

TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE/ZDSO, ARTICLE V, SECTION 106-1187(B) MULTIFAMILY RESIDENTIAL-URBAN DISTRICT (ALLOWS MULTIFAMILY USES WITHIN ONE-QUARTER (1/4) MILE OF EXISTING MULTIFAMILY USES).

Whereas, Standards that are underscored shall be added text and Standards ~~lined through~~ shall be deleted text.

Adopted this 14<sup>th</sup> day of January, 2013.

COUNTY COUNCIL OF BEAUFORT COUNTY


BY: 

D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

  
Joshua A. Gruber, Staff Attorney

ATTEST:

  
Suzanne M. Rainey, Clerk to Council

First Reading: November 26, 2012  
Second Reading: December 10, 2012  
Public Hearing: January 14, 2013  
Third and Final Reading: January 14, 2013

**Sec. 106-1187. Multifamily residential.**

(a) *Commercial suburban district.* In reviewing the site plan for multifamily residential use in a commercial suburban district, it shall be determined that the shape of the parcel, orientation of the buildings, and provision for pedestrians makes the multifamily project a suitable use for the particular site in question. See the exemption for affordable housing in section 106-2103.

(b) *Urban district.* In the urban district multifamily residential uses ~~shall only be permitted with a minimum spacing of one quarter mile between multifamily developments~~ shall be compatible with the surrounding neighborhood character in size, scale and architecture. No more than 40 dwelling units shall be constructed in any building. No more than 200 units shall be constructed as part of a single development.

(c) *Suburban district.* In the suburban district multifamily uses shall be compatible with surrounding neighborhood character in size, scale and architecture. The traffic impact analysis shall indicate required improvements, where applicable.

(d) *Reports/studies required.* All applications for this use shall include a community impact statement.