The welfare of these individuals is provided for through daycare, non-medical home care, social activities, group support, and companionship (NAICS 62412).	S
Daycare, commercial	A business primarily engaged in providing day care for infants and children. These establishments generally care for preschool children, but may also offer pre-kindergarten educational programs as well as before- and after-school programs (NAICS 6244).	S

Land Use	Use Definition	Permitted
<i>Commercial Uses and Services (continued)</i>		
Neighborhood Commercial Retail and Services	<p>These uses include retail and services that primarily serve their immediate neighborhoods. Permitted uses include the following:</p> <p>Ambulatory health care services. Provide health care services directly or indirectly to ambulatory patients and do not usually provide inpatient services. Facilities and equipment are not usually the most significant part of the services. These include a variety of services such as offices of doctors, dentists and optometrists; outpatient care centers; and centers and clinics for surgery, emergency medicine and community health among others (NAICS 621).</p> <p>Auto repair. Automotive facilities engaged in providing a wide range of mechanical and electrical repair and maintenance services for passenger cars, trucks, vans and trailers. (NAICS 8111).</p> <p>Broker and investment services. This category includes underwriting securities issues, making markets for securities and commodities, brokering (acting as an agent between buyers and sellers) securities and commodities, managing portfolios of assets and providing investment advice and custody services. (NAICS 523)</p> <p>Caterers. Establishments primarily engaged in providing single event-based food services. Examples of events are graduations, parties, wedding receptions and business or retirement luncheons. Banquet halls are included (NAICS 72232).</p> <p>Dry-cleaning and laundry services. These are facilities with coin operated or similar self-service laundry and dry-cleaning equipment (NAICS 81231). This category also includes establishments engaged in providing dry-cleaning and laundry drop-off and pick-up service with the actual laundering and cleaning done off-site (portions of NAICS 81232).</p> <p>Ecotourism/cultural tourism. An establishment devoted to providing primarily outdoor recreation that invites participants to learn about and promote ecological preservation, conservation and sustainability or local cultural and historical heritage. This location serves as a gathering point or trailhead and may include limited related retail sales.</p>	<p>Y</p> <p>L</p> <p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p>

Land Use	Use Definition	Permitted
<i>Commercial Uses and Services (continued)</i>		
Neighborhood Commercial Retail and Services (continued)	Educational services. Schools and training centers that provide instruction and training in a variety of subjects. This use includes martial arts instruction and dance studios (NAICS 611).	Y
	Electronic and computer repair. Establishments primarily engaged in repairing and maintaining electronic equipment such as computers; office machines and communication equipment (NAICS 8112).	Y
	Health and exercise clubs. Fitness and recreational sports facilities including aerobic dance or exercise; gymnasiums; handball, racquetball and tennis; skating, swimming or wave pools; and physical fitness centers (NAICS 71394).	Y
	Home health care. Providers of skilled in-home nursing services such as personal care and companion services; physical, occupational and vocational therapy; medical social services; medications, equipment and supplies; counseling, 24-hour home care; and diet and nutrition assistance (NAICS 6216).	Y
	Insurance agents and brokers. Establishments primarily engaged in underwriting annuities, insurance policies, and funds, trusts, and other financial vehicles (NAICS 524, 525).	Y
	Internet service providers. Establishments providing access to the internet, search facilities for the internet, data processing, hosting, and related services (NAICS 518).	Y
	Meat and seafood market. Establishments primarily engaged in retailing fresh, frozen, or cured meats, poultry, fish or seafood products (NAICS 44521 and 44522).	Y
	News dealer and newsstand. Establishments primarily engaged in retailing current newspapers, magazines, and other periodicals (NAICS 451212).	Y
	Periodical publishers. Establishments that carry out the operations necessary for producing and distributing magazines and other periodicals, such as gathering, writing, and editing articles and selling and preparing advertisements (NAICS 51120). Publications are not printed on-site.	Y

Land Use	Use Definition	Permitted
<i>Commercial Uses and Services (continued)</i>		
Neighborhood Commercial Retail and Services (continued)	Personal and household goods repair. Comprises shops repairing and servicing home and garden equipment, appliances, furniture (including reupholstery), and shoes and leather goods. Also includes establishments involved in the repair of garments, jewelry, watches, musical instruments, bicycles, motorcycles, and recreational watercraft (NAICS 8114).	L
	Produce market. Establishments primarily engaged in retailing fresh fruits and vegetables (NAICS 44523).	Y
	Professional and technical services. Establishments that specialize in performing professional, scientific, and technical activities that require a high degree of expertise and training. Activities performed include: legal advice and representation; accounting, bookkeeping and payroll services; architectural, engineering, specialized design services, marketing research, photography, translation, other consulting services, scientific research and development, and advertising (NAICS 5411-5419).	Y
	Restaurant and delicatessen. Eating places with limited service (delicatessens, fast food, snack bars and takeout) are permitted (NAICS 72221). Drive-through service is not permitted.	Y
	Retail bakery. Establishments primarily in retailing bread and other bakery products made on the premises but not for immediate consumption (NAICS 445291).	Y
	Retail plant nursery. Establishments primarily engaged in retailing nursery products, such as shrubs, plants, seeds or bulbs that are grown elsewhere. These establishments may sell a limited amount of products grown indoors, on-site. Outside storage is limited to plants (NAICS 44422).	Y
	Real estate services. Establishments that are primarily engaged in renting or leasing real estate to others; managing real estate for others; selling, buying, or renting real estate for others; and providing other real estate services, such as appraisal services (NAICS 5312).	Y

Land Use	Use Definition	Permitted
<i>Commercial Uses and Services (continued)</i>		
Neighborhood Commercial Retail and Services (continued)	Social assistance. Providers of services for individuals, families, the disabled and the elderly. Facilities provide community food and housing services, temporary shelters, emergency relief, and vocational rehabilitation. Does not include residential accommodation services except on a short stay basis (NAICS 624).	Y
	Veterinary and pet services. Establishments of licensed practitioners of veterinary medicine and those who provide testing services for veterinarians (NAICS 54194). This also includes establishments providing pet services such as boarding (kennels), grooming and training (NAICS 81291). All kennels must be indoors.	Y
<i>Institutional Uses</i>		
Civic and social organizations	Clubs and organizations primarily engaged in promoting the civic and social interests of their members. Establishments may operate bars and restaurants for their members (NAICS 8134).	Y
Community center	Common meeting places designed to accommodate and serve significant segments of the community. They are used to provide community-based social, recreational, cultural or educational programs open to the public. Community centers may also include fitness and recreational sports centers (NAICS 71394).	Y
Local utility	Utility substations or transmission and local distribution facilities, including electric, telephone, and all government-owned utilities. Not included are generation facilities, storage of combustibles, regional facilities, and landfills or mining operations. (NAICS 221122, 22121)	Y
Museums, libraries, cultural centers	Establishments engaged in the preservation or exhibition of objects, sites, and natural wonders of historical, cultural, and /or educational value (NAICS 71211). Institutions providing library or archive services (NAICS 519120). Zoos, botanical gardens, aquariums, or aviaries (NAICS 712130).	Y
Outdoor recreation	Active recreational activities and supporting services limited to: jogging, cycling, tot lots, playgrounds, tennis courts, community docks and fishing clubs. Passive recreational uses including, but not limited to: wildlife sanctuaries, forests, and areas for hiking. nature areas. Includes picnic areas and garden plots. (NAICS 71219)	Y
Public services	These include buildings or garages for rescue vehicles and ambulances (NAICS 62191), fire trucks (NAICS 92216), police vehicles (NAICS 92212) and public works vehicles (NAICS 92119) or other areas where these vehicles are stored and dispatched. This use excludes generation facilities, storage of combustibles, regional facilities and landfills.	Y

Land Use	Use Definition	Permitted
<i>Institutional Uses (continued)</i>		
Religious establishments	Establishments primarily engaged in operating religious organizations, such as churches, religious temples or establishments primarily engaged in administering an organized religion or promoting religious activities with or without schools (NAICS 813). This use includes cemeteries.	Y
<i>Temporary Uses</i>		
Contractor's office	Security guard buildings and structures, construction equipment sheds, contractor's trailers and similar uses incidental to a construction project. Limited sleeping and/or cooking facilities may also be permitted. This use must be removed upon project completion.	Y
Model homes sales office	A dwelling unit or modular unit in a subdivision used as a sales office for that subdivision.	Y
<i>Temporary Sales and Events</i>		
Christmas tree sales	The sale of evergreens for use as Christmas holiday decorations. Sales shall be limited from November 15 through December 25 during any year.	Y
Roadside stand	Those activities that involve selling agricultural produce, home made goods or seafood from a truck, wagon, portable stall or tables, but not as part of or sponsored by, a commercial operation on site. A temporary or permanent structure used in the sale of agricultural produce, flowers or seafood. More than one vendor may sell at a single stand.	Y
Commercial outdoor sales	Outdoor sales of merchandise, by either a store owner or occupant, outside the store in question on either the public sidewalk, a private sidewalk, or the pedestrian area. This use excludes sales associated with a public interest or special event.	Y
Miscellaneous outdoor sales	Those activities that involve selling goods from a truck, a mobile vendor, or temporary outdoor or tented sales area. This does not include sales as part of, or sponsored by a commercial operation on site.	Y
Public interest	Outdoor gatherings, auctions, art sales, and bake sales for the benefit of the community, or community, service or nonprofit organization.	Y
Special event	These events may include, but are not limited to, outdoor concerts, auctions, carnivals, circuses, outdoor religious meetings, and special entertainment at commercial properties.	Y

Source: NAICS 2002

Sec. 11. Limited and special use standards.

This section describes the standards governing the limited and special uses designated in Table-2.

These standards are in addition to other standards required elsewhere in the Beaufort County ZDSO, but supercede the limited and special use standards in Division 2 of the ZDSO. New uses within the OC/MU shall be consistent with surrounding neighborhood character in size, scale and architecture. Some of the uses listed below must be reviewed by the DRT and some also include the statement, "The ZDA and/or DRT may require one or more impacts analyses." These analyses are described in Section 5. The ZDA and/or DRT may also request additional data or reports from the applicant.

(a) Commercial apartment

- (1) A maximum of three dwelling units is permitted either above or to the rear of the building on the same lot.
- (2) The minimum apartment unit size is 600 square feet.
- (3) Second floor commercial apartment units or floor area shall not be used in floor area ratio or density calculations for the site. Apartments on the ground floor are included in area calculations.

(b) Planned community

- (1) The applicant must prepare a community impact statement demonstrating that there will be no negative impact on public infrastructure such as roads, and water and sewer systems, and public services such as police, fire, EMS, and solid waste collection and illustrating how the features and design of the planned project adds to the Alljoy Road area's sense of community.
- (2) The applicant must show how the proposed development is consistent with the Beaufort County Comprehensive Plan and the Alljoy Road Community Preservation Plan.
- (3) The proposed development cannot adversely impact the surrounding area.
- (4) No commercial uses are permitted in planned communities.
- (5) Architectural design should be compatible with the existing community.
- (6) All residences must be site-constructed or modular.
- (7) To the greatest extent feasible the site plan must be designed around existing vegetation.
- (8) Townhouse structures are limited to 35 feet in height and a maximum overall net density of 4 units per acre.
- (9) Site design should create a sense of "community" which includes:
  - (a) An internal vehicular circulation system that permits easy access to all portions of the planned community as well as connections to existing and planned external roads.
  - (b) Access to transit stops and neighborhood retail centers.
  - (c) A clear delineation between the public and private spaces within the development.
- (10) Pedestrian linkages between residential lots and active open spaces and other community amenities are required.
- (11) Where present, duplexes and townhouses shall be integrated into the planned community.
- (12) A 20-foot wide bufferyard shall be located where nonresidential uses abut the planned community. Required setbacks may be included within this bufferyard.



(c) Home occupation and home business

- (1) The ZDA and/or DRT may require one or more impacts analyses.
- (2) Home businesses and occupations shall be clearly incidental and secondary to the dwelling and shall not change its character or use as a residence.
- (3) The owner of the home business or occupation shall reside on the property or immediately adjacent thereto.
- (4) The following uses are specifically not allowed: repair, rental or assembly of vehicles, equipment or machinery with internal combustion engines; repair, rental or assembly of large appliances; restaurants; bars; adult entertainment; medical offices or clinics; or veterinary services, including boarding.
- (5) The use of colors, materials, construction, lighting, or other means inconsistent with a residential use shall be prohibited.
- (6) The maximum floor area permitted for home occupations shall be 25 percent of the finished floor area of the dwelling unit. A maximum of 5 percent of this floor area may be used for indoor storage. No more than 1,000 square feet of an accessory building, including garages, shall be used for the home business.
- (7) There shall be no outside storage of goods, products, equipment, or other materials associated with the home business or occupation.
- (8) No toxic, explosive, flammable, radioactive, or other hazardous materials shall be used or stored in conjunction with a home business or occupation.
- (9) No outdoor trash receptacles or dumpsters over 55 gallons in capacity shall be permitted. These trash receptacles are limited to one per business and must be screened from view from the road.
- (10) One sign no larger than 3 square feet in area may be placed on the property.
- (11) The type and volume of traffic generated by a home business or occupation shall be consistent with the traffic generation characteristics of other dwellings in the area. The home business or occupation shall not negatively affect the safety, ambience or character of the neighborhood in any way.
- (12) Additional parking for a home business is limited to two parking spaces. These parking spaces must be constructed of pervious materials.
- (13) Additional parking for a home occupation is not permitted.
- (14) The owner-operator may park one vehicle and one utility trailer on-site. When on-site, the trailer must be screened from view.

(d) Bed and breakfast

- (1) This use must be reviewed by the DRT. The DRT may require one or more impacts analyses.
- (2) Bed and breakfast signs are limited to five square feet total sign area and constructed of wood or other durable non-plastic materials.
- (3) Parking must be off-street along Burnt Church Road. On other District streets, the DRT may find that some on-street parking can be safely accommodated and that off-street parking would be detrimental to the area's appearance.

- (4) When permitted, off-street parking must be screened from adjoining land uses by hedges and canopy trees.
- (5) If newly constructed for use as a bed and breakfast, the building must be compatible with the neighborhood, preferably using traditional or "Lowcountry" architectural design.

(e) Daycare, commercial or adult

- (1) This use must be reviewed by the DRT. The DRT may require one or more impacts analyses.
- (2) Lot size is a minimum of 20,000 square feet or 1,000 square feet per person (all staff and students).
- (3) In the interests of safety, all parking must be off-street.

(f) Auto repair and  
Personal and household goods repair

- (1) These uses may not adversely affect community safety, traffic or neighboring uses.
- (2) ZDA and/or DRT review must address any potential impacts from the use and handling of hazardous materials.
- (3) The ZDA and/or DRT may require one or more impacts analyses.
- (4) This use is not permitted adjacent to or with direct traffic access to Burnt Church Road, but must be located on an interior lot. In addition, no structure used for auto, motorcycle or watercraft repair is to be visible from Burnt Church Road. Extensive plantings and screenings may be required to achieve this.
- (5) All vehicles, boats, motorcycles, and large items under repair that are stored on the premises in excess of 24 hours shall be placed in a screened storage yard and shall not be visible from the public road right-of-way.
- (6) Exterior storage of vehicles or large goods shall not exceed 7 days. Exterior storage of boats may not exceed 30 days.
- (7) The exterior display or storage of any materials is prohibited.
- (8) Bay doors and garage doors shall not be oriented toward the public right-of-way, but shall face the rear of the site.
- (9) All maintenance and repairs are made in fully enclosed bays.
- (10) No noise may be discernable beyond the property after daylight hours.

Sec. 12. Development standards.

Development standards address how a land use is situated on a parcel. In addition to the following standards, the development standards of the Beaufort County ZDSO shall apply. Affordable housing density bonuses described in Section 106-2081 of the ZDSO shall not apply in the Alljoy Road OC/MU.

- (a) Lot standards for planned communities are defined in ZDSO Table 106-2406. All other lot standards are as follows:

- (1) Minimum lot size for single-family and duplex structures is one-third acre (14,780 square feet).
  - (2) Minimum lot size for all other uses is one-fourth acre (10,890 square feet).
  - (3) Minimum lot width is 80 feet for all uses.
  - (4) Minimum street yard is 20 feet for residential uses and 10 feet for all other uses.
  - (5) Minimum side yard is 15 feet for residential uses and 10 feet for all other uses.
  - (6) Minimum rear yard is 20 feet for all uses.
- (b) Maximum building height is 35 feet above base flood elevation.
- (c) Maximum commercial building footprint is 5,000 square feet.
- (d) Minimum open space standards are as follows:
- (1) Single family – 10 percent.
  - (2) Duplex and townhouse – 20 percent.
  - (3) Planned community – 20 percent
  - (4) Other permitted uses – 10 percent.
- (e) Parking requirements included in the Beaufort County ZDSO shall apply with the added preference to parking lot sharing by time-compatible businesses. In addition, all parking lots along Burnt Church Road shall be connected in such a way as to provide a measure of access similar to a frontage road.
- (f) Tree standards are as follows:
- (1) A minimum of 2 trees per dwelling unit for all residential uses.
  - (2) A minimum of 5 trees per acre for all residential uses.
  - (3) A minimum of three trees per lot and 6 trees per acre of open space for commercial uses.
  - (4) A minimum of one tree per parking space for all uses.
  - (5) Street tree spacing shall be a minimum of one tree per 50 feet of right of way.
- (g) River buffer requirements included in the Beaufort County ZDSO shall apply.
- (h) Items in permitted outdoor storage shall not exceed 12 feet in height or ten percent of total floor area. All permitted outdoor storage areas must be screened from view.
- (i)
- (j) Bufferyard standards are as follows:
- (1) A minimum of 15 feet for commercial uses along Burnt Church Road.
  - (2) A minimum of 15 feet between OC/MU office and commercial uses and the CPD.
  - (3) A minimum of 20 feet between OC/MU office and commercial uses and Beaufort County Rural and Rural Residential Districts.

- (4) A minimum of 20 feet between OC/MU residential uses and the Town of Bluffton Village Commercial District.
  - (5) A minimum of 15 feet between OC/MU office and commercial uses and Town of Bluffton Village Commercial District.
  - (6) Bufferyards are not required along roads.
  - (7) Setbacks may be included in the bufferyard minimums.
- (k) Cutoff lighting fixtures are limited to a maximum lighting level of five foot-candles and a maximum mounting height of 20 feet. All other fixtures shall have a maximum lighting level of three foot-candles and a maximum mounting height of 15 feet.
- (l) Sign standards are as follows:
- (1) The sign standards outlined in the Corridor Overlay District Guidelines (ZDSO Appendix B) apply to development within the Alljoy Road OC/MU District that falls within 500 feet of the centerline of Burnt Church Road.
  - (2) The sign provisions of the ZDSO shall apply to signage in the OC/MU district that falls outside the Corridor Overlay District.
  - (3) Temporary off-premise signs, except real estate signs, are prohibited.