

NOVEMBER 19, 2015

# SPRING GROVE

Form-Based Zoning District Zoning Map Amendment (Rezoning) • Form District Master Plan





## INTRODUCTION

Spring Grove consists of approximately 14,508 acres located in western Charleston County. Nearly 11,000 acres of Spring Grove (75%) will be subject to restrictive covenants limiting density to one dwelling unit per 25 acres. In addition to the 75% Acreage, approximately 740 acres will be devoted to Economic Development in the form of the Economic Development and Business Special District and approximately 40 acres will be available as a Regional Retail Special District. The remainder of Spring Grove will be developed as interconnected mixed-use communities that provide residential and employment opportunities for the residents of Charleston County.



The Current Regulations are not intended to contain inconsistent provisions; in the event there are inconsistent provisions, the ZLDR shall take precedence over the Master Plan in accordance with ZLDR § 7.1.4.B.

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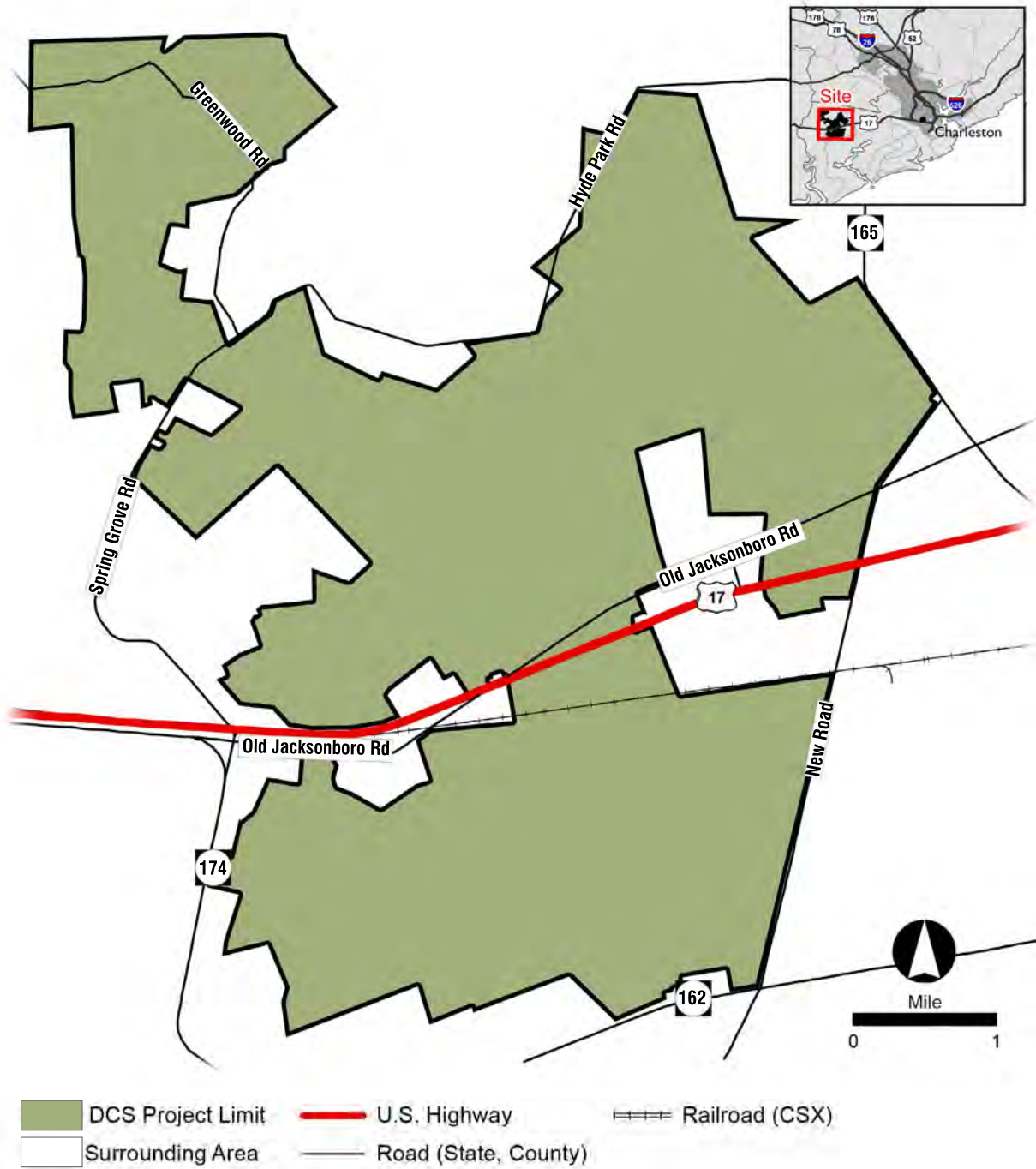
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# 1.1 SPRING GROVE FORM-BASED ZONING DISTRICT

1.1.1 **GENERAL LOCATION MAP.** The Spring Grove Form-Based Zoning District (the Spring Grove FBZD) is depicted on Map No. 1.1.1 (General Location Map)

MAP No. 1.1.1 (GENERAL LOCATION MAP)



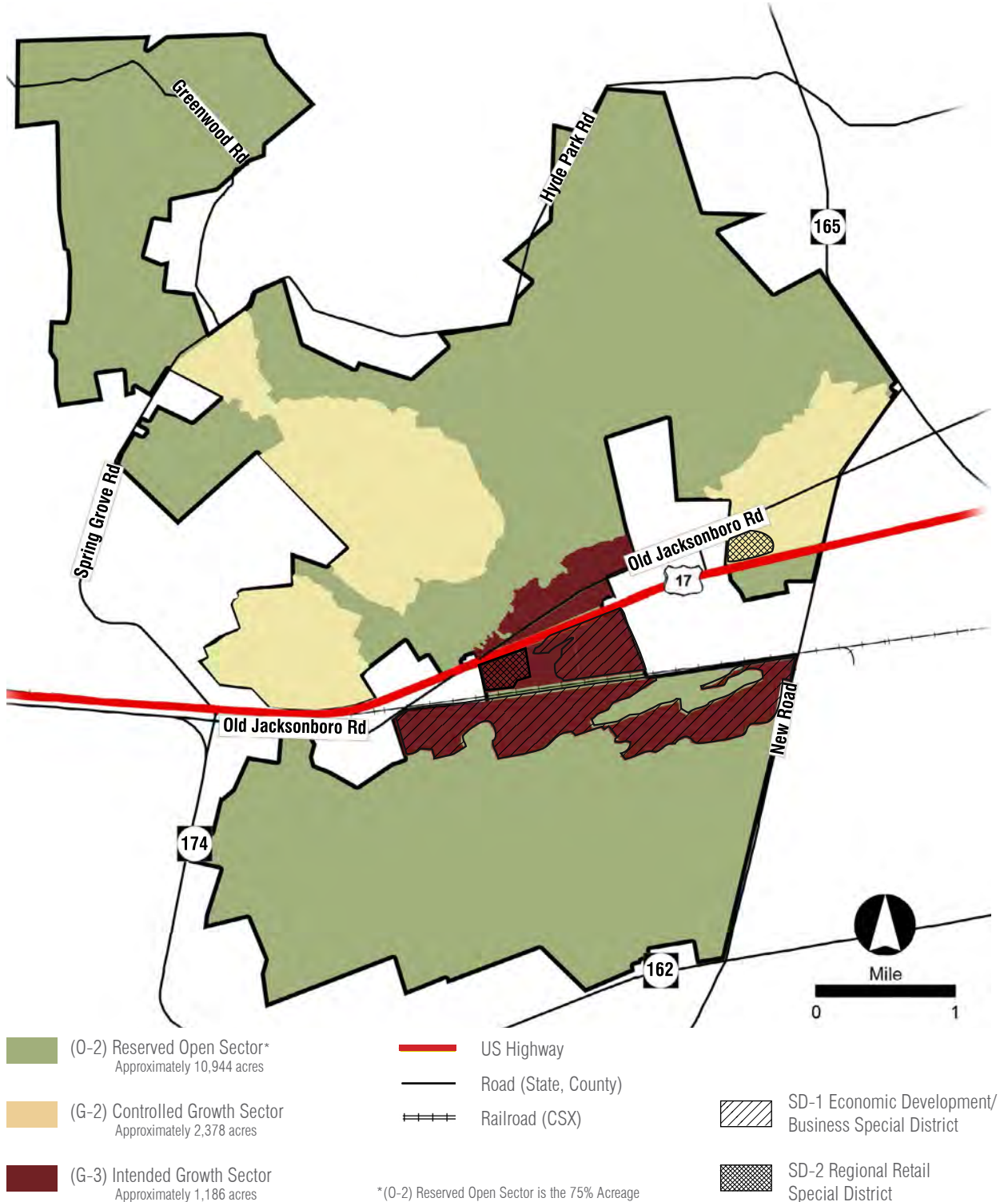
**1.1.2**

**DEVELOPMENT.** Development shall occur within the Spring Grove FBZD in conformity with this Master Plan, the Charleston County Zoning and Land Development Regulations (“ZLDR”), and the Spring Grove Development Agreement.



**1.1.3** **SECTOR MAP.** The Spring Grove FBZD is divided into Sectors, as depicted on Map No. 1.1.3 (Sector Map). Sectors are divided into Settlements and certain Special Districts.

**MAP NO. 1.1.3 (SECTOR MAP)**



**1.1.4 SETTLEMENTS MAP.** Map No. 1.1.4 (Settlements Map) shows the general locations of conceptual Settlements by type. The estimated range of Density for each indicated Settlement is between 0 Density Units and the number of total Density Units shown for such indicated Settlement.

**MAP NO. 1.1.4 (SETTLEMENTS MAP)**



Town	US Highway	TOTAL # OF DENSITY UNITS THAT COULD BE DEVELOPED IN 75% ACREAGE. 75% Acreage = 10,944 @ 1 Density Unit / 25 acres = 437 Density Units
Village	Road (State, County)	
Corner	Railroad (CSX)	

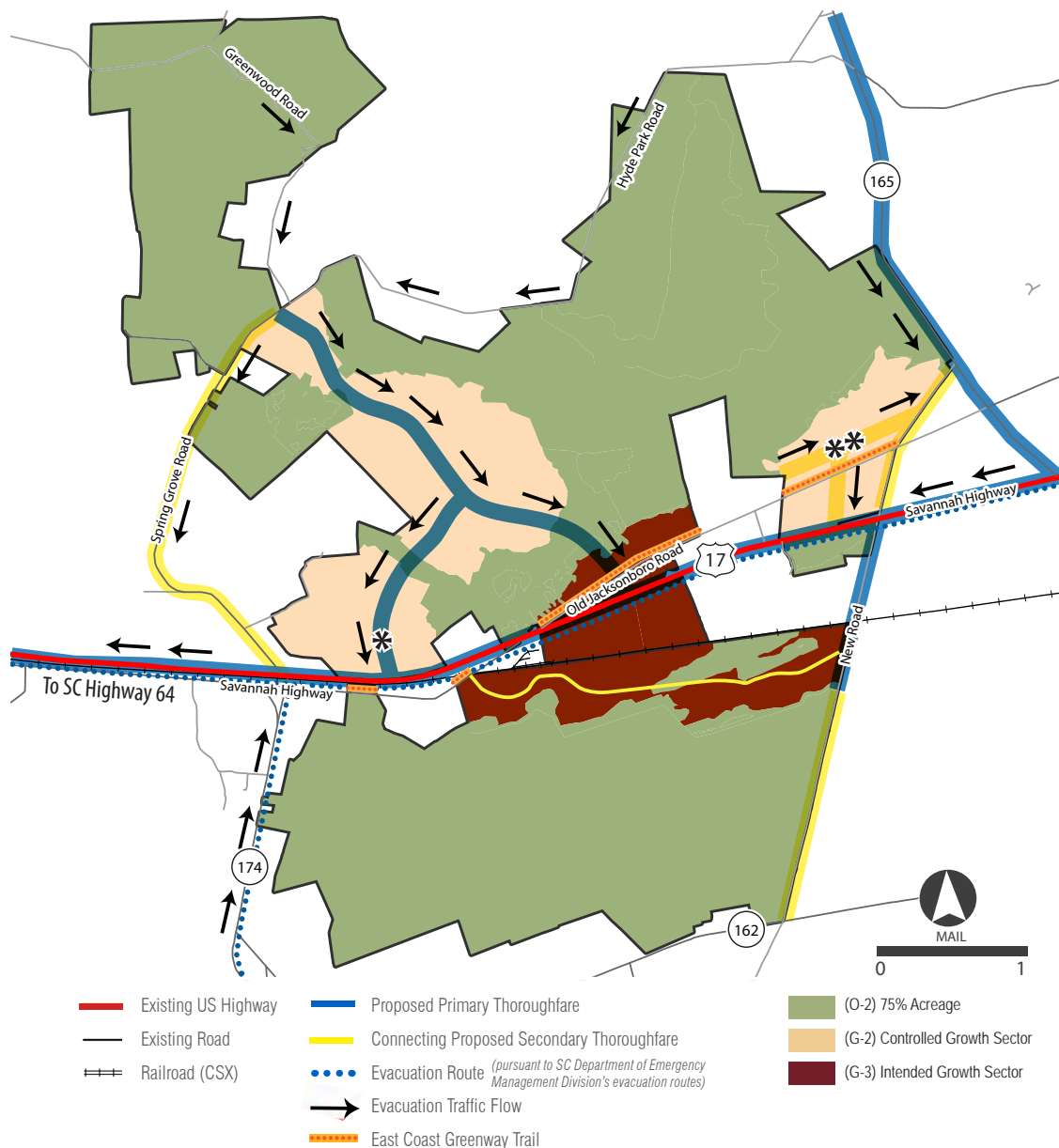
**1.1.5 75% ACREAGE AND TRAILS MAP.** The general locations of the 75% Acreage and existing and proposed trails are depicted on MP Map No. 1.1.5 (75% Acreage and Trails Map).

**MAP NO. 1.1.5 (75% ACREAGE AND TRAILS MAP)**



**1.1.6 CIRCULATION MAP.** The existing and proposed highways, regional thoroughfares, primary thoroughfares, connecting secondary thoroughfares, railroads and evacuation routes are shown on MP Map No. 1.1.6 (Circulation Map). The Circulation Map shall have the effect provided in ZLDR § 7.4.4.B.2.b.

**MAP NO. 1.1.6 (CIRCULATION MAP)**



- Notes:**
- Local access streets will be located within each Community and Special District Plan and will connect to arterials and collectors.
  - The right-of-way(s) for the above referenced Primary Thoroughfares will be platted and dedicated to an appropriate entity prior to the issuance of any zoning permits for development contained in applicable Community or Special District Plans for the portion of the project located north of Savannah Highway.
  - The right-of-way width(s) and location(s) will be coordinated with the Charleston County Public Works Department and Zoning and Planning Department prior to plat submittal.
  - All proposed dedications of such right-of-ways to the public shall follow County approval and acceptance requirements and processes in effect at the time of submittal.
- \* The portion of the New Proposed Primary Thoroughfare that crosses the area included in the Greenbelt Bank Application for a proposed park may be re-aligned. Should the area be purchased by the County, the Property Owner will work with the County to re-align and re-configure the Thoroughfare as necessary.
- \*\* This proposed Secondary Thoroughfare will be evaluated pursuant to Section 13(b) of the Development Agreement.

## 1.2 DEFINED TERMS

Capitalized terms used herein are defined in ZLDR Chapters 7 and 12, and Article 7 attached herein. In addition, definitions in ZLDR Chapter 7 and 12 apply to terms herein, whether capitalized or not. ZLDR Chapter 7 contains regulatory language that is integral to this Master Plan. Any other terms used herein shall be accorded their commonly accepted meanings.

## 1.3 SUPERSEDED ZLDR PROVISIONS

Pursuant to ZLDR 7.1.4, the following ZLDR provisions indicated in Table 1.3 (Superseded ZLDR Provisions) are hereby superseded by the indicated Sections of this Master Plan, such ZLDR provisions being inconsistent and in conflict with such Master Plan Provisions, and are authorized pursuant to ZLDR § 7.1.4.

**TABLE 1.3: SUPERSEDED ZLDR PROVISIONS**

<b>SUPERSEDED ZLDR PROVISIONS</b>	<b>SUPERSEDING MASTER PLAN PROVISIONS</b>
§ 7.4.4.B.1	Section 3.4.2
§ 9.3.10	Section 5.6.5
Article 9.9	Section 3.4.2

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## 2.1 FBZD MASTER PLAN REQUIREMENTS / MASTER PLAN SATISFACTION CORRELATION

Table 2.1 shows the correlation of each ZLDR Chapter 7 Requirement by ZLDR § or Table number and the Spring Grove Master Plan Section or Table number that satisfies the ZLDR requirement.

**TABLE 2.1: FBZD MASTER PLAN REQUIREMENTS / MASTER PLAN SATISFACTION CORRELATION**

ZLDR CHAPTER 7 MASTER PLAN REQUIREMENT :	SPRING GROVE MASTER PLAN SECTIONS:
<b>ZLDR SEC. 7.1.1 (AUTHORITY)</b>	
Submit a Form District Master Plan	Entire Master Plan
<b>ZLDR SEC. 7.1.4.C (RELATIONSHIP TO CHARLESTON CO. ORDINANCES)</b>	
Identify following superseded ZLDR §§	
ZLDR § 7.4.4.B.1 (Traffic Impact Study Required) & it's reference to ZLDR § 9.9	Section 3.4.2
<b>ZLDR SEC. 7.1.4.B.2 (CHAPTER 9 DEVELOPMENT STANDARDS)</b>	
Incorporating following ZLDR provisions	
ZLDR Article 9.4 (Tree Protection & Preservation)	Section 5.8.3 (Tree Protection & Preservation)
ZLDR Article 9.6 (Architectural & Landscape Design Standards) Architectural Design requirements	Section 6.6 (Architectural Standards)
ZLDR § 9.6.4.C (Site Lighting)	Section 6.8 (Site Lighting)
ZLDR Article 9.11 (Signs)	Section 6.7 (Sign Standards)

**ZLDR CHAPTER 7 MASTER PLAN REQUIREMENT :****SPRING GROVE MASTER PLAN SECTIONS:****ZLDR Sec. 7.2.2.B (FDMP APP. REQUIREMENT)**

All Tables in Chapter 7	Master Plan Tables
ZLDR Table 7.2.A	Table 3.1 (Summary FBZD Related Procedures)
ZLDR Table 7.3.B	Table 4.1.3 (Sector / Settlement / Community Allocation)
ZLDR Table 7.3.D	Table 4.1.2 (Allowed Settlement Types by Sector)
ZLDR Table 7.4.A	Table 4.3.2 (Minimum & Maximum Community Unit Composition by Settlement)
ZLDR Table 7.4.R	Table 5.2.2 (Transect Zone Descriptions)
ZLDR Table 7.4.S	Table 5.2.3.A (T-Zone Development Standards Summary)
ZLDR Table 7.4.T	Tables 5.2.3.B-5.2.3.F (T-Zone Development Standards)
ZLDR Table 7.4.C	Table 5.3.1 (Civic Space Types)
ZLDR Table 7.4.Y	Table 5.4.2.A (Special District Development Standards Summary) Table 5.4.2.B (Special District Supplemental Development Standards)
ZLDR Table 7.4.K	Table 5.6.3.A.1-5.6.3.A.12 (Pre-Assembled Thoroughfares)
ZLDR Table 7.4.G	Tables 5.6.3.B.1 (Thoroughfare Components)
ZLDR Table 7.4.L	Tables 5.6.3.B.5 (Vehicular Lane / Parking Assemblies)
ZLDR Table 7.4.H	Tables 5.6.3.B.2 (Bicycle Facilities Standards)
ZLDR Table 7.4.I	Tables 5.6.3.B.3 (Curb Radius)
ZLDR Table (Figure) 7.4.J	Tables 5.6.3.B.4 (Thoroughfare Nomenclature)
ZLDR Table 7.4.M	Tables 5.6.3.B.6 (Public Frontages - General)
ZLDR Table 7.4.N	Tables 5.6.3.B.7 (Public Frontages - Specific)
ZLDR Table 7.4.O	Tables 5.6.3.B.8 (Public Planting)
ZLDR Table 7.4.P	Tables 5.6.3.B.9 (Public Lighting)
ZLDR Table 7.4.X	Table 5.7.1 (Density Equivalency Calculations)
ZLDR Table 7.4.Z(1)	Table 5.8.1 (Buffer Requirements for Transect Zones)
ZLDR Table 7.4.Z(2)	Table 5.8.2 (Minimum Buffers / Setbacks For T-Zones OCRM Critical Line Areas)
ZLDR Table 7.5.A	Table 6.3.1 (Specific Principal Function & Use)
ZLDR Table 7.5.B	Table 6.3.2.A (Permitted Accessory Functions)
ZLDR Table 7.5.C	Table 6.3.2.B (Maximum Heated Gross Floor Area For Accessory Dwelling)

**ZLDR CHAPTER 7 MASTER PLAN REQUIREMENT : SPRING GROVE MASTER PLAN SECTIONS:**

**ZLDR Sec. 7.2.2.B (FDMP APP. REQUIREMENT)**

All Tables in Chapter 7	Master Plan Tables
ZLDR Table 7.5.D	Table 6.4.1 (Parking Calculations)
ZLDR Table 7.4.V	Table 6.5.6 (Building Disposition (Placement / Yard Types))
ZLDR Table 7.4.U	Table 6.5.7 (Private Frontages)
ZLDR Table 7.5.E	Table 6.5.1.A (Building Types Allowed by T-Zone) Table 6.5.1.B (Supplemental Building Type Summary)
ZLDR Table 7.5.F	Table 6.7 (Allowed Commercial Signs by T-Zone)
Sector Requirements per ZLDR § 7.3.2.A.1.c (Sector Descriptions)	Section 4.1 (Sectors)
Special Districts per ZLDR § 7.3.2.A.3 (Special Districts) & ZLDR § 7.4.7 (Special Districts)	Sections 4.4 (Special Districts) & 5.4 (Special Districts)
Settlement & Community Type Requirements per ZLDR § 7.3.3 (Settlements) & § 7.4, (Community Scale Planning: Comm Units)	Section 5.1 (Community Units) Section 4.3 (Settlements) Map 1.1.4 (Conceptual Settlements Map)
75% Acreage per ZLDR § 7.4.2 (75% Acreage)	Section 1.4 (75% Acreage Density Restriction) Map 1.1.3 (Sector Map) Map 1.1.4 (Settlements Map) Section 4.1.2 (Settlement Types Allowed in Sectors) Section 4.3.2 (Minimum / Maximum Community Unit Composition by Settlement)
Civic Space per ZLDR § 7.4.3 (Civic Space)	Section 5.3 (Civic Space within T-Zones)
Thoroughfares per ZLDR § 7.4.4 (Circulation & Thoroughfare Design)	Section 5.6 (Thoroughfares) Map 1.1.7 (Circulation Map)
Transect Zones per ZLDR § 7.4.5 (Transect Zones)	Section 5.2 (Transect Zones)
Density calculations per ZLDR § 7.4.6 (Density Calculations)	Section 5.7 (T-Zone & Special District Density & Density Calculations)
Buffer and tree protection per ZLDR § 7.4.8 (Buffer Requirements and Tree Protection and Preservation)	Section 5.8 (Buffers, Screening & Tree Protection/Preservation)
Proposed Functions and Uses per ZLDR § 7.5.1 (Function and Use)	Section 6.3 (Building and Lot Function)
Parking Standards per ZLDR § 7.5.2 (Parking)	Section 6.4 (Vehicular Parking Requirements)

ZLDR CHAPTER 7 MASTER PLAN REQUIREMENT :	SPRING GROVE MASTER PLAN SATISFIES IN:
<b>ALL TABLES IN CHAPTER 7:</b>	<b>MASTER PLAN TABLES:</b>
Supplemental Standards & Guidelines per ZLDR § 7.5.3 (Supp Stds & Guidelines)	Section 6.2 (Lots) Section 6.5 (Building Standards) Section 6.5.2(Building Types) Section 6.6 (Architectural Standards) Section 5.8 (Buffers, Screening & Tree Protection) Section 6.8 (Site Lighting) Section 6.7(Sign Standards)
Supplemental Definitions not listed in ZLDR § 7.6.1 (Supp Definitions)	Article 7 (Definitions) & elsewhere in Master Plan
Procedures and regulations for approval of the land development applications within the ZLDR as described in § 3.17.4.A.2.d-i	Article 3 (Spring Grove FBZD Procedures)

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## 3.1 SUMMARY OF FBZD RELATED PROCEDURES

**3.1** A summary of the FBZD related procedures is set forth on Table 3.1 (Summary of FBZD Related Procedures):

**TABLE 3.1. SUMMARY FBZD RELATED PROCEDURES** (per ZLDR Table 7.2.A)

Table 3.1 (Summary FBZD Related Procedures) provides a summary of review procedures related to the FBZD and lists Review (R), Decision Making (DM), and Appeal (A) responsibilities for the various review bodies. Section references are to ZLDR.

Procedure	Review [R], Decision-Making [DM] And Appeal [A] Bodies							Section
	MP RB	Staff SPR	County CRC	Planning Director	BZA	PC	CC	
<b>FBZD Application (Rezoning)</b>				R		R	DM	7.2.2
<b>FBZD Amendments (Rezoning)</b>	R		R	R		R	DM	7.2.6
<b>Community Plans</b>	R		R	DM	A*	A*		7.2.3
<b>Lot, Block, and Building Plans</b>	R	R		DM	A			7.2.3
<b>Special Districts (Defined and mapped at Rezoning)</b>	R		R	DM		A		Art. 7.2 & 7.4
<b>Special Districts (Defined at time of Rezoning and mapped at Community Plan)</b>	R		R	R		DM		Art. 7.2 & 7.4
<b>Zoning Permits</b>	R			DM	A			7.2.5
<b>Uses Subject to Conditions</b>	R		R	DM	A			7.2.5
<b>Dimensional Waivers</b>	R		R	DM	A			7.2.5
<b>Zoning and Tree Variances</b>	R			R	DM			3.10
<b>Preliminary Plats</b>	R		R	DM		A		7.2.4
<b>Conditional Plats</b>	R			DM				7.2.4
<b>Final Plats</b>	R			DM		A		7.2.4

MPRB: Master Plan Review Board (7.2.7.A.1)

Staff SPR: Staff Site Plan Review Committee (3.7.6 & 7.2.7.A.2)

County CRC: County Consolidated Review Committee (7.2.7.A.3)

BZA: Board of Zoning Appeals (2.3)

PC: Planning Commission (2.2)

CC: County Council (2.1)

\*Note: Decisions on Community Plans may be appealed to the PC or BZA, as appropriate, pursuant to Chapter 3, Development Review Procedures, of this Ordinance.

## 3.2 CERTAIN PROCEDURES

### 3.2.1 THOROUGHFARES

- a. Subject to the approval by the Planning Director, the alignment of any Thoroughfare as shown on an approved Community Plan or Special District Plan may be adjusted on a subsequently submitted Preliminary Plat or Final Plat based on final engineering as long as the Thoroughfare as adjusted maintains compliance with the required T-Zone allocation pursuant to Table 4.1.3 (Sector/Settlement/Community Allocation) and Block Perimeter standards pursuant to Table 5.2.3.A (Transect Zones Standards Summary) and Tables 5.2.3B-5.2.3.F (Transect Zone Development Standards) and the Thoroughfare Standards of Section 5.6 hereof. If not approved by the Planning Director, the Community Plan or Special District Plan must be amended pursuant to ZLDR Chapter 7.
- b. The right-of-way(s) for the Primary Thoroughfares shown on Map 1.1.6 (Circulation Map) will be platted and dedicated to an appropriate entity prior to the issuance of any zoning permits for development contained in applicable Community or Special District Plans for the portion of the project located north of Savannah Highway.
- c. The right-of-way width(s) and location(s) will be coordinated with the Charleston County Public Works Department and Zoning and Planning Department prior to plat submittal.
- d. All proposed dedications of such right-of-ways to the public shall follow County approval and acceptance requirements and processes in effect at the time of submittal.

### 3.2.2 REAR LANES AND ALLEYS

Subject to the approval by the Planning Director, Rear Lanes and Rear Alleys may be included on a Community Plan or Special District Plan, or may have the locations indicated by a Community Plan or Special District Plan adjusted by a Lot, Block and Building Plan. If not approved by the Planning Director, the Community Plan or Special District Plan must be amended pursuant to ZLDR Chapter 7.

## 3.3 SUBDIVISION

Subdivision of real property within the Spring Grove FBZD is authorized pursuant to ZLDR Chapter 8 (Subdivision Regulations). Separate Rural Developments as defined in ZLDR Sec. 7.3.3.B.1 and single Lot Development within the O-2 Sector will be subdivided pursuant to ZLDR Chapter 8 but are not be required to submit a Community Plan application.

## 3.4 CERTAIN DCS MATTERS

Pursuant to ZLDR § 3.17.4.A.2.d.-i., the procedures and regulations for approval of the following land development requirements are as follows:



### 3.4.1 HISTORIC AND ARCHAEOLOGICAL RESEARCH STUDIES

Each historic and archaeological research study for the Community Plan and Special District Plans shall be submitted at the time of plan application. Plan application shall include a description of, and Development shall comply with, the federal and state laws and regulations applicable to historic and archaeological resource studies with which compliance by the Developer is required prior to the commencement of subsequent Development within the Community Unit. This description shall include:

- a. enumeration of subsequent Development Permits subject to the requirements of this section;
- b. description of the threshold criteria for historic and archaeological resources study requirements pursuant to the applicable laws and regulations;
- c. description of the standards for the preservation, mitigation, and/or management of historic and archaeological resources pursuant to the findings of the study where required; and
- e. description of the documentation required to be submitted by the Developer in conjunction with applications for the enumerated Development Permits.

### 3.4.2 TRAFFIC STUDIES

Pursuant to ZLDR § 7.1.4.B.2 (Chapter 9 (Development Standards)) and ZLDR § 7.1.4.C, the standards, requirements and procedures of this section are provided to, and shall supersede and replace the standards, requirements and procedures of ZLDR Article 9.9 (Traffic Impact Studies) and ZLDR § 7.4.4.B.1 (Traffic Impact Study Required), such ZLDR provisions being in conflict and inconsistent with this Master Plan.

Each Community Plan and Special District Plan application (collectively, the “Application”) shall include either an Updated Traffic Impact Study or letter in compliance with the requirements below. Such documentation will update the East Edisto – Charleston County Transportation Report in Support of the Development of County Significance Application dated April, 2013 prepared by Vanasse Hangen Brustlin, Inc., (the “Initial Traffic Study”).

- a). An Updated Traffic Impact Study shall be prepared and submitted with each Application, except where a letter documenting that a Spring Grove Traffic Impact Study is not warranted as set forth below.
- b). Consistent with ZLDR § 9.9.1, the trigger for an Updated Traffic Impact Study is a Community Plan or Special District Plan (collectively, the “Plan”) that is anticipated to exceed 100 new peak hour vehicle trips in its entirety, per the latest edition of the ITE Trip Generation Manual.
- c). The Updated Traffic Impact Study shall include:
  - i. The proposed Plan;
  - ii. The Plan’s anticipated impact on the County’s transportation network (analyzed for existing and the appropriate future (“no build/build”) planning horizon year);
  - iii. The adequacy of the access Driveway design and multimodal circulation plan;

- iv. The ability of the Adjacent transportation system to accommodate the Community Unit or Special District without deterioration to a (“LOS”) “C” or below. If the Adjacent transportation system is not able to accommodate the Community Unit or Special District without a deterioration of the level of service to a LOS “C” or below, the Updated Traffic Impact Study shall include the proposed mitigation plan to restore the Adjacent transportation network to the “no build ” Level of Service condition;
  - v. The ability of the transportation system within the Community Unit or Special District to accommodate the Community Unit or Special District without a deterioration to a LOS “D” or below. If the transportation system within the Community Unit or Special District is not able to accommodate the Community Unit or Special District without a deterioration to a LOS “D” or below, the Updated Traffic Study shall include the proposed mitigation plan to restore the transportation system to a LOS “C” or better; and
  - vi. The anticipated volume and the impacts of pedestrian and bicycle traffic generated by the Community Unit or Special District.
- d.) The Updated Traffic Impact Study shall also:
- i. Demonstrate that the proposed development provides an interconnected and complete transportation system in that planned roadways provide for all modes of transportation, limit the use of cul-de-sacs, and maximize connections to neighboring communities;
  - ii. Analyze public transit alternatives;
  - iii. Document that the proposed Plan appropriately incorporates feasible transportation alternatives for non-motorized travel and access to transit, if available;
  - iv. Document consistency with regional emergency evacuation plans;
  - v. Address compliance with the Circulation Map, including the anticipated impacts of future developments within the project boundaries on existing and proposed infrastructure; and
  - iv. Demonstrate that proposed infrastructure meets all requirements and the traffic circulation plan is designed to minimize traffic impacts and maintain the rural character for Old Jacksonboro Road, Hyde Park Road, and Greenwood Road.
- e). The Updated Traffic Impact Study area shall include:
- i. Any intersection(s) of a private Driveway or Thoroughfare with the Adjacent public road(s) offering direct access to a Plan area;
  - ii. Any public roads offering direct access to a Plan area;
  - iii. Any signalized intersection that serves as the Plan’s primary point of access to/from a major collector or arterial roadway;
  - iv. The first signalized intersection on either side of the Plan’s primary point of access to federal or state highway or County regional highway if within 5 road miles of the Plan’s primary point of access and the proposed Plan will add 100 or more peak hour trips to that location;
  - v. Any local intersection location within a mile of the access to the Plan area, if potentially significantly impacted from Plan- related traffic.

- f). As part of the Updated Traffic Impact Study preparation and review process, the Applicant shall provide adequate documentation of its:
  - i. Assumptions on background development and traffic growth;
  - ii. Project trip generation, trip distribution, and trip assignment methodologies;
  - iii. Level of service analysis methodologies; and
  - iv. Documentation of input solicited from the South Carolina Department of Transportation (SCDOT) if access is proposed from a state road.
- g). Traffic generated by other approved and/or pending projects in the Updated Traffic Impact Study area shall be identified and added to the existing plus background traffic growth rate to forecast an appropriate future “no build” scenario. Traffic generated by development within Spring Grove shall not be included in the “no build scenario.” The anticipated Plan-related traffic shall then be added to the “no build” condition to determine and analyze the projected “build” condition. Traffic conditions at each Plan phase completion (if applicable) shall be analyzed using the same approach.
- h). The Applicant shall consider and recommend appropriate mitigation measures, based on the requirements in the above sections to return the intersection(s), roadway link(s), and/or infrastructure described above to the lesser of the “no build” LOS or requirements shown above the “no build” LOS at the time of the Updated Traffic Impact Study. All required mitigation measures shall be reviewed and approved by the Public Works Director and the Planning Director. The Updated Traffic Impact Study shall then recalculate the LOS for all locations where mitigation measures are proposed to verify that the incremental impacts of the Plan on the LOS are adequately mitigated. Any necessary operational and capacity improvements shall at the expense of the Applicant and in accordance with the Spring Grove Development Agreement.
  - i). In situations where a Plan is not expected to meet or exceed the threshold for an Updated Traffic Impact Study, the Applicant shall provide a letter to the County documenting:
    - i. The anticipated traffic to be generated by the Plan (less than 100 new peak period trips);
    - ii. The proposed access and circulation plan; and
    - iii. Any associated planned transportation improvements.

The letter shall satisfy the Updated Traffic Impact Study requirements of the Plan for which it is submitted.

---

### **3.4.3 INTERCONNECTED AND COMPLETE TRANSPORTATION NETWORK**

The requirement to provide an interconnected and complete transportation network shall be deemed satisfied if:

- i. the applicable Community Plan or Special District Plan complies with the applicable Thoroughfare standards;
- ii. the Planning Director and Public Works Director determine that the transportation network connectivity within the Community/Special District Plan and between existing and planned Community Units and Special Districts exists at acceptable levels; and
- iii. all traffic study requirements and mitigation have been fulfilled.

---

### **3.4.4 PUBLIC TRANSIT ALTERNATIVES**

- a. A letter of coordination from area public transit providers regarding the existing and future provision of public transit shall be submitted with a Community Plan and Special District Plan application.
- b. The requirement to provide an analysis of public transit alternatives shall be deemed satisfied upon the Planning Director's approval of a Community Plan or Special District Plan that includes a description of any public transit alternatives then available to the Plan area and any Thoroughfare designated by Developer to accommodate any such public transit takes into account the physical and operational requirements of any such public transit.

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### **3.4.5 FEASIBLE TRANSPORTATION ALTERNATIVES**

- a. Community Plan and Special District Plan applications shall include a description and evaluation of feasible transportation alternatives, and describe how each alternative is provided for in the Plan.
- b. The requirement to demonstrate feasible transportation alternatives shall be deemed satisfied upon the Planning Director's approval of a Community Plan or Special District Plan that complies with the applicable Thoroughfare Standards.

---

### **3.4.6 EMERGENCY EVACUATION PLAN**

- a. A letter of coordination from the Charleston County Emergency Management Department regarding the impact of the proposed development on emergency evacuation plans and any necessary mitigation shall be submitted with a Community Plan or Special District Plan application.
- b. The requirement to demonstrate consistency with regional emergency evacuation plans shall be deemed satisfied upon the Planning Director's approval of the applicable Community Plan or Special District Plan that includes Thoroughfare connections to existing evacuation routes as promulgated by Charleston County or the South Carolina Department of Transportation.

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## 4.1 SECTORS

### 4.1.1 SPRING GROVE SECTORS

The Spring Grove FBZD is composed of the following Sectors as delineated on Map No. 1.1.3 (Sector Map):

- a. O-2, Reserved Open Space, as described in ZLDR § 7.3.2.A.2.a.2
- b. G-2, Controlled Growth Sector, as described in ZLDR § 7.3.2.A.2.a.4.
- c. G-3, Intended Growth Sector, as described in ZLDR § 7.3.2.A.2.a.5.

### 4.1.2 SECTOR COMPOSITION

Sectors are comprised of the Settlement Types provided in Table 4.1.2 (Allowed Settlement Types by Sector) and certain Special Districts.

**TABLE 4.1.2 ALLOWED SETTLEMENT TYPES BY SECTOR** (per ZLDR Table 7.3.D)

Settlement Type	Applicable Sector				
	P-1	O-2	G-1	G-2	G-3
Separate Rural Development		✓	✓	✓	✓
Crossroad			✓		
Corner			✓	✓	
Village				✓	✓
Town					✓

Note: P-1 and G-1 are not applicable in the Spring Grove FBZD.

### 4.1.3 DEVELOPMENT

Development within Sectors is authorized and shall be in accordance with Tables 4.1.3 (Sector/Settlement/Community Allocation) and Table 4.1.2 (Allowed Settlement Types by Sector).

**TABLE 4.1.3: SECTOR/SETTLEMENT/COMMUNITY ALLOCATION** (per ZLDR Table 7.2.A)

This Master Plan Table defines areas that are or are not suitable for development. Settlement Types and Specific Community Unit types of various intensities are allowable in specific Sectors. This table allocates the proportions of Transect Zones within each Community Unit Type.

		(PRIMARYLY OPEN SPACE)		(LESS DEVELOPED)				(MORE DEVELOPED)							
		<b>P1</b> PRESERVED OPEN SECTOR	<b>O2</b> RESERVED OPEN SECTOR	<b>G1</b> RESTRICTED GROWTH SECTOR	<b>G2</b> CONTROLLED GROWTH SECTOR		<b>G3</b> INTENDED GROWTH SECTOR								
SETTLEMENT TYPES			SEPARATE RURAL DEVELOPMENT	SEPARATE RURAL DEVELOPMENT CROSSROAD CORNER	SEPARATE RURAL DEVELOPMENT CORNER VILLAGE		SEPARATE RURAL DEVELOPMENT VILLAGE TOWN								
			<b>RLD</b>	<b>RLD</b> <b>RCLD</b> <b>CLD</b>	<b>RLD</b> <b>RCLD</b> <b>CLD</b> <b>TND</b>	<b>RLD</b> <b>CLD</b> <b>TND</b> <b>RCD</b>									
COMMUNITY UNIT	<b>T1</b>	NO MINIMUM	NO MINIMUM	NO MIN / MAX	50% MAX	10 - 50%	NO MIN / MAX	50% MAX	10 - 30%	20% MAX	NO MIN / MAX	10 - 30%	15% MAX		
	<b>T2</b>	NO MINIMUM	NO MINIMUM	NO MIN / MAX	50% - 100%	20 - 70%	NO MIN / MAX	15 - 100%			NO MIN / MAX				
	<b>T3</b>								20 - 55%	10 - 30%		20 - 55%	5 - 40%		
	<b>T4</b>				0 - 10%	10 - 40%			10 - 40%	20 - 60%	20 - 60%		20 - 60%	20 - 60%	5 - 80%
	<b>T5</b>									10 - 30%			20 - 60%	10 - 80%	

Note: P-1 and G-1 are not applicable in the Spring Grove FBZD.



#### 4.1.4 SECTOR DENSITY

The range of Sector Density for each of the applicable Sectors is between zero (0) and the maximum Sector Density per acre set forth in Table 4.1.4 (Maximum Sector Density Per Acre). Accessory Dwelling Units, Accessory Functions and Outbuildings shall not be counted in determining Sector Density.

**TABLE 4.1.4 MAXIMUM SECTOR DENSITY PER ACRE**

SECTOR	MAX. NO. DENSITY UNITS / ACRE
P1	NA
O2	.04
G1	NA
G2	2.5
G3	3

Note: Density is defined in ZLDR Sec. 4.2.1

## 4.2 75% ACREAGE

#### 4.2.1 MAP

The 75% Acreage, as defined in ZLDR Article 3.17, shall comply with ZLDR § 7.4.2 and is depicted on Map No. 1.1.5 (75% Acreage and Trails Map).

#### 4.2.2 75% ACREAGE DENSITY

The minimum density for the 75% Acreage Density is zero (0) Density Units per acre and the maximum density of the 75% Acreage is 1 Dwelling Unit per 25 acres.

## 4.3 SETTLEMENTS

#### 4.3.1 SETTLEMENT TYPES

The Settlement Types within the Spring Grove FBZD are depicted on Map No. 1.1.4 (Settlement Types Map) and are as follows:

- a. Separate Rural Development Settlement as described in ZLDR § 7.3.3.B.1;
- b. Corner Settlement as described in ZLDR § 7.3.3.B.2.b;
- c. Village Settlement as described in ZLDR § 7.3.3.B.3.a; and
- d. Town Settlement as described in ZLDR § 7.3.3.B.3.b.

**4.3.2 DEVELOPMENT**

a. Development of the Settlement Types indicated on Map No. 1.1.4 (Settlement Types Map) in conformance with this Master Plan and the ZLDR is authorized and shall be in accordance with Tables 4.1.3 (Sector/Settlement/Community Allocation), Table 4.1.2 (Allowed Settlement Types by Sector), and Table 4.3.2 (Minimum/Maximum Community Unit Composition by Settlement).

**TABLE 4.3.2 MINIMUM/MAXIMUM COMMUNITY UNIT COMPOSITION BY SETTLEMENT** (per ZLDR Table 7.4.A)

Settlement Type	Minimum Composition	Maximum Composition
Separate Rural Development	1 RLD	1 RLD
Crossroad	1 RCLD	1 RCLD
Corner*	1 CLD	1 CLD + 3 RCLDs
Village*	1 TND	1 TND + 4 CLDs
Town*	1 RCD	2 RCDs + 2 TNDs

*\*Note: RLDs are permitted within Corners, Villages, and Towns, provided that all requirements of this Chapter and the Form District Master Plan are met.*

b. In addition, Rural Land Developments (RLDs) are permitted in Separate Rural Development Settlements or between or adjacent to Rural Clustered Land Developments, Clustered Land Developments, Traditional Neighborhood Developments or Regional Center Developments, as applicable in the specific Sector.

c. A Rural Land Development (RLD) Community Unit may be included in or adjoin any Settlement and shall be developed in accordance with the standards of the T-2 Transect Zone. In addition, any number of Rural Land Developments (RLDs) are permitted within Corners, Villages and Towns in addition to the minimum and maximum composition provided that all other requirements of the Master Plan and ZLDR are met.

**4.3.3 SETTLEMENT DENSITY**

The maximum Settlement Density for each Settlement type in the Spring Grove FBZD is set forth in Table 4.3.3 (Maximum Settlement Density per Acre).

**TABLE 4.3.3 MAXIMUM SETTLEMENT DENSITY PER ACRE**

SETTLEMENT	MAX. NO. DENSITY UNITS / ACRE*
SRD	.20**
Crossroad	NA
Corner	5
Village G2	10
Village G3	10
Town G3	15

\* The minimum Settlement Density per Acre is zero (0)

\*\* A maximum density of 1 dwelling unit per 5 acres is allowed for an SRD; however, the overall maximum Sector density requirement of 1 dwelling unit per 25 acres per Table 4.1.4 must also be met and cannot be exceeded. Additionally, the minimum lot size for lots created within Separate Rural Developments is 5 acres.

## 4.4 CERTAIN SPECIAL DISTRICTS

### 4.4.1 AUTHORIZATION

Special Districts are authorized in Sectors in accordance with this Section and shall comply with Section 5.4.

### 4.4.2 ESTABLISHMENT OF SPECIAL DISTRICTS

a. Special Districts are established within the Spring Grove FBZD as follows:

- i. SD-1, Business and Economic Development Special District; and
- ii. SD-2, Regional Retail Special District.

b. Such Special Districts are described generally as follows:

- i. SD -1 Economic Development & Business Special District is for economic development light industrial businesses that are primarily truck-and/or rail-based, warehouse and storage businesses, construction businesses and office facilities, utility generation, transmission, distribution, services, equipment facilities and functions, including without limitation, electric, gas, telephone, cellular, water, sewage, and stormwater, with no Residential Principal Functions,
- ii. SD -2 Regional Retail Special District is principally for big-box regional Retail development that also may have Commercial, Office, religious, or other Principal Functions. SD-2 typically would be located along or accessed by a significant Thoroughfare.

c. Additional regulations regarding Special Districts are contained in the accompanying development agreement.

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**4.4.3 MAPPED SPECIAL DISTRICTS**

Special Districts are mapped on Map No. 1.1.3 (Sector Map).

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**4.4.4 DEVELOPMENT**

Development of the Special Districts established pursuant to Section 4.4.2 is authorized and shall be in accordance with this Master Plan and the ZLDR as set forth in Table 5.4.2.A (Special Districts Development Standards) and Table 5.4.2.B (Special District Supplemental Development Standards).

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**4.4.5 ADDITIONAL SPECIAL DISTRICTS**

Additional Special Districts may be established in accordance with ZLDR § 7.4.7.

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## 5.1 COMMUNITY UNITS

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### 5.1.1 COMMUNITY UNIT TYPES

The Community Unit Types within the Spring Grove FBZD are as follows:

- a. Rural Land Development (RLD) as described in ZLDR § 7.4.1.B.1;
- b. Rural Clustered Land Development (RCLD) as described in ZLDR § 7.4.1.B.2;
- c. Clustered Land Development (CLD) as described in ZLDR § 7.4.1.B.3;
- d. Traditional Neighborhood Development (TND) as described in ZLDR § 7.4.1.B.4; and
- e. Regional Center Development (RCD) as described in ZLDR § 7.4.1.B.5.

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### 5.1.2 DEVELOPMENT OF COMMUNITY UNITS

Development of Community Units in conformance with this Master Plan and the ZLDR is authorized as set forth in Tables 4.1.3 (Sector/Settlement/Community Allocation), Table 4.1.2 (Allowed Settlement Types by Sector), and Table 4.3.2 (Minimum and Maximum Community Unit Composition by Settlement).

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## 5.2 TRANSECT ZONES

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### 5.2.1 ORGANIZATION, ASSIGNMENT & ALLOCATION





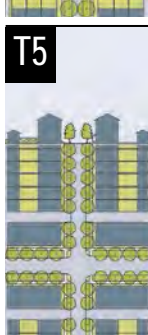
Transect Zones (T-Zones) shall be organized, assigned and allocated for each Community Unit as required by ZLDR § 7.4.5.D and Table 4.1.3 (Sector/Settlement/Community Allocation).

### 5.2.2 T-ZONE DESCRIPTIONS

The Transect Zones within the Spring Grove FBZD are described in Table 5.2.2 (Transect Zone Descriptions).

**TABLE 5.2.2 TRANSECT ZONE DESCRIPTIONS** (per ZLDR Table 7.4.R)

This Table provides descriptions of the character of each T-Zone.

	<p><b>T-1 NATURAL</b> T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. This Zone typically does not contain buildings, however small civic buildings or interpretive centers may be located within this Zone.</p>	<p><b>General Character:</b> Natural landscape with some agricultural use  <b>Building Placement:</b> Not applicable  <b>Frontage Types:</b> Not applicable  <b>Typical Building Height:</b> Not applicable  <b>Type of Civic Space:</b> Parks, Greenways  <b>General Land Use Mix:</b> Limited agricultural and civic/institutional uses</p>
	<p><b>T-2 RURAL</b> T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, farms where animals are raised or crops are grown, parks, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.</p>	<p><b>General Character:</b> Primarily agricultural with woodland &amp; wetland and scattered buildings  <b>Building Placement:</b> Variable Setbacks  <b>Frontage Types:</b> Not applicable  <b>Typical Building Height:</b> 1- to 2-Story  <b>Type of Civic Space:</b> Parks, Greenways  <b>General Land Use Mix:</b> Agricultural with limited residential and civic/institutional uses</p>
	<p><b>T-3 SUB-URBAN</b> T-3 Sub-Urban Zone consists of low density residential areas, predominantly single-family, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.</p>	<p><b>General Character:</b> Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally  <b>Building Placement:</b> Large and variable front and side yard Setbacks  <b>Frontage Types:</b> Porches, fences, naturalistic tree planting  <b>Typical Building Height:</b> 1- to 2-Story with some 3-Story  <b>Type of Civic Space:</b> Parks, Greenways  <b>General Land Use Mix:</b> Residential, with limited civic/institutional and agricultural uses</p>
	<p><b>T-4 GENERAL URBAN</b> T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.</p>	<p><b>General Character:</b> Mix of Houses, Townhouses &amp; small Apartment buildings, with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians  <b>Building Placement:</b> Shallow to medium front and side yard Setbacks  <b>Frontage Types:</b> Porches, fences, Dooryards  <b>Typical Building Height:</b> 2- to 3-Story with a few taller Mixed Use buildings  <b>Type of Civic Space:</b> Squares, Greens  <b>General Land Use Mix:</b> Residential, with limited commercial and civic/institutional uses</p>
	<p><b>T-5 URBAN CENTER</b> T-5 Urban Center Zone consists of higher density mixed use building that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	<p><b>General Character:</b> Shops mixed with Townhouses, larger Apartment houses, Offices, workplace, and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity  <b>Building Placement:</b> Shallow Setbacks or none; buildings oriented to street defining a street wall  <b>Frontage Types:</b> Stoops, Shopfronts, Galleries  <b>Typical Building Height:</b> 3- to 5-Story with some variation  <b>Type of Civic Space:</b> Parks, Plazas and Squares, median landscaping  <b>General Land Use Mix:</b> Commercial, residential, and civic/institutional uses</p>



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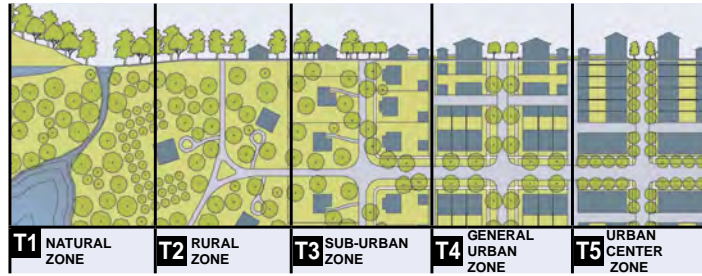
**5.2.3****DEVELOPMENT**

Within each T-Zone, development is authorized in conformance with, and shall comply with, this Master Plan and the ZLDR, and specifically the following tables:

- a. Table 5.2.2 (Transect Zone Descriptions);
- b. Table 5.2.3.A (Transect Zone Standards Summary);
- c. Tables 5.2.3.B - 5.2.3.F (Transect Zone Development Standards);
- d. Table 5.3.1 (Civic Space Types);
- e. Table 5.6.3.A (Pre-Assembled Thoroughfares);
- f. Table 5.6.3.B.1 (Thoroughfare Components)
- g. Table 5.6.3.B.2 (Bicycle Facilities Standards);
- h. Table 5.6.3.B.5 (Vehicular Lane/Parking Assemblies);
- i. Table 5.6.3.B.6 (Public Frontages - General);
- j. Table 5.6.3.B.7 (Public Frontages - Specific);
- k. Table 5.6.3.B.8 (Public Planting - Street Tree Types);
- l. Table 5.6.3.B.9 (Public Lighting Types);
- m. Table 5.6.3.B.10 (Street Tree Requirements);
- n. Table 5.8.1 (Buffer Requirements for Transect Zones);
- o. Table 5.8.2 (Minimum Buffers and Setbacks for Transect Zones OCRM Critical Lines);
- p. Table 6.3.1 (Specific Principal Function and Use);
- q. Table 6.3.2.A (Permitted Accessory Uses);
- r. Table 6.3.2.B (Maximum Heated Gross Floor Area For Accessory Dwelling Units)
- s. Table 6.4.1 (Parking Calculations);
- t. Table 6.5.1.A (Building Types Allowed by Zone);
- u. Table 6.5.1.B (Supplemental Building Type Summary)
- v. Tables 6.5.2.A-6.5.2.BB (Building Types Standards Tables);
- w. Table 6.5.7 (Private Frontages);
- x. Table 6.5.6 (Building Disposition);
- y. Table 6.6 (Architectural Standards); and
- z. Table 6.7 (Allowed Commercial Sign Types by Transect).

**TABLE 5.2.3.A:  
TRANSECT ZONE  
STANDARDS  
SUMMARY**

(per ZLDR Table 7.4.S)



	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE
<b>a. ALLOCATION OF ZONES per Pedestrian Shed</b>					
<b>RLD requires</b>	no min; no max	no min; no max	not applicable	not applicable	not applicable
<b>RLD in G3 requires</b>	no min; no max	no min; no max	not applicable	not applicable	not applicable
<b>RCLD in G1 requires</b>	50% max	50-100%	not applicable	0-10%	not applicable
<b>RCLD in G2 requires</b>	50% max	15-100%	not applicable	10-40%	not applicable
<b>CLD in G1 requires</b>	10-50%	20-70%	not applicable	10-40%	not applicable
<b>CLD in G2 Corner requires</b>	10-30%	not applicable	20-55%	20-60%	not applicable
<b>CLD in G2 Village requires</b>	10-30%	not applicable	20-55%	20-60%	not applicable
<b>CLD in G3 Village requires</b>	10-30%	not applicable	20-55%	20-60%	not applicable
<b>TND in G2 requires</b>	20% max	not applicable	10-30%	20-60%	10-30%
<b>TND in G3 requires</b>	15% max	not applicable	5-40%	20-60%	20-60%
<b>RCD requires</b>	not applicable	not applicable	not applicable	5-80%	10-80%
<b>b. MAXIMUM TRANSECT DENSITY</b>					
<b>Density Units Per Acre</b>	not applicable	3 du/acre	6 du/acre	12 du/acre	20 du/acre
<b>c. BLOCK SIZE</b>					
<b>Block Perimeter</b>	not applicable	not applicable	3,000 ft max	2,400 ft max	2,400 ft max
<b>d. THOROUGHFARES (see Section 5.6)</b>					
<b>HW</b>	permitted	permitted	permitted	not permitted	not permitted
<b>BV</b>	not permitted	not permitted	permitted	permitted	permitted
<b>AV</b>	not permitted	not permitted	permitted	permitted	permitted
<b>CS</b>	not permitted	not permitted	not permitted	not permitted	permitted
<b>DR</b>	not permitted	not permitted	permitted	permitted	permitted
<b>ST</b>	not permitted	not permitted	permitted	permitted	permitted
<b>RD</b>	permitted	permitted	permitted	not permitted	not permitted
<b>Rear Lane</b>	permitted	permitted	permitted	permitted	permitted
<b>Rear Alley</b>	not permitted	permitted	permitted	required	permitted
<b>Path</b>	permitted	permitted	permitted	permitted	not permitted
<b>Passage</b>	not permitted	not permitted	permitted	permitted	permitted
<b>Bicycle Trail</b>	permitted	permitted	permitted	permitted	not permitted
<b>Bicycle Lane</b>	permitted	permitted	permitted	permitted	permitted
<b>Bicycle Route</b>	permitted	permitted	permitted	permitted	permitted
<b>e. CIVIC SPACE (see Table 5.3.1)</b>					
<b>Sports Complex</b>	permitted	permitted	not permitted	not permitted	not permitted
<b>Park</b>	permitted	permitted	permitted	not permitted	not permitted
<b>Greenway</b>	permitted	permitted	permitted	not permitted	not permitted
<b>Green</b>	not permitted	not permitted	permitted	permitted	permitted
<b>Square</b>	not permitted	not permitted	not permitted	permitted	permitted
<b>Plaza</b>	not permitted	not permitted	not permitted	permitted	permitted
<b>Pocket Park</b>	not permitted	not permitted	permitted	permitted	not permitted
<b>Playground</b>	permitted	permitted	permitted	permitted	permitted
<b>f. LOT OCCUPATION (see Table 5.2.3)</b>					
<b>Lot Width</b>	not applicable	50 ft. min, no max	40 ft. min; 90 ft. max	18 ft. min; 120 ft. max	18 ft. min; 500 ft. max
<b>Lot Coverage</b>	not applicable	not applicable	60% max	70% max	90% max
<b>g. SETBACKS - PRINCIPAL BUILDING (see Table 5.2.3.B-5.2.3.F)</b>					
<b>(g.1) Front Setback (Principal)</b>	not applicable	40 ft. min	12 ft. min; 30 ft. max	6 ft. min 18 ft. max	0 ft. min 12 ft. max
<b>(g.2) Front Setback (Secondary)</b>	not applicable	20 ft. min	12 ft. min; 30 ft. max	6 ft. min 18 ft. max	0 ft. min 12 ft. max
<b>(g.3) Side Setback</b>	not applicable	20 ft. min	10 ft. min; 0 ft. min on 1 sideyard bldg	0 ft. min 20 ft. max	0 ft. min 24 ft. max
<b>(g.4) Rear Setback</b>	not applicable	50 ft. min	20 ft. min or 14 ft from centerline of alley	10 ft. min or 14 ft from centerline of alley	3 ft. min or 14 ft from centerline of alley
<b>Frontage Buildout</b>	not applicable	not applicable	40% min	60% min	80% min***
<b>h. SETBACKS - OUTBUILDING (see Table 5.2.3)</b>					
<b>(h.1) Front Setback</b>	not applicable	40 ft. min	20 ft. min + Principal Building Front setback	20 ft. min + Principal Building Front setback	20 ft. min + Principal Building Front setback
<b>(h.2) Side Setback</b>	not applicable	10 ft. min	3 ft. min	0 ft. min	0 ft. min
<b>(h.3) Rear Setback</b>	not applicable	not applicable	3 ft. min or 14 ft from centerline of alley	3 ft. min or 14 ft from centerline of alley	3 ft. min or 14 ft from centerline of alley, 25 ft. max
<b>i. BUILDING DISPOSITION (see Table 6.5.6)</b>					
<b>Edgeyard</b>	not applicable	permitted	permitted	permitted	not permitted
<b>Sideyard</b>	not applicable	not permitted	not permitted	permitted	permitted
<b>Rearyard</b>	not applicable	not permitted	not permitted	permitted	permitted
<b>Courtyard</b>	not applicable	not permitted	not permitted	not permitted	permitted
<b>j. PRIVATE FRONTAGES (see Table 6.5.7)</b>					
<b>Common Yard</b>	not applicable	permitted	permitted	not permitted	not permitted
<b>Porch &amp; Fence</b>	not applicable	not permitted	permitted	permitted	not permitted
<b>Terrace or Lightwell</b>	not applicable	not permitted	not permitted	permitted	permitted
<b>Forecourt</b>	not applicable	not permitted	not permitted	permitted	permitted
<b>Stoop</b>	not applicable	not permitted	not permitted	permitted	permitted
<b>Shopfront</b>	not applicable	not permitted	not permitted	permitted	permitted
<b>Gallery</b>	not applicable	not permitted	not permitted	permitted	permitted
<b>Arcade</b>	not applicable	not permitted	not permitted	not permitted	permitted
<b>k. BUILDING CONFIGURATION (see Table 5.2.3.B-5.2.3.F)</b>					
<b>Principal Building</b>	not applicable	1-2 Stories	1-2 Stories	1-3 Stories*	1-5 Stories**
<b>Outbuilding</b>	not applicable	1-2 Stories	1-2 Stories	1-2 Stories*	1-2 Stories**
<b>l. BUILDING FUNCTION (see Table 6.3.1)</b>					

DISPOSITION

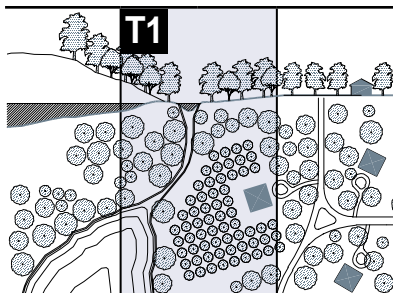
CONFIGURATION

\*Generally, buildings should be a minimum of two stories; however, one story buildings are allowed where suitable for the Proposed Use and Function, and if approved by the MPRB.

\*\*Generally, buildings should be a minimum of three stories; however, one and two story buildings are allowed where suitable for the Proposed Use and Function, and if approved by the MPRB.

\*\*\*65% min. for Small House, Sideyard Building, and SG Duplex.

**TABLE 5.2.3.B: TRANSECT ZONE DEVELOPMENT STANDARDS: T1- NATURAL TRANSECT ZONE**



(see Table 5.2.2)

**I. BUILDING FUNCTION** (see Table 6.3.1)

**k. BUILDING CONFIGURATION**

Principal Building	n/a
Outbuilding	n/a

**f. LOT OCCUPATION**

Lot Width	n/a
Lot Coverage	n/a

**i. BUILDING DISPOSITION** (see Table 6.5.6)

Edgeyard	n/a
Sideyard	n/a
Rearyard	n/a
Courtyard	n/a

**g. SETBACKS - PRINCIPAL BUILDING**

(g.1) Front Setback Principal	n/a
(g.2) Front Setback Secondary	n/a
(g.3) Side Setback	n/a
(g.4) Rear Setback	n/a
Frontage Buildout	n/a

**h. SETBACKS - OUTBUILDING**

(h.1) Front Setback	n/a
(h.2) Side Setback	n/a
(h.3) Rear Setback	n/a

**j. PRIVATE FRONTAGES** (see Table 6.5.7)

Common Yard	n/a
Porch & Fence	n/a
Terrace or Lightwell	n/a
Forecourt	n/a
Stoop	n/a
Shopfront	n/a
Gallery	n/a
Arcade	n/a

Refer to Summary Table 5.2.3.A

**PARKING PROVISIONS**

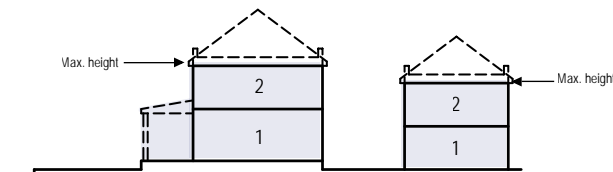
See Table 6.4.1

\*"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

**LEGEND:** P-Permitted, NP-Not Permitted, n/a-Not Applicable, R-Required

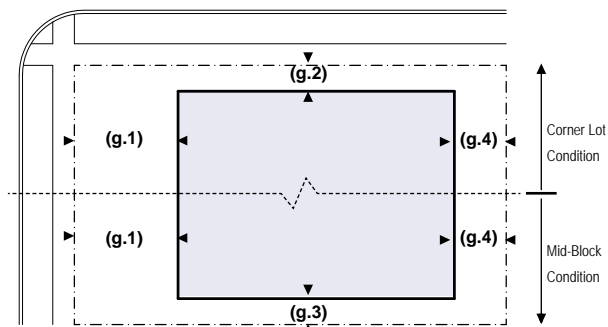
**BUILDING CONFIGURATION**

1. Building height shall be measured in number of Stories, excluding attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function which shall be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck.



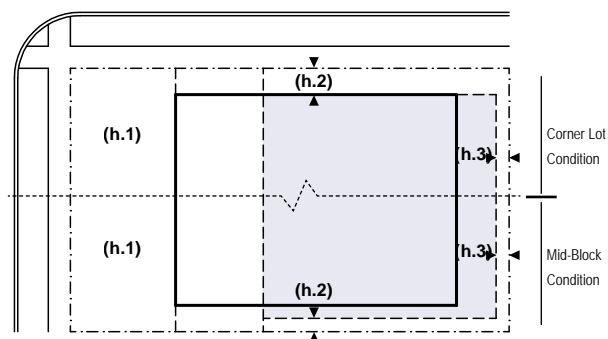
**SETBACKS - PRINCIPAL BLDG**

1. The Facades and elevations of Principal Buildings shall be distanced from the Lot Lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



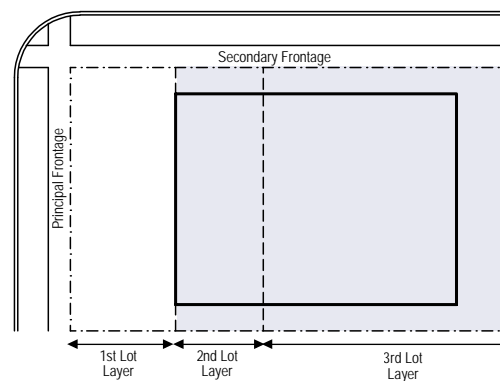
**SETBACKS - OUTBUILDING**

1. The elevation of the Outbuilding shall be distanced from the Lot Lines as shown.

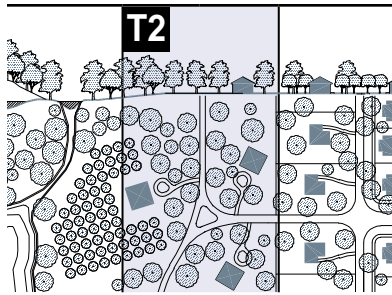


**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the Second and Third Layer as shown in the diagram.
2. Covered parking shall be provided within the Third Layer as shown in the diagram. Side- or rear-entry garages may be allowed in the First or Second Layer
3. Trash containers shall be stored within the Third Layer.



**TABLE 5.2.3.C: TRANSECT ZONE DEVELOPMENT STANDARDS: T2 - RURAL TRANSECT ZONE**



(see Table 5.2.2)

**I. BUILDING FUNCTION** (see Table 6.3.1)

**k. BUILDING CONFIGURATION**

Principal Building	1-2 stories
Outbuilding	1-2 stories

**f. LOT OCCUPATION**

Lot Width	50' min, no max
Lot Coverage	n/a

**i. BUILDING DISPOSITION** (see Table 6.5.6)

Edgeyard	P
Sideyard	NP
Rearyard	NP
Courtyard	NP

**g. SETBACKS - PRINCIPAL BUILDING**

(g.1) Front Setback Principal	40' min
(g.2) Front Setback Secondary	20' min
(g.3) Side Setback	20' min
(g.4) Rear Setback	50' min
Frontage Buildout	n/a

**h. SETBACKS - OUTBUILDING**

(h.1) Front Setback	40' min
(h.2) Side Setback	10' min
(h.3) Rear Setback	n/a

**j. PRIVATE FRONTAGES** (see Table 6.5.7)

Common Yard	P
Porch & Fence	NP
Terrace or Lightwell	NP
Forecourt	NP
Stoop	NP
Shopfront	NP
Gallery	NP
Arcade	NP

Refer to Summary Table 5.2.3.A

**PARKING PROVISIONS**

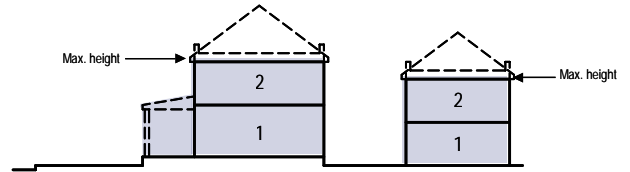
See Table 6.4.1

\*"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

**LEGEND:** P-Permitted, NP-Not Permitted, n/a-Not Applicable, R-Required

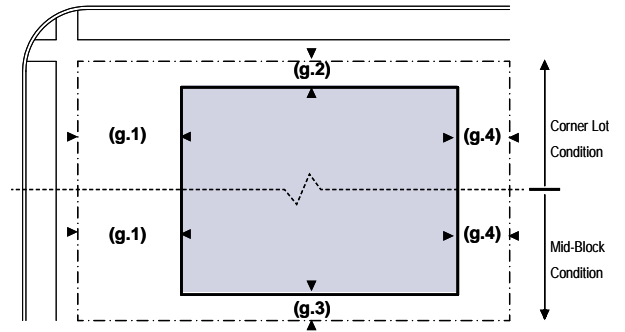
**BUILDING CONFIGURATION**

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function which shall be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck.



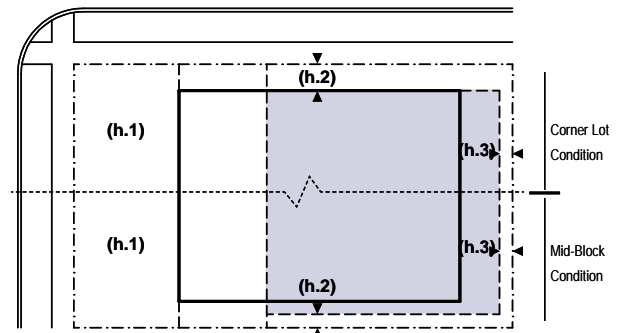
**SETBACKS - PRINCIPAL BLDG**

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot Lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



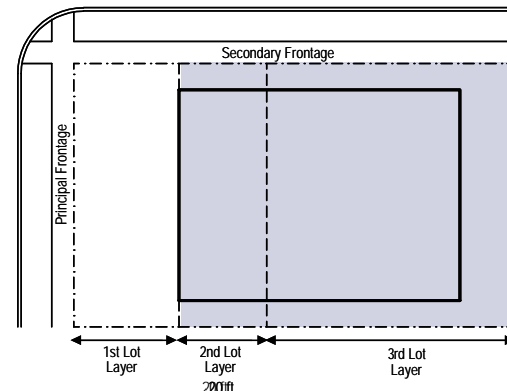
**SETBACKS - OUTBUILDING**

1. The Elevation of the Outbuilding shall be distanced from the Lot Lines as shown.

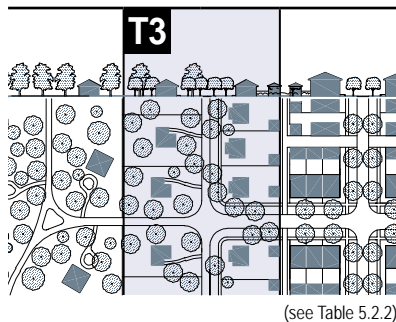


**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the Second and Third Layer as shown in the diagram.
2. Covered parking shall be provided within the Second Layer if (a) side entry; (b) rear entry; (c) or front entry if setback from Front Building Facade by  $\geq 5'$ , Third Lot Layer.
3. Trash containers shall be stored within the Third Layer.



**TABLE 5.2.3.D: TRANSECT ZONE DEVELOPMENT STANDARDS: T3-SUB-URBAN TRANSECT ZONE**



**I. BUILDING FUNCTION** (see Table 6.3.1)

**k. BUILDING CONFIGURATION**

Principal Building	1-2 stories
Outbuilding	1-2 stories

**f. LOT OCCUPATION**

Lot Width	40' min, 90' max
Lot Coverage	60% max

**i. BUILDING DISPOSITION** (see Table 6.5.6)

Edgeward	P
Sideward	NP
Rearward	NP
Courtyard	NP

**g. SETBACKS - PRINCIPAL BUILDING**

<b>(g.1)</b> Front Setback Principal	12' min, 30' max
<b>(g.2)</b> Front Setback Secondary	12' min, 30' max
<b>(g.3)</b> Side Setback	10' min, 0' min on one side of sideyard
<b>(g.4)</b> Rear Setback	20' min or 14' from centerline of alley
Frontage Buildout	40% min

**h. SETBACKS - OUTBUILDING**

<b>(h.1)</b> Front Setback	20' min + Principal Building Front Setback
<b>(h.2)</b> Side Setback	3' min
<b>(h.3)</b> Rear Setback	3' min or 14' from centerline of alley

**j. PRIVATE FRONTAGES** (see Table 6.5.7)

Common Yard	P
Porch & Fence	P
Terrace or Lightwell	NP
Forecourt	NP
Stoop	NP
Shopfront	NP
Gallery	NP
Arcade	NP

Refer to Summary Table 5.2.3.A

**PARKING PROVISIONS**

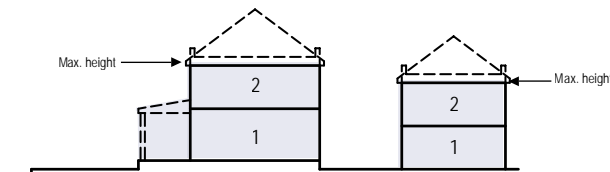
See Table 6.4.1

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

**LEGEND:** P-Permitted, NP-Not Permitted, n/a-Not Applicable, R-Required

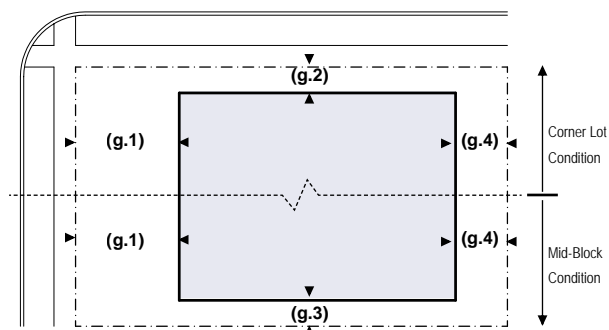
**BUILDING CONFIGURATION**

1. Building height shall be measured in number of Stories, excluding attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function which shall be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck.



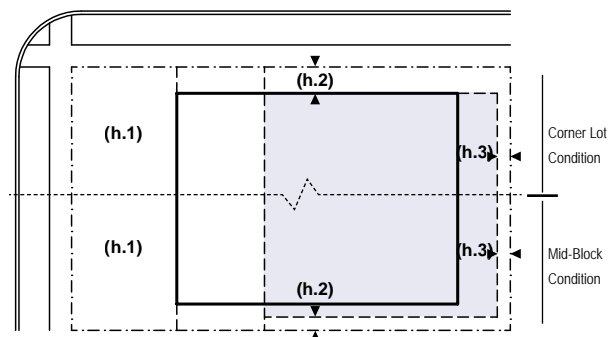
**SETBACKS - PRINCIPAL BLDG**

1. The Facades and elevations of Principal Buildings shall be distanced from the Lot Lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



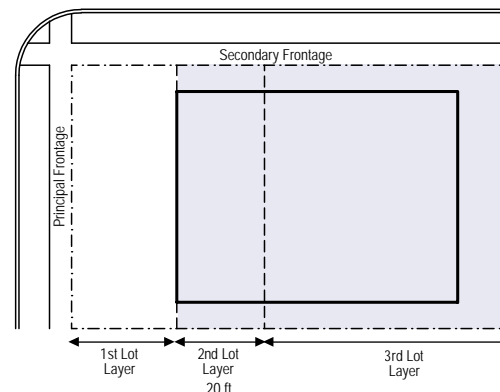
**SETBACKS - OUTBUILDING**

1. The elevation of the Outbuilding shall be distanced from the Lot Lines as shown.

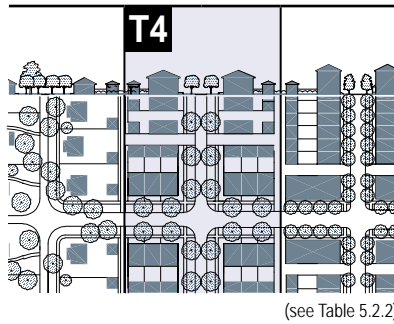


**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the Second and Third Layer as shown in the diagram.
2. Covered parking shall be provided within the Third Layer as shown in the diagram. Side- or rear-entry garages may be allowed in the First or Second Layer
3. Trash containers shall be stored within the Third Layer.



**TABLE 5.2.3.E: TRANSECT ZONE DEVELOPMENT STANDARDS: T4-GENERAL URBAN TRANSECT ZONE**



(see Table 5.2.2)

**I. BUILDING FUNCTION** (see Table 6.3.1)

**k. BUILDING CONFIGURATION**

Principal Building	1-3 stories*
Outbuilding	1-2 stories*

**f. LOT OCCUPATION**

Lot Width	18' min, 120' max
Lot Coverage	70% max

**i. BUILDING DISPOSITION** (see Table 6.5.6)

Edgeyard	P
Sideyard	P
Rearyard	P
Courtyard	NP

**g. SETBACKS - PRINCIPAL BUILDING**

<b>(g.1)</b> Front Setback Principal	6' min, 18' max
<b>(g.2)</b> Front Setback Secondary	6' min, 18' max
<b>(g.3)</b> Side Setback	0' min, 20' max
<b>(g.4)</b> Rear Setback	10' min or 14' from centerline of alley
Frontage Buildout	60% min

**h. SETBACKS - OUTBUILDING**

<b>(h.1)</b> Front Setback	20' min + Principal Building Front Setback
<b>(h.2)</b> Side Setback	0' min
<b>(h.3)</b> Rear Setback	3' min or 14' from centerline of alley

**j. PRIVATE FRONTAGES** (see Table 6.5.7)

Common Yard	NP
Porch & Fence	P
Terrace or Lightwell	P
Forecourt	P
Stoop	P
Shopfront	P
Gallery	P
Arcade	NP

Refer to Summary Table 5.2.3.A

**PARKING PROVISIONS**

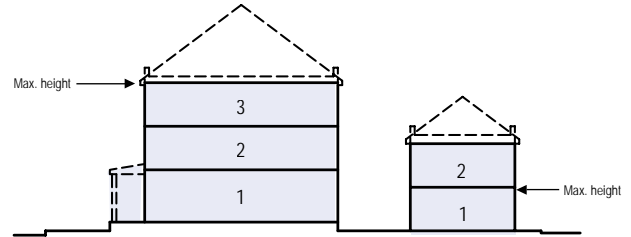
See Table 6.4.1

\*"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

**LEGEND:** P-Permitted, NP-Not Permitted, n/a-Not Applicable, R-Required

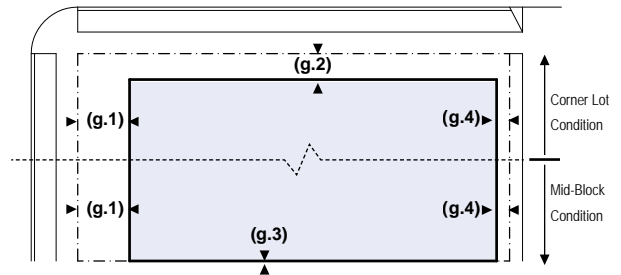
**BUILDING CONFIGURATION**

1. Building height shall be measured in number of Stories, excluding attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function which shall be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck.



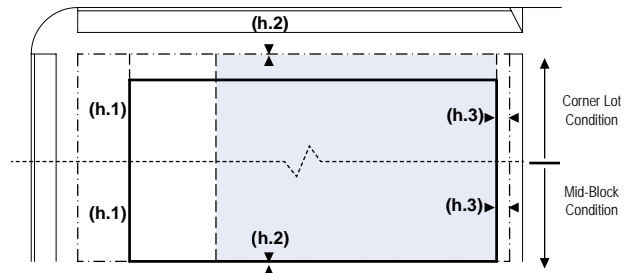
**SETBACKS - PRINCIPAL BLDG**

1. The Facades and elevations of Principal Buildings shall be distanced from the Lot Lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



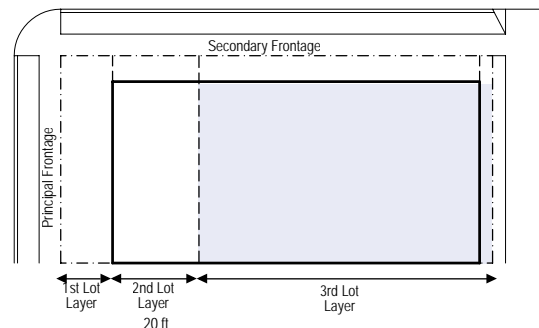
**SETBACKS - OUTBUILDING**

1. The elevation of the Outbuilding shall be distanced from the Lot Lines as shown.



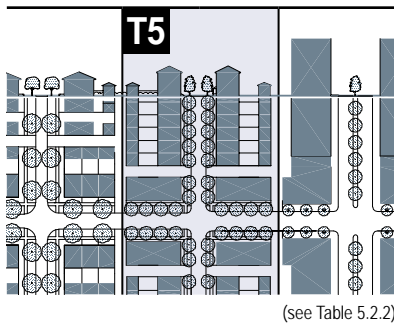
**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the Third Layer. For Parking Lots on shared lots with Principal Building, parking may be provided within the Second or Third Layer only or if not on shared lot, comply with Front Setback.
2. Covered parking shall be provided within the Second or Third Layer as shown in the diagram.
3. Trash containers shall be stored within the Third Layer.



\* Generally, buildings should be a minimum of two stories; however, one story buildings are allowed where suitable for the proposed Use and Function, and if approved by the MPRB.

**TABLE 5.2.3.F: TRANSECT ZONE DEVELOPMENT STANDARDS: T5-URBAN CENTER TRANSECT ZONE**



**I. BUILDING FUNCTION** (see Table 6.3.1)

**K. BUILDING CONFIGURATION**

Principal Building	1-5 stories*
Outbuilding	1-2 stories*

**F. LOT OCCUPATION**

Lot Width	18' min, 500' max
Lot Coverage	90% max

**I. BUILDING DISPOSITION** (see Table 6.5.6)

Edgeward	NP
Sideward	P
Rearward	P
Courtyard	P

**G. SETBACKS - PRINCIPAL BUILDING**

(g.1) Front Setback Principal	0' min, 12' max
(g.2) Front Setback Secondary	0' min, 12' max
(g.3) Side Setback	0' min, 24' max
(g.4) Rear Setback	3' min or 14' from centerline of alley
Frontage Buildout	80% min**

**H. SETBACKS - OUTBUILDING**

(h.1) Front Setback	20' min + Principal Building Front Setback
(h.2) Side Setback	0' min
(h.3) Rear Setback	3' min or 14' from centerline of alley; 25' max

**J. PRIVATE FRONTAGES** (see Table 6.5.7)

Common Yard	NP
Porch & Fence	NP
Terrace or Lightwell	P
Forecourt	P
Sloop	P
Shopfront	P
Gallery	P
Arcade	P

Refer to Summary Table 5.2.3.A

**PARKING PROVISIONS**

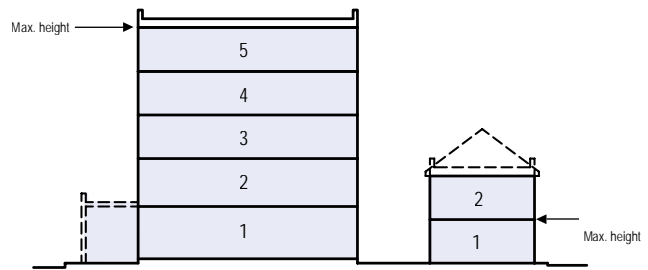
See Table 6.4.1

\*"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

**LEGEND:** P-Permitted, NP-Not Permitted, n/a-Not Applicable, R-Required

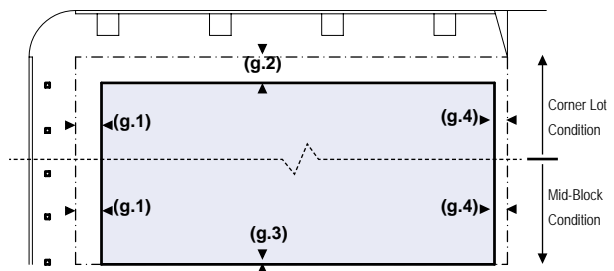
**BUILDING CONFIGURATION**

1. Building height shall be measured in number of Stories, excluding attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function which shall be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck.



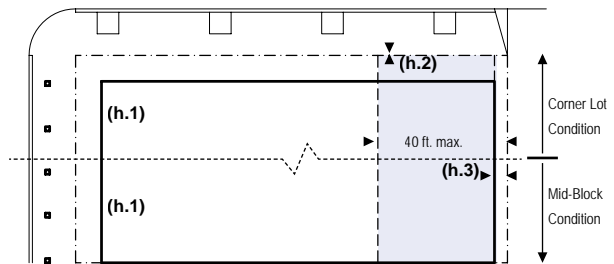
**SETBACKS - PRINCIPAL BLDG**

1. The Facades and elevations of Principal Buildings shall be distanced from the Lot Lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



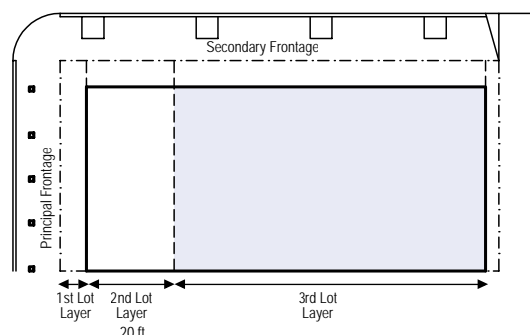
**SETBACKS - OUTBUILDING**

1. The elevation of the Outbuilding shall be distanced from the Lot Lines as shown.



**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the Third Layer as shown in the diagram.
2. Covered parking shall be provided within the Third Layer as shown in the diagram.
3. Trash containers shall be stored within the Third Layer.



\* Generally, buildings should be a minimum of three stories; however, one or two story buildings are allowed where suitable for the proposed Use and Function, and if approved by the MPRB.  
 \*\* 65% min. for Small House, Sideyard Building, and SG Duplex.



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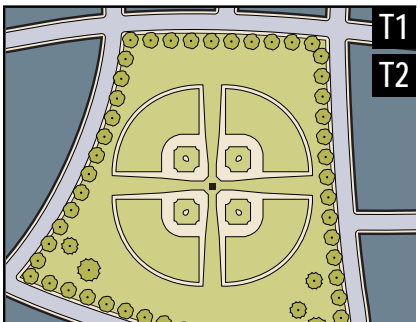

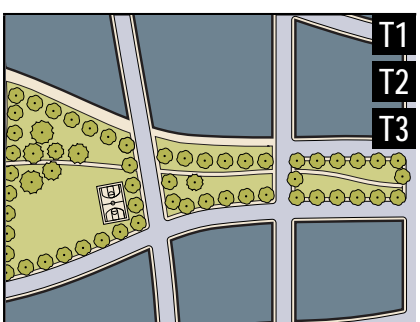

## 5.3 CIVIC SPACE WITHIN T-ZONES

### 5.3.1 DEVELOPMENT

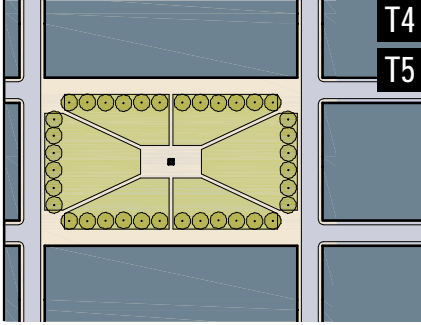
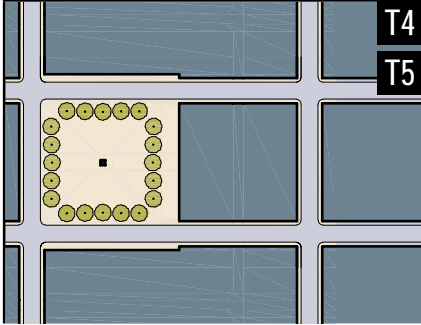
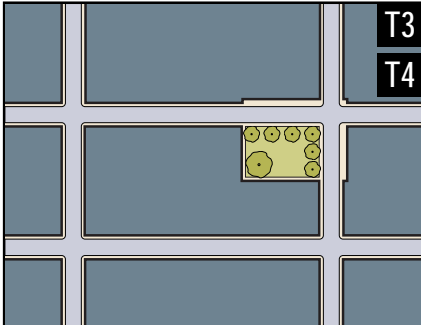
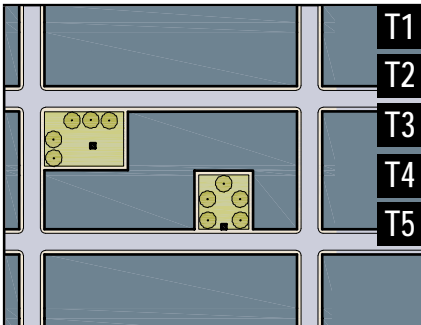
Civic Space shall be developed within T-Zones of the Spring Grove FBZD in compliance with ZLDR Chapter 7 and Table 5.3.1 (Civic Space Types).

**TABLE 5.3.1: CIVIC SPACE TYPES** (per ZLDR Table 7.4.C).

This table describes various Civic Space types that are allowed by right within the specified Transect Zones.

<p>a. <b>Sports Complex:</b> A Civic Space that consolidates heavily programmed athletic fields and associated facilities. A Sports Complex may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of paths and trails, trees, and lawns or fields, formally or informally disposed. The minimum size shall be 25 acres.</p>	
<p>b. <b>Park:</b> A natural preserve available for unstructured recreation. A park may be independent of surrounding building Frontages. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 8 acres.</p>	
<p>c. <b>Greenway:</b> A linear Civic Space that may follow natural corridors providing unstructured and limited amounts of structured recreation. A Greenway may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of paths and trails, waterbodies, and trees, naturalistically disposed. The minimum size shall be 8 acres.</p>	
<p>d. <b>Green:</b> A Civic Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.</p>	

**TABLE 5.3.1: CIVIC SPACE TYPES** [continued]

<p>e. <b>Square:</b> A Civic Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.</p>	 <p>T4 T5</p>
<p>f. <b>Plaza:</b> A Civic Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size shall be 1/2 acre and the maximum shall be 2 acres.</p>	 <p>T4 T5</p>
<p>g. <b>Pocket Park:</b> A Civic Space available for informal activities in close proximity to neighborhood residences. A Pocket Park is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Pocket Parks shall be in public places or in more intimate mid-block locations. The maximum size shall be 1/2 acre.</p>	 <p>T3 T4</p>
<p>h. <b>Playground:</b> A Civic Space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.</p>	 <p>T1 T2 T3 T4 T5</p>

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### 5.3.2 SPECIFIC STANDARDS

The types, sizes and locations of Civic Space shall be designated on the Civic Space Regulating Plan submitted as part of the Community Plan. The locations and acreage of Civic Space indicated on a Civic Space Regulating Plan may be adjusted the time of Lot, Block, and Building Plan submission if the Civic Space requirements of ZLDR § 7.4.3.D.1 are still met after such adjustment, and such adjustment shall not require or constitute an amendment of the Community Plan, subject to the approval of the Planning Director.

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### 5.3.3 OWNERSHIP & MAINTENANCE

Civic Space will be owned or maintained in compliance with ZLDR § 7.4.3.C

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## 5.4 SPECIAL DISTRICTS

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### 5.4.1 DEVELOPMENT OF SPECIAL DISTRICTS

Development of Special Districts is authorized in accordance with this Master Plan and the ZLDR.

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### 5.4.2 MAPPED SPECIAL DISTRICTS

Mapped Special Districts shall comply with the standards of Table 5.4.2.A (Special District Standards Summary) and Table 5.4.2B (Special District Supplemental Development Standards).

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### 5.4.3 WITHIN AN AREA DEVELOPED AS A SPECIAL DISTRICT:

- a. All off-street Parking, Parking Areas, Parking Lots, Garages, Parking Structures, Driveways, and Passenger Drop-Offs on Lots shall be in the location indicated in Table 5.4.2.B (Special District Supplemental Development Standards) relative to each Special District type, as applicable; and
- b. All Parking, other than parking within a Driveway or Thoroughfare, shall be Screened from the Frontage by a Building or by a Streetscreen as required in Table 5.4.2.B (Special District Supplemental Development Standards).

**TABLE 5.4.2.A:  
SPECIAL DISTRICTS  
STANDARDS SUMMARY**

	<b>SD-1</b> ECONOMIC DEVELOPMENT & BUSINESS	<b>SD-2</b> REGIONAL RETAIL
<b>a. ALLOCATION OF ZONES per Pedestrian Shed</b>		
CLD	n/a	n/a
TND	n/a	n/a
TOD	n/a	n/a
<b>b. BASE RESIDENTIAL DENSITY</b>		
By Right	No residential uses	No residential uses
By TDR	n/a	n/a
Other Functions	40 max Density Units/acre	20 max Density Units/acre
<b>c. BLOCK SIZE</b>		
Block Perimeter	Total perimeter of Special District	Total perimeter of Special District
<b>d. THOROUGHFARES (see Section 5.6)</b>		
HW	permitted	permitted
BV	permitted	permitted
AV	permitted	permitted
CS	permitted	permitted
DR	permitted	permitted
ST	permitted	permitted
RD	permitted	permitted
Rear Lane	permitted	permitted
Rear Alley	permitted	permitted
Path	permitted	permitted
Passage	permitted	permitted
Bicycle Trail	permitted	permitted
Bicycle Lane	permitted	permitted
Bicycle Route	permitted	permitted
<b>e. CIVIC SPACE (see Table 5.3.1)</b>		
Sports Complex	permitted	permitted
Park	permitted	permitted
Greenway	permitted	permitted
Green	permitted	permitted
Square	permitted	permitted
Plaza	permitted	permitted
Pocket Park	permitted	permitted
Playground	permitted	permitted
<b>f. LOT OCCUPATION</b>		
Lot Width	18 ft min; no max	18 ft min; no max
Lot Coverage	80% max	90% max
<b>g. SETBACKS - PRINCIPAL BUILDING</b>		
Front Setback	greater of 0 ft or the depth of any required Buffer min; no max	greater of 0 ft or the depth of any required Buffer min; no max
Side Setback	greater of 0 ft or the depth of any required Buffer min; no max	greater of 0 ft or the depth of any required Buffer min; no max
Rear Setback	greater of 0 ft or the depth of any required Buffer min; no max	greater of 0 ft or the depth of any required Buffer min; no max
<b>i. BUILDING DISPOSITION (see Table 6.5.6)</b>		
Edgeyard	permitted	permitted
Sideyard	permitted	permitted
Rearyard	permitted	permitted
<b>j. PRIVATE FRONTAGES (see Table 6.5.7)</b>		
Common Yard	not applicable	not applicable
Porch & Fence	not applicable	not applicable
Terrace or Lightwell	not applicable	not applicable
Forecourt	not applicable	not applicable
Stoop	not applicable	not applicable
Shopfront	not applicable	not applicable
Gallery	not applicable	not applicable
Arcade	not applicable	not applicable
<b>k. BUILDING CONFIGURATION</b>		
Principal Building	4 stories max	3 stories max
Outbuilding	3 stories max	2 stories max
<b>l. BUILDING FUNCTION (see Table 6.3.1)</b>		
Residential*		
Lodging	These and other uses as allowed By Right or By Right Subject to Conditions (per Table 6.3.1.)	These and other uses as allowed By Right or By Right Subject to Conditions (per Table 6.3.1.)
Office		
Retail		

DISPOSITION

CONFIGURATION

\* not applicable

**TABLE 5.4.2.B: SPECIAL DISTRICT SUPPLEMENTAL DEVELOPMENT STANDARDS**

	<b>SD-1</b> ECONOMIC DEVELOPMENT & BUSINESS	<b>SD-2</b> REGIONAL RETAIL
<b>SIZE</b>	As shown on Map 1.1.3	As shown on Map 1.1.3
<b>LOCATION</b>	Shown on Map 1.1.3 Mapped Special Districts	Shown on Map 1.1.3 Mapped Special Districts
<b>PARKING LOCATION</b>		
<b>On-Street Parking Location</b>	As if in T-Zone 5	As if in T-Zone 5
<b>Off-Street Parking Location</b>	2nd and 3rd Lot Layers + Up to 2 rows in 1st Lot Layer across < 80% of Front Facade width	All Lot Layers
<b>Off-Street Parking Screening from Frontage by Building or Streetscreen</b>	required, except at Driveways and Thoroughfares	required, except at Driveways and Thoroughfares
<b>Garage Location</b>	Any Lot Layer	Any Lot Layer
<b>Parking Structures</b>	permitted	permitted
<b>Parking Pedestrian Exit</b>	Any Lot Layer	Any Lot Layer
<b>PARKING REQUIREMENTS</b>		
<b>As if in T-Zone</b>	For all Commercial Principal Functions, as if Office Principal Function in T-Zone T5. Otherwise, no parking is required.	For all Principal Functions, as if Retail Principal Function in T-Zone T5.
<b>OFF-STREET LOADING, STORAGE, DRIVE-THROUGH &amp; TRASH RECEPTACLE REQUIREMENTS</b>		
<b>Off-Street Loading, Drive-Through, Storage &amp; Trash Receptacle Locations</b>	3rd Lot Layer	3rd Lot Layer
<b>FRONTAGE BUILDOUT</b>	not regulated	not regulated
<b>BUILDING TYPES</b>	not regulated	not regulated
<b>NUMBER OF BUILDINGS</b>		
<b>Principal Building</b>	not regulated	not regulated
<b>Outbuilding</b>	not regulated	not regulated
<b>SETBACKS - OUTBUILDINGS</b>		
<b>Front Setbacks</b>	the greater of 0' or the depth of any required Buffer min, no max	0' min, no max
<b>Side Setbacks</b>	the greater of 0' or the depth of any required Buffer min, no max	the greater of 0' or the depth of any required Buffer min, no max
<b>Rear Setbacks</b>	the greater of 0' or the depth of any required Buffer min, no max	the greater of 0' or the depth of any required Buffer min, no max
<b>SIGNAGE</b>		
<b>Allowed Commercial Sign Types</b>		
<b>Address/Nameplate</b>	permitted	permitted
<b>Awning Sign</b>	permitted	permitted
<b>Blade Sign</b>	permitted	permitted
<b>Marquee Sign</b>	permitted	permitted
<b>Sidewalk Sign</b>	permitted	permitted
<b>Wall Mural</b>	permitted	permitted
<b>Wall Sign</b>	permitted	permitted
<b>Window</b>	permitted	permitted
<b>Yard Sign</b>	permitted	permitted
<b>Billboard</b>	not permitted	not permitted
<b>BUFFERYARDS</b>	bufferyards will comply with ZLDR Chapter 9	bufferyards will comply with ZLDR Chapter 9

### 5.4.3 SPECIAL DISTRICTS WITHIN COMMUNITY UNITS

In addition to the Special Districts mapped on Map No. 1.1.3 (Sector Map), Special Districts may be established as components of Community Units as provided for and pursuant to the requirements and processes contained in ZLDR § 7.4.7.

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## 5.5 INTENTIONALLY OMITTED

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## 5.6 THOROUGHFARES

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### 5.6.1 CIRCULATION MAP

Highways, regional thoroughfares, and primary thoroughfares are designated on Map No. 1.1.6 (Circulation Map), with the effect provided in ZLDR § 7.4.4.B.2.b.

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### 5.6.2 INTENTIONALLY OMITTED

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### 5.6.3 THOROUGHFARE TYPES AND ASSEMBLIES

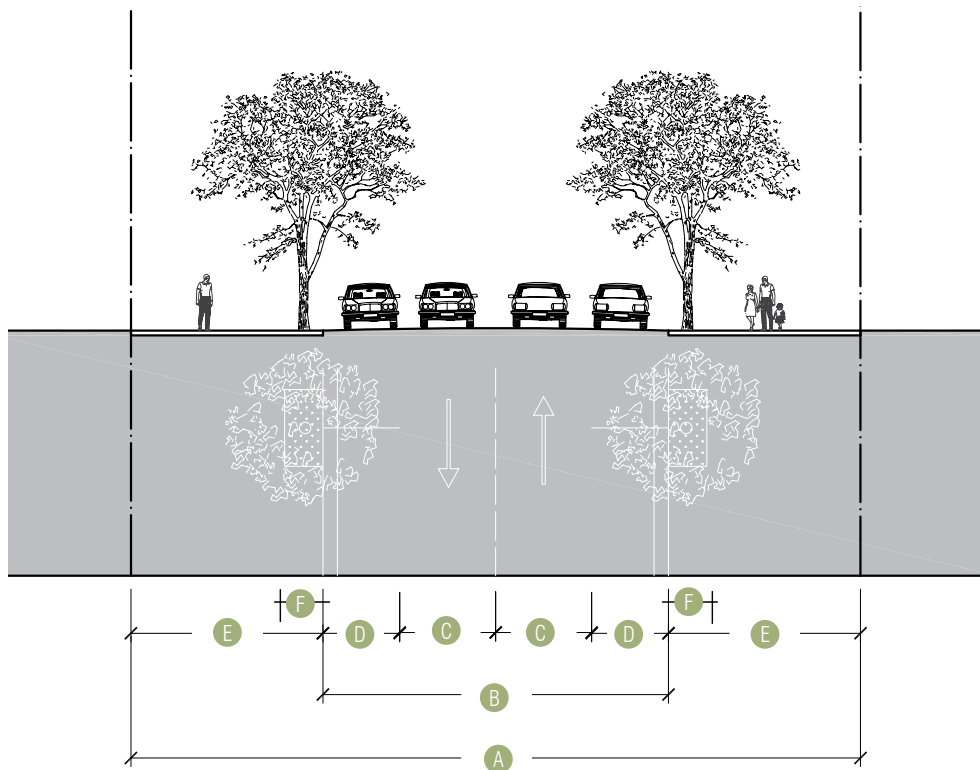
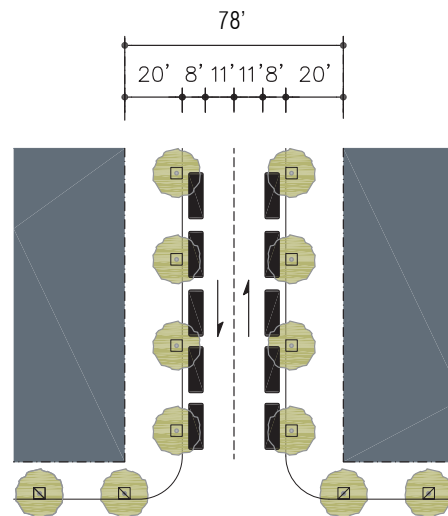
a. Pursuant to ZLDR § 7.4.4.B.3, the Pre-Assembled Thoroughfares set forth on Table 5.6.3.A.1 - 5.6.3.A.12 (Pre-Assembled Thoroughfares) are authorized pursuant to this Master Plan and ZLDR § 7.4.4.

b. Additional Thoroughfares may be developed utilizing the following components:

- i. Table 5.6.3.B.1 (Thoroughfare Components);
- ii. Table 5.6.3.B.2 (Bicycle Facilities Standards);
- iii. Table 5.6.3.B.3 (Curb Radius);
- iv. Table 5.6.3.B.4 (Thoroughfare Nomenclature);
- v. Table 5.6.3.B.5 (Vehicular Lane/Parking Assemblies);
- vi. Table 5.6.3.B.6 (Public Frontages—General);
- vii. Table 5.6.3.B.7 (Public Frontages—Specific);
- viii. Table 5.6.3.B.8 (Public Planting);
- ix. Table 5.6.3.B.9 (Public Lighting); and
- x. Table 5.6.3.B.10 (Street Tree Requirements).

**TABLE 5.6.3.A.1: PRE-ASSEMBLED THOROUGHFARES** (per ZLDR 7.4.4.B.3.a)

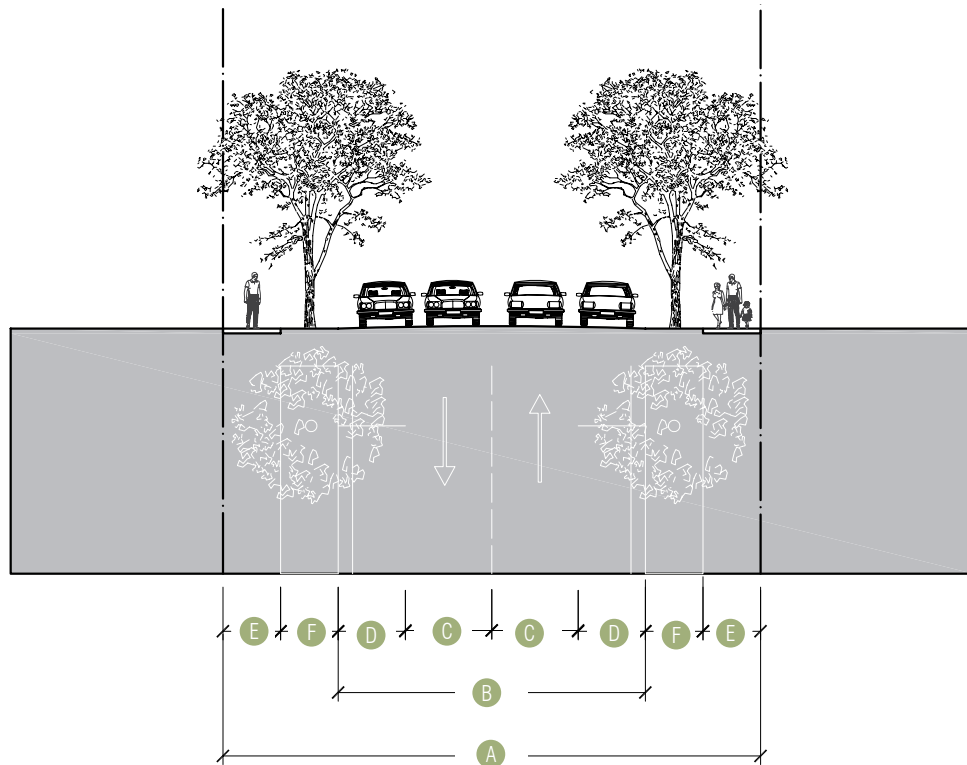
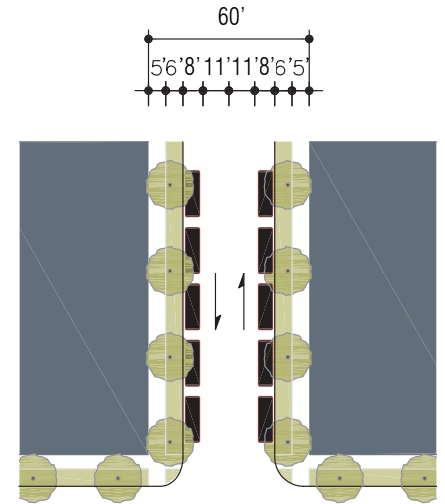
	<b>CS-78-38</b>	
Thoroughfare Type	Commercial Street	
Transect Zone Assignment	T4 & T5	
Right-of-Way Width	78 ft.	A
Pavement Width	38 ft.	B
Movement	Slow Movement	
Design Speed	25 MPH	
Pedestrian Crossing Time	9.7 seconds	
Traffic Lanes	2 Lanes	C
Parking Lanes	Parallel, Both sides 8 ft. marked	D
Curb Radius	15 ft.	
Walkway Type	20 ft. Sidewalk including Planter	E
Planter Type	8 ft. x 5 ft. Tree Well	F
Curb Type	5" Curb	
Landscape Type	Trees at 30 ft. o.c. Average	
Transportation Provision	BR	





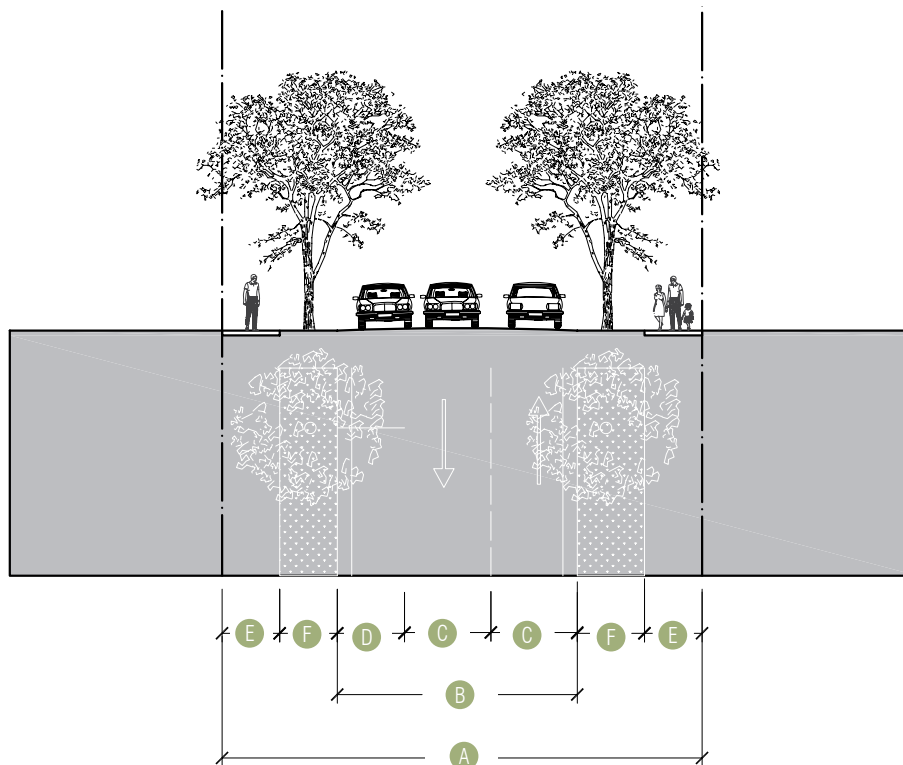
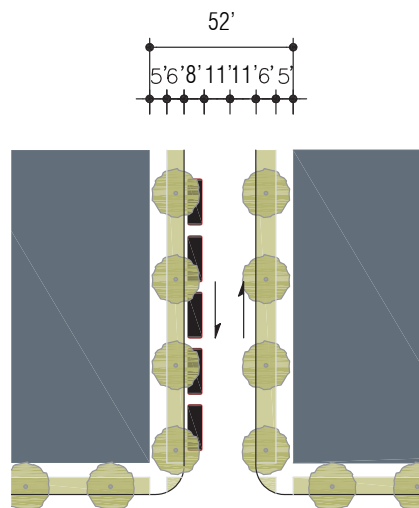
**TABLE 5.6.3.A.2: PRE-ASSEMBLED THOROUGHFARES** (per ZLDR 7.4.4.B.3.a)

Thoroughfare Type	Street
Transect Zone Assignment	T3, T4 & T5
Right-of-Way Width	60 ft. <b>A</b>
Pavement Width	38 ft. <b>B</b>
Movement	Slow Movement
Design Speed	25 MPH
Pedestrian Crossing Time	9.7 seconds
Traffic Lanes	2 Lanes <b>C</b>
Parking Lanes	Parallel, Both sides 8 ft. <b>D</b>
Curb Radius	15 ft.
Walkway Type	5 ft. min. Sidewalk <b>E</b>
Planter Type	Continuous Planter <b>F</b>
Curb Type	Curb Edge Treatment
Landscape Type	Trees at 30 ft. o.c. Average, centered in strip
Transportation Provision	BT, BR



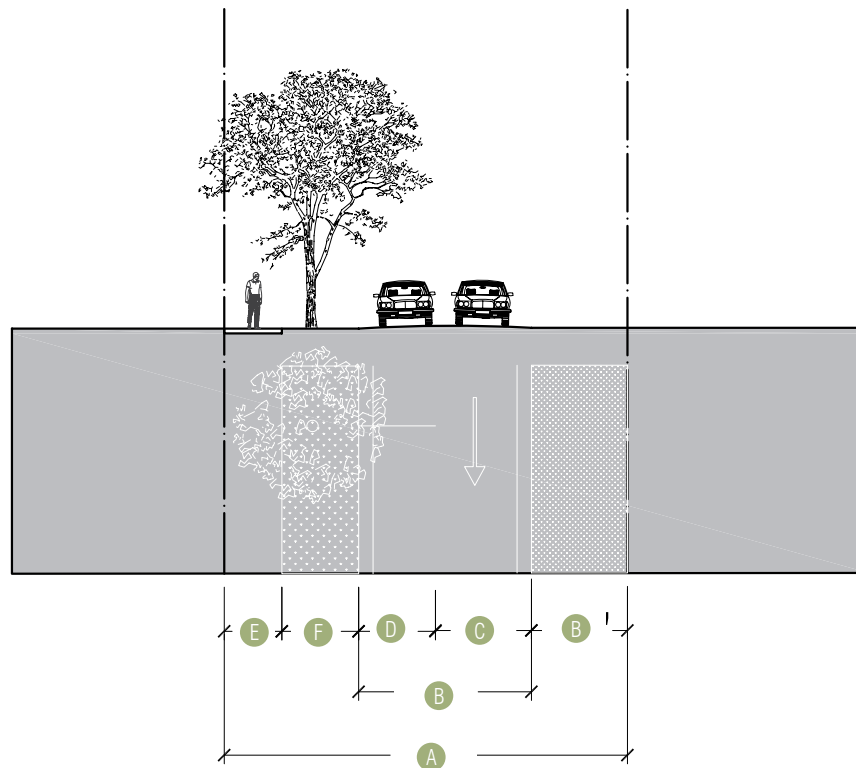
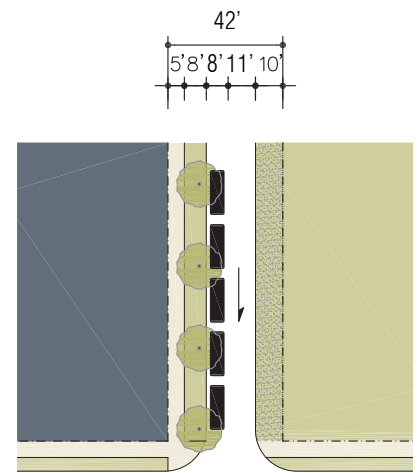
**TABLE 5.6.3.A.3: PRE-ASSEMBLED THOROUGHFARES** (per ZLDR 7.4.4.B.3.a)

	ST-52-30	
Thoroughfare Type	Street	
Transect Zone Assignment	T3, T4 & T5	
Right-of-Way Width	52 ft.	(A)
Pavement Width	30 ft.	(B)
Movement	Slow Movement	
Design Speed	25 MPH	
Pedestrian Crossing Time	9.7 seconds	
Traffic Lanes	2 Lanes	(C)
Parking Lanes	One Side 8 ft.	(D)
Curb Radius	15 ft.	
Walkway Type	5 ft. min. Sidewalk	(E)
Planter Type	Continuous Planter & Median	(F)
Curb Type	Curb Edge Treatment	
Landscape Type	Trees at 30 ft. o.c. Average	
Transportation Provision	BR	



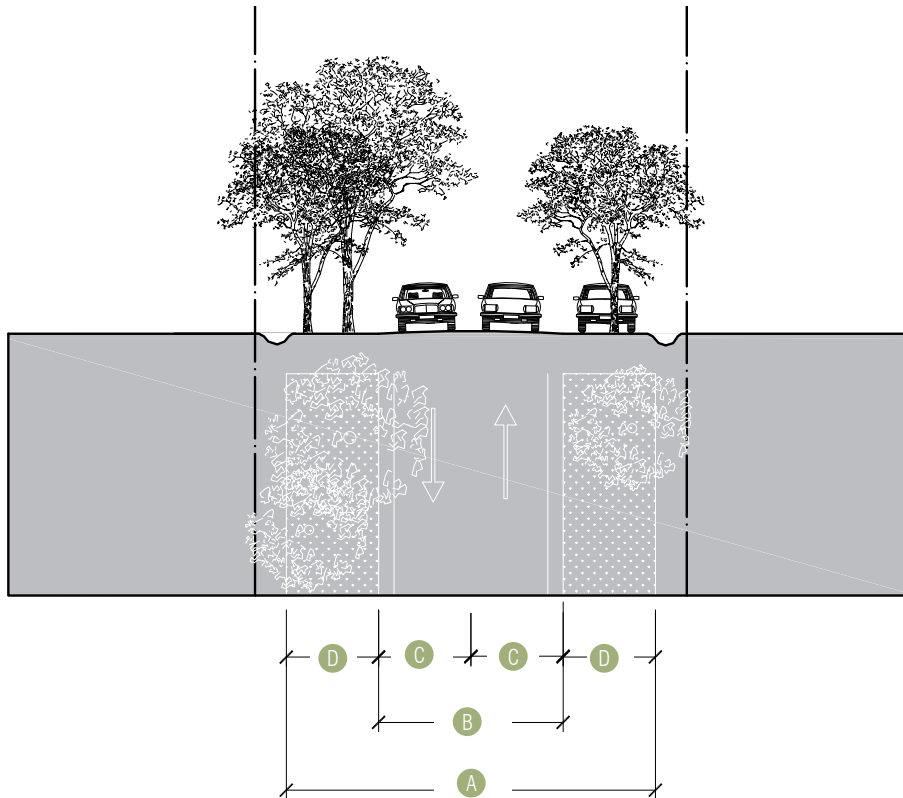
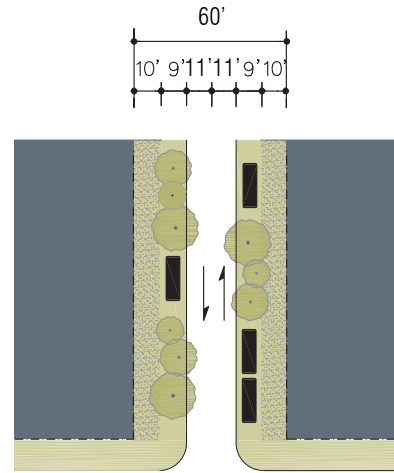
**TABLE 5.6.3.A.4: PRE-ASSEMBLED THOROUGHFARES** (per ZLDR 7.4.4.B.3.a)

DR-42-19	
Thoroughfare Type	Drive
Transect Zone Assignment	T3, T4 & T5
Right-of-Way Width	42 ft. <b>A</b>
Pavement Width	19 ft. + 10 ft. Stabilized Grass Shoulder <b>B</b>
Movement	Slow Movement
Design Speed	20 MPH
Pedestrian Crossing Time	N/A
Traffic Lanes	1 Lane <b>C</b>
Parking Lanes	One Side 8 ft. <b>D</b>
Curb Radius	15 ft.
Walkway Type	5 ft. min. Sidewalk One Side <b>E</b>
Planter Type	Continuous Planter or Tree Well <b>F</b>
Curb Type	Curb Edge Treatment
Landscape Type	Trees at 30 ft. o.c. Average
Transportation Provision	BR



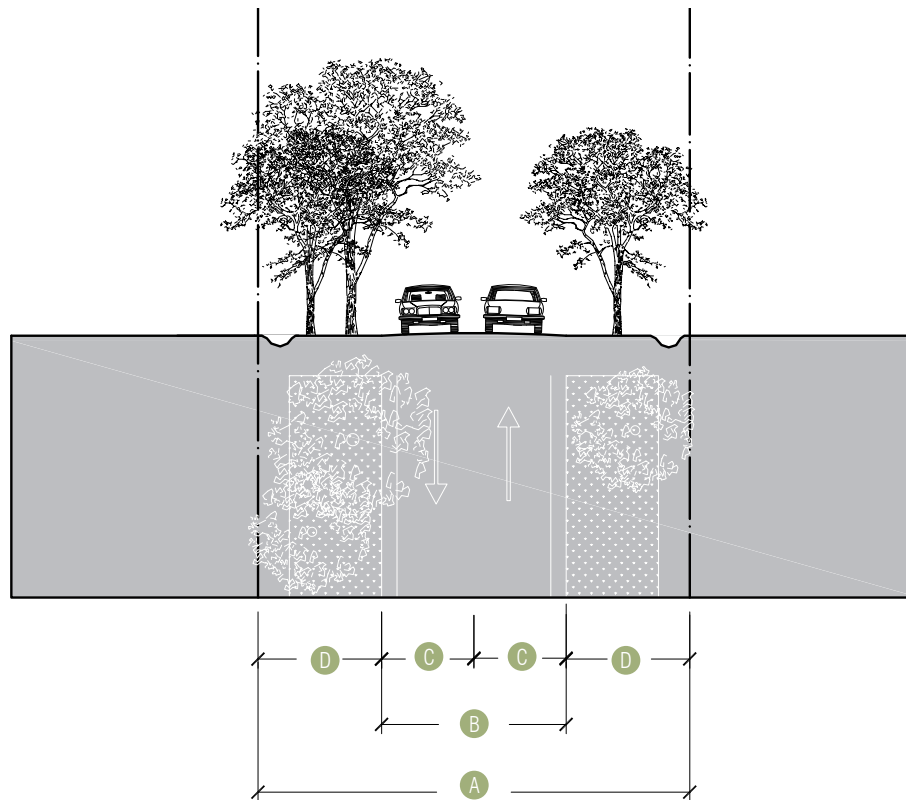
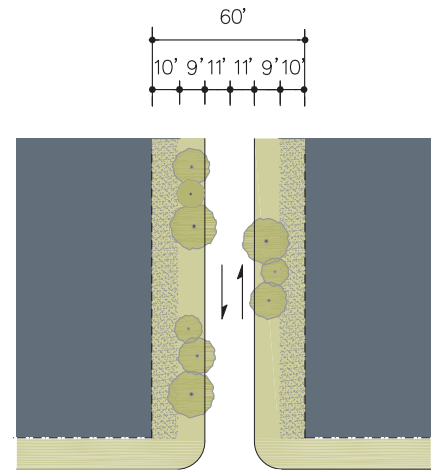
**TABLE 5.6.3.A.5: PRE-ASSEMBLED THOROUGHFARES** (per ZLDR 7.4.4.B.3.a)

RD-60-22-P	
Thoroughfare Type	Road
Transect Zone Assignment	T1, T2, T3
Right-of-Way Width	60 ft. <b>A</b>
Pavement Width	22 ft. <b>B</b>
Movement	Slow Movement
Design Speed	20 MPH
Pedestrian Crossing Time	6.3 seconds
Traffic Lanes	2 Lanes <b>C</b>
Parking Lanes	Opportunistic on Stabilized Shoulder <b>D</b>
Curb Radius	25 ft.
Walkway Type	None <b>E</b>
Planter Type	Continuous Swale <b>F</b>
Curb Type	Rural Edge Treatment or Ribbon Curb
Landscape Type	Trees Clustered at 30 ft. o.c. Average
Transportation Provision	BT



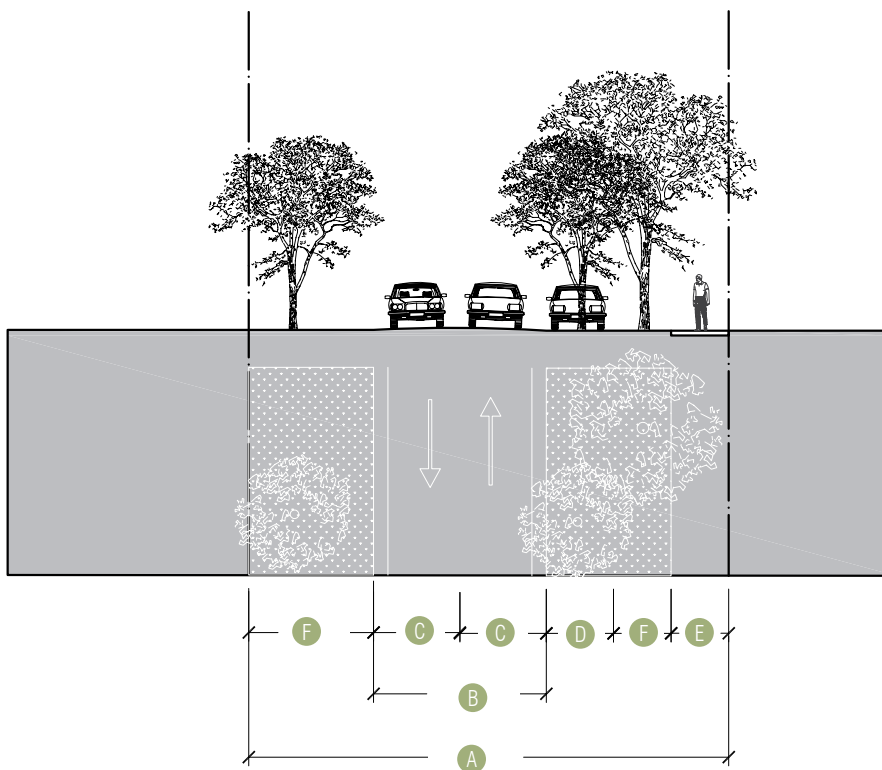
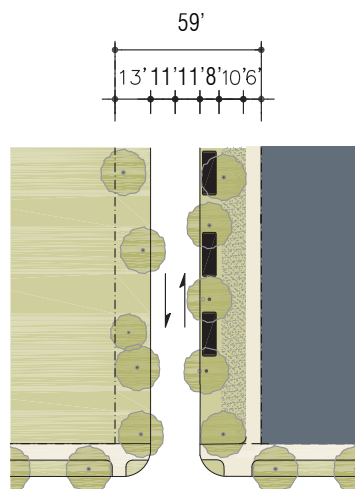
**TABLE 5.6.3.A.6: PRE-ASSEMBLED THOROUGHFARES** (per ZLDR 7.4.4.B.3.a)

RD-60-22	
Thoroughfare Type	Road
Transect Zone Assignment	T1, T2
Right-of-Way Width	60 ft. <b>A</b>
Pavement Width	22 ft. <b>B</b>
Movement	Low Speed
Design Speed	35 MPH
Pedestrian Crossing Time	6.3 seconds
Traffic Lanes	2 Lanes <b>C</b>
Parking Lanes	None <b>D</b>
Curb Radius	30 ft.
Walkway Type	None <b>E</b>
Planter Type	Continuous Swale <b>F</b>
Curb Type	Rural Edge Treatment or Ribbon Curb
Landscape Type	Trees Clustered at 30 ft. o.c. Average
Transportation Provision	BT



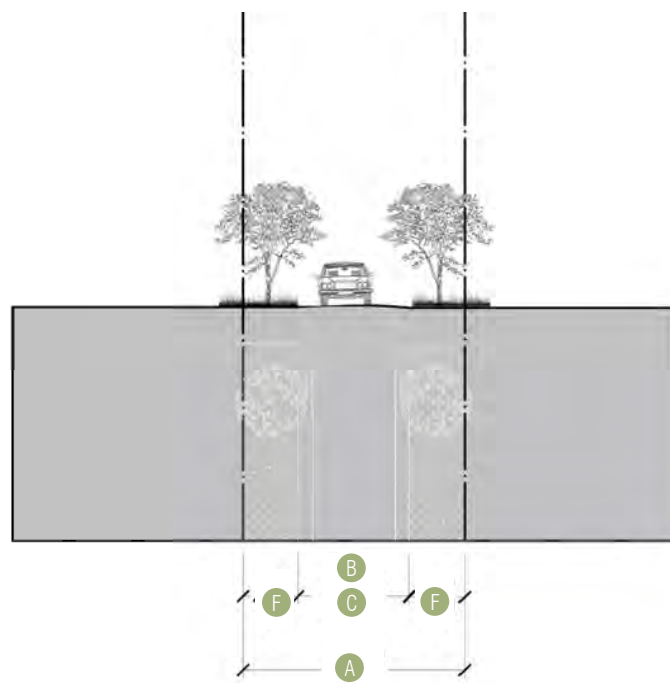
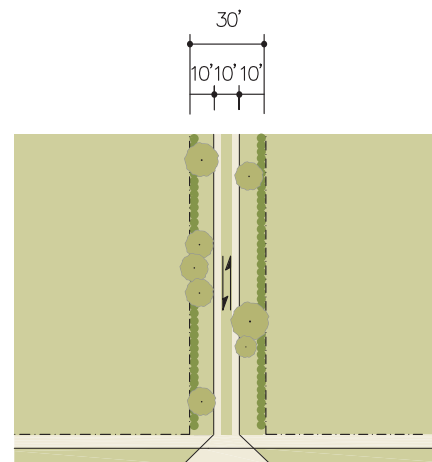
**TABLE 5.6.3.A.7: PRE-ASSEMBLED THOROUGHFARES** (per ZLDR 7.4.4.B.3.a)

Thoroughfare Type	DR-59-22
Transect Zone Assignment	Drive
Right-of-Way Width	T2, T3, T4 & T5
Pavement Width	59 ft. <b>A</b>
Movement	22 ft. <b>B</b>
Design Speed	Slow Movement
Pedestrian Crossing Time	25 MPH
Traffic Lanes	6.2 seconds
Parking Lanes	2 Lanes <b>C</b>
Curb Radius	Opportunistic on Stabilized Shoulder <b>D</b>
Walkway Type	15 ft. <b>E</b>
Planter Type	6 ft. Sidewalk One Side <b>E</b>
Curb Type	Continuous Swale <b>F</b>
Landscape Type	Rural Edge Treatment or Ribbon Curb
Transportation Provision	Trees Clustered at 30 ft. o.c. Average
	BT



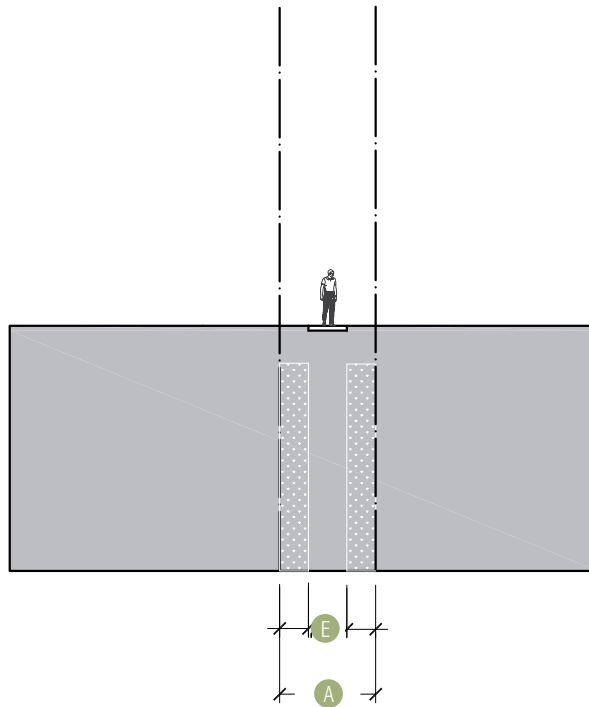
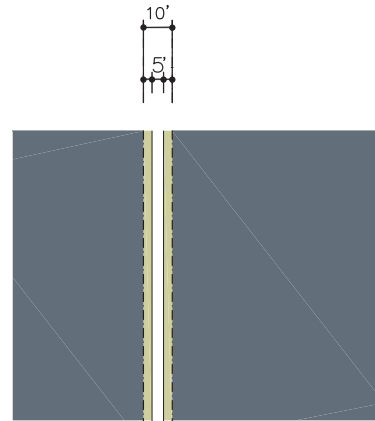
**TABLE 5.6.3.A.8: PRE-ASSEMBLED THOROUGHFARES** (per ZLDR 7.4.4.B.3.a)

LN-30-10	
Thoroughfare Type	Lane
Transect Zone Assignment	T1, T2
Right-of-Way Width	30 ft. <b>A</b>
Pavement Width	10 ft. <b>B</b>
Movement	Slow Movement
Design Speed	5 MPH
Pedestrian Crossing Time	N/A
Traffic Lanes	1 Lane (yield) <b>C</b>
Parking Lanes	None <b>D</b>
Curb Radius	None
Walkway Type	None <b>E</b>
Planter Type	None <b>F</b>
Curb Type	None
Landscape Type	Naturalistic Tree Clusters or Hedgerow
Transportation Provision	N/A



**TABLE 5.6.3.A.9: PRE-ASSEMBLED PEDESTRIAN THOROUGHFARES** (per ZLDR 7.4.4.B.3.a)

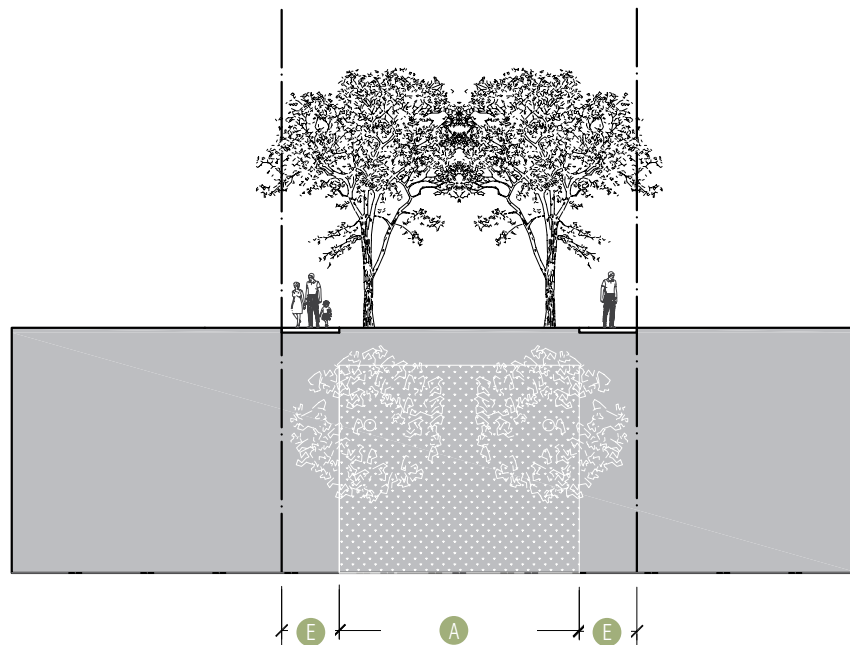
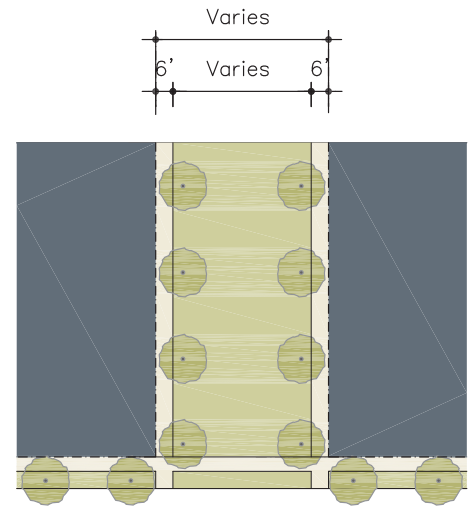
PS-10-5	
Thoroughfare Type	Passage
Transect Zone Assignment	T1, T2, T3, T4 & T5
Right-of-Way Width	10 ft. <b>A</b>
Pavement Width	N/A <b>B</b>
Movement	N/A
Design Speed	N/A
Pedestrian Crossing Time	N/A
Traffic Lanes	None <b>C</b>
Parking Lanes	None <b>D</b>
Curb Radius	N/A
Walkway Type	5 ft. Path <b>E</b>
Planter Type	None <b>F</b>
Curb Type	N/A
Landscape Type	Varies
Transportation Provision	N/A





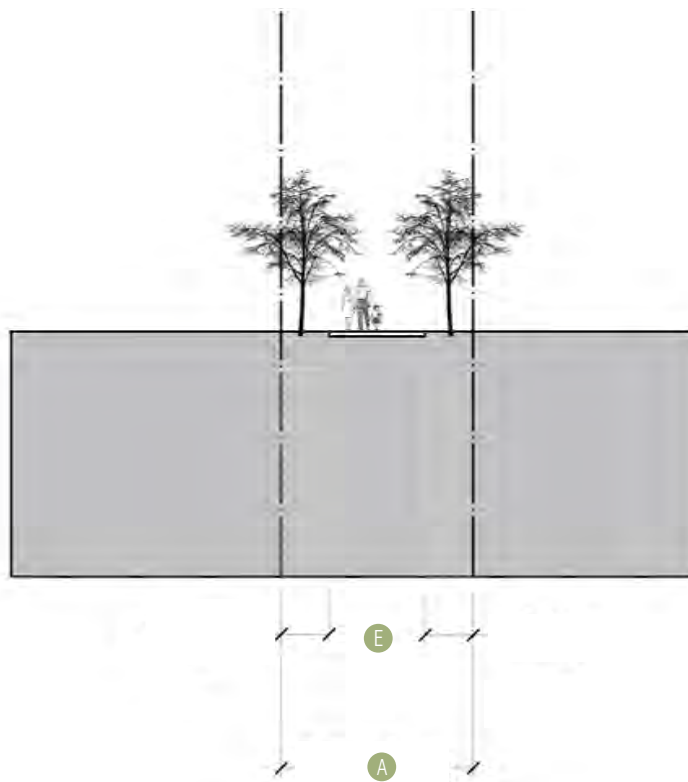
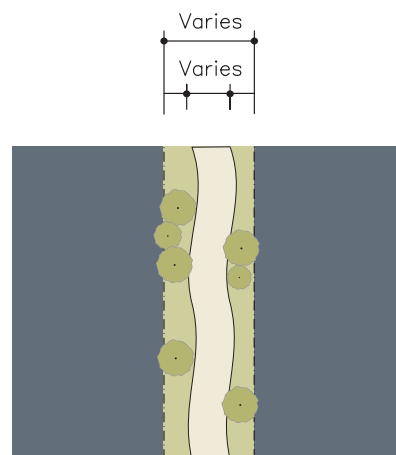
**TABLE 5.6.3.A.10: PRE-ASSEMBLED PEDESTRIAN THOROUGHFARES** (per ZLDR 7.4.4.B.3.a)

BC-Var.-12	
Thoroughfare Type	Bungalow Court
Transect Zone Assignment	T3, T4
Right-of-Way Width	Varies <b>A</b>
Pavement Width	N/A <b>B</b>
Movement	N/A
Design Speed	N/A
Pedestrian Crossing Time	N/A
Traffic Lanes	None <b>C</b>
Parking Lanes	None <b>D</b>
Curb Radius	N/A
Walkway Type	6 ft. Paths <b>E</b>
Planter Type	None <b>F</b>
Curb Type	N/A
Landscape Type	Varies
Transportation Provision	N/A



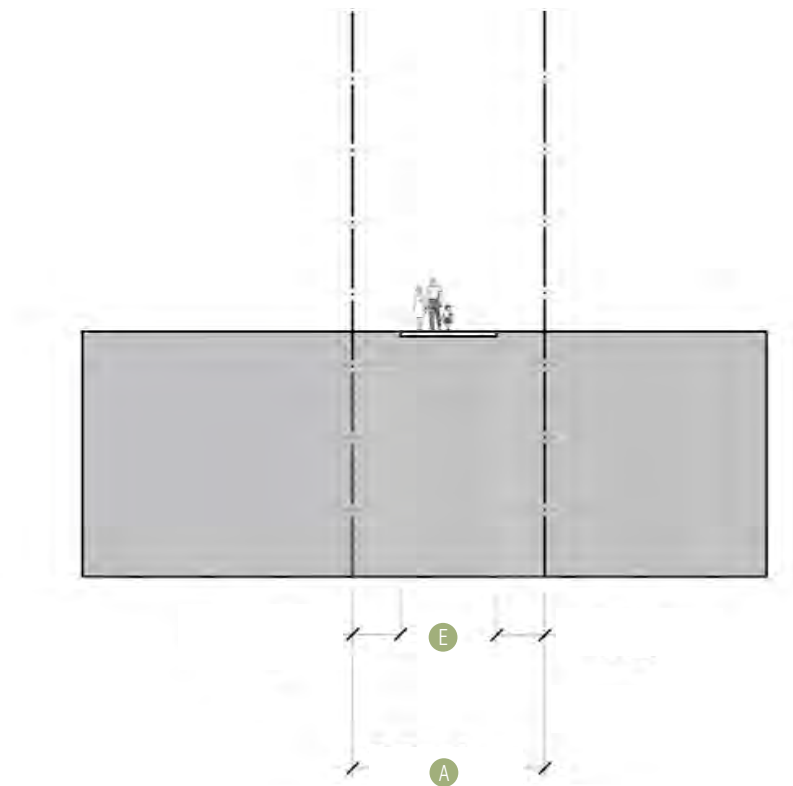
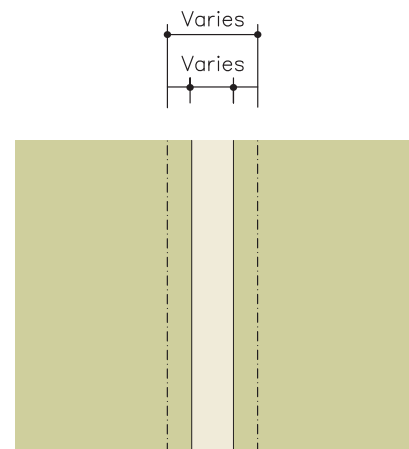
**TABLE 5.6.3.A.11: PRE-ASSEMBLED PEDESTRIAN THOROUGHFARES** (per ZLDR 7.4.4.B.3.a)

	MT-Var.-Var.
Thoroughfare Type	Multipurpose Trail
Transect Zone Assignment	T1, T2, T3, T4 & T5
Right-of-Way Width	Varies, 16 ft. - 35 ft. <b>A</b>
Pavement Width	Varies <b>B</b>
Movement	N/A
Design Speed	N/A
Pedestrian Crossing Time	N/A
Traffic Lanes	None <b>C</b>
Parking Lanes	None <b>D</b>
Curb Radius	N/A
Walkway Type	Path <b>E</b>
Planter Type	Varies <b>F</b>
Curb Type	Varies
Landscape Type	Varies
Transportation Provision	N/A



**TABLE 5.6.3.A.12: PRE-ASSEMBLED PEDESTRIAN THOROUGHFARES** (per ZLDR 7.4.4.B.3.a)

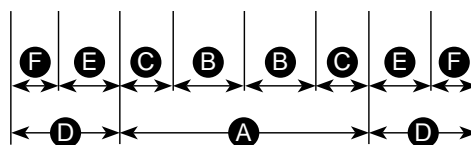
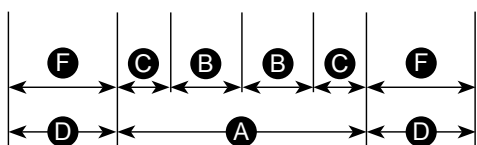
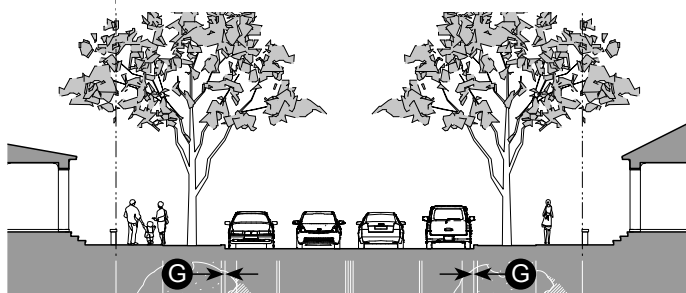
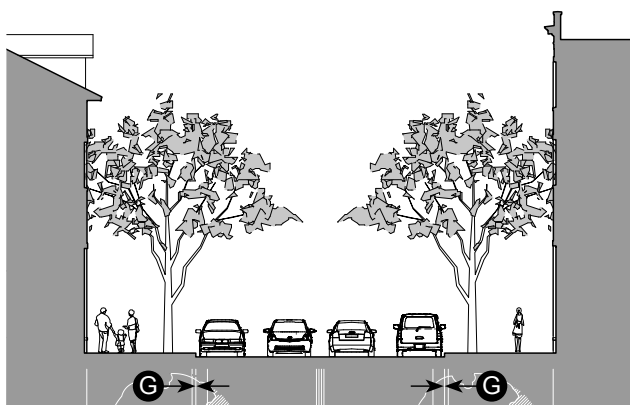
PA-Var. -Var.	
Thoroughfare Type	Path
Transect Zone Assignment	T1, T2, T3, T4 & T5
Right-of-Way Width	Varies, 10 ft. - 20 ft. <b>A</b>
Pavement Width	N/A <b>B</b>
Movement	N/A
Design Speed	N/A
Pedestrian Crossing Time	N/A
Traffic Lanes	None <b>C</b>
Parking Lanes	None <b>D</b>
Curb Radius	N/A
Walkway Type	5-8 ft. Path Minimum <b>E</b>
Planter Type	2 ft. Minimum <b>F</b>
Curb Type	N/A
Landscape Type	Varies
Transportation Provision	N/A



**TABLE 5.6.3.B.1: THOROUGHFARE COMPONENTS** (per ZLDR Table 7.4.G)

**KEY**

Rural Edge Treatment	R
Curb Edge Treatment	C
Ribbon Curb (18")	RB



Allowed movement Types

Speed

Lane Assembly **A**

Public Frontage Assembly **D**

Travel **B**

Parking **C**

Planter **E**

Path **F**

Assembly **D**

Edge **G**

**T1 T2**

Slow	20-25mph	9 ft	-	5 ft min	8 ft min	14 ft min	R or C
Low:30	30mph	10 ft	-	5 ft min	8 ft min	14 ft min	R or C
Low:35	35mph	11 ft	-	5 ft min	8 ft min	14 ft min	R or C

**T3**

Yield <sup>1</sup>	<20mph	12 ft	7 ft	5 ft min	5 ft min	10 ft min	C
Yield:Rear Lane	10mph	12 ft	-	4 ft min	-	4 ft min	R, C or RB
Slow: 20	20mph	9 ft	7 ft	5 ft min	5 ft min	10 ft min	C
Slow: 25	25mph	10 ft	7 ft	5 ft min	5 ft min	10 ft min	C
Low: 30	30mph	10 ft	8 ft	5 ft min	5 ft min	10 ft min	C

**T4 T5**

Yield (T4 only) <sup>1</sup>	<20mph	12 ft	7 ft	5 ft min	6 ft min	12 ft min	C
Yield: Alley	10mph	21 ft	-	-	-	1.5' ft min	RB
Slow: 20	20mph	9 ft	7 ft	5 ft min	6 ft min	12 ft min	C
Slow: 20 w/45° angle parking	20mph	12 ft	16 ft	5 ft min	6 ft min	12 ft min	C
Slow: 25	25mph	10 ft	7 ft	5 ft min	6 ft min	12 ft min	C
Low:30	30mph	10 ft	8 ft	5 ft min	6 ft min	12 ft min	C
Low: 35	35mph	11 ft	8 ft	5 ft min	7 ft min	12 ft min	C

<sup>1</sup>Parking is required on at least one side in order to facilitate yield movement.

**TABLE 5.6.3.B.2: BICYCLE FACILITIES**

**STANDARDS** (per ZLDR Table 7.4.H)

Class I: Multi-Use Trail	
Transect Zones	T1 T2 T3 T4 T5
Width	
One-way	8' min.
Two-way	12' min.
Class II: Bicycle Lane	
Transect Zones	T1 T2 T3 T4 T5
Width Adjacent to:	
Rural Edge	5' min.
Parking	6' min.
Curb and Gutter	5½' to face of curb
Design Speed of Thoroughfare	>25 mph
Class III: Shared Lanes/Bicycle Boulevard	
Transect Zones	T1 T2 T3 T4 T5
Width	no minimum
Design Speed of Thoroughfare	≤25 mph

**TABLE 5.6.3.B.3: CURB RADIUS** (per ZLDR Table 7.4.I)

This table provides the radius for curbs at the intersection of thoroughfares.

Movement Type	Speed	Curb Radius <sup>1</sup>
Yield	<20 mph	5' - 10'
Slow	20-25 mph	10' - 15'
Low	30-35 mph	15' - 20'

**End Notes**

<sup>1</sup> With on-street parking, or bike lanes and no curb extensions or bulb-outs.

**TABLE 5.6.3.B.4: THOROUGHFARE NOMENCLATURE** (per ZLDR Figure 7.4.J)

Key	ST-57-20-BL	Transit Route:	TR
Public Frontage Type		Public Frontage Types	
Right of Way Width		Highway:	HW
Pavement Width		Boulevard:	BV
Transportation		Avenue:	AV
		Commercial Street:	CS
		Drive:	DR
Bicycle Trail:	BT	Street:	ST
Bicycle Lane:	BL	Road:	RD
Bicycle Route:	BR	Rear Alley:	RA
Path:	PT	Rear Lane:	RL
Passage:	PS		

**TABLE 5.6.3.B.5: VEHICULAR LANE/PARKING ASSEMBLIES** (per ZLDR Table 7.4.L).

A range of vehicular lane and parking configurations compose streets that are allocated to the Transect Zones and allowed either by right or by review of the Planning Director.

	ONE WAY MOVEMENT →		TWO WAY MOVEMENT →		
<b>a. NO PARKING</b>	T1   T2   T3 	T1   T2   T3 	T1   T2   T3 	T1   T2 	T1   T2 
<b>b. YIELD PARKING</b>	T3   T4 		T3   T4 		
<b>c. PARKING ONE SIDE PARALLEL</b>	T3   T4 	T3   T4   T5 	T4   T5 	T4   T5 	T5 
<b>d. PARKING BOTH SIDES PARALLEL</b>	T4 	T4   T5 	T3   T4   T5 	T5 	T5 
<b>e. PARKING ONE / BOTH SIDES DIAGONAL</b>	T5 	T5 	T4   T5 	T5 	T5 
<b>f. PARKING ACCESS</b>			T3   T4 	T5 	

T# By Director  
T# By Right

**TABLE 5.6.3.B.6: PUBLIC FRONTAGES - GENERAL** (per ZLDR Table 7.4.M).

The Public Frontage is the area between the private Lot line and the edge of the vehicular lanes. Dimensions are given in Table 5.6.3.B.7.

	PLAN
	LOT      R.O.W. PRIVATE FRONTAGE      PUBLIC FRONTAGE
<p>a. (HW) For Highway: This Frontage has open Swales drained by percolation, Bicycle Trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.</p>	<div style="float: right; text-align: center;"> <div style="background-color: black; color: white; padding: 2px;">T1</div> <div style="background-color: black; color: white; padding: 2px;">T2</div> <div style="background-color: black; color: white; padding: 2px;">T3</div> </div>
<p>b. (RD) For Road: This Frontage has open Swales drained by percolation and a walking Path or Bicycle Trail along one or both sides and Yield parking. The landscaping consists of multiple species arrayed in naturalistic clusters.</p>	<div style="float: right; text-align: center;"> <div style="background-color: black; color: white; padding: 2px;">T1</div> <div style="background-color: black; color: white; padding: 2px;">T2</div> <div style="background-color: black; color: white; padding: 2px;">T3</div> </div>
<p>c. (ST) For Street: This Frontage has raised Curbs drained by inlets and Sidewalks separated from the vehicular lanes by individual or continuous Planters, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced row, with the exception that Streets with a right-of-way (R.O.W.) width of 40 feet or less are exempt from tree requirements.</p>	<div style="float: right; text-align: center;"> <div style="background-color: black; color: white; padding: 2px;">T3</div> <div style="background-color: black; color: white; padding: 2px;">T4</div> <div style="background-color: black; color: white; padding: 2px;">T5</div> </div>
<p>d. (DR) For Drive: This Frontage has raised Curbs drained by inlets and a wide Sidewalk or paved Path along one side, related to a Greenway or waterfront. It is separated from the vehicular lanes by individual or continuous Planters. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced row.</p>	<div style="float: right; text-align: center;"> <div style="background-color: black; color: white; padding: 2px;">T3</div> <div style="background-color: black; color: white; padding: 2px;">T4</div> <div style="background-color: black; color: white; padding: 2px;">T5</div> </div>
<p>e. (AV) For Avenue: This Frontage has raised Curbs drained by inlets and wide Sidewalks separated from the vehicular lanes by a narrow continuous Planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced row.</p>	<div style="float: right; text-align: center;"> <div style="background-color: black; color: white; padding: 2px;">T3</div> <div style="background-color: black; color: white; padding: 2px;">T4</div> <div style="background-color: black; color: white; padding: 2px;">T5</div> </div>
<p>f. (CS) (AV) For Commercial Street or Avenue: This Frontage has raised Curbs drained by inlets and very wide Sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible, but clears the storefront entrances.</p>	<div style="float: right; text-align: center;"> <div style="background-color: black; color: white; padding: 2px;">T5</div> </div>
<p>g. (BV) For Boulevard: This Frontage has Slip Roads on both sides. It consists of raised Curbs drained by inlets and Sidewalks along both sides, separated from the vehicular lanes by Planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced row.</p>	<div style="float: right; text-align: center;"> <div style="background-color: black; color: white; padding: 2px;">T3</div> <div style="background-color: black; color: white; padding: 2px;">T4</div> <div style="background-color: black; color: white; padding: 2px;">T5</div> </div>







**TABLE 5.6.3.B.7: PUBLIC FRONTAGES - SPECIFIC** (per ZLDR Table 7.4.N). This table assembles prescriptions and dimensions for the Public Frontage elements - Curbs, walkways and planters – relative to specific Thoroughfare types within Transect Zones. The table assembles all of the elements for the various Thoroughfare Types.

RURAL.....URBAN

TRANSECT ZONE	T1   T2   T3	T1   T2   T3	T3   T4	T4   T5	T5
PUBLIC FRONTAGE TYPE	HW & RD	RD & ST	ST-DR-AV	ST-DR-AV-BV	CS-DR-AV-BV
<b>a.Assembly:</b> The principal variables are the type and dimension of Curbs, walkways, Planters and landscape.					
<b>Total Width</b>	16-24 ft	12-24 ft	12-18 ft	12-18 ft	18-24 feet
<b>b.Curb:</b> The detailing of the edge of the vehicular pavement, incorporating drainage.					
<b>Type</b>	Open Swale	Open Swale	Raised Curb	Raised Curb	Raised Curb
<b>Curb Radius</b>	10-30 feet	10-30 feet	5-20 feet	5-20 feet	5-20 feet
<b>Effective Turning Radius</b>	Actual Curb Radius + min 8'	Actual Curb Radius + min 8'	Actual Curb Radius + min 8'	Actual Curb Radius + min 8'	Actual Curb Radius + min 8'
<b>c.Walkway:</b> The pavement dedicated exclusively to pedestrian activity.					
<b>Type</b>	Path Optional	Path	Sidewalk	Sidewalk	Sidewalk
<b>Width</b>	n/a	4-8 feet	4-8 feet	4-8 feet	12-20 feet
<b>d.Planter:</b> The layer which accommodates street Trees and other landscape.					
<b>Arrangement</b>	Clustered	Clustered	Regular	Regular	Regular
<b>Species</b>	Multiple	Multiple	Alternating	Single	Single
<b>Planter Type</b>	Continuous Swale	Continuous Swale	Continuous Planter	Continuous Planter	Continuous Planter
<b>Planter Width</b>	8 feet-16 feet	8 feet-16 feet	8 feet-12 feet	8 feet-12 feet	4 feet-6 feet
<b>e.Landscape:</b> (See Tables 5.6.3.B.8 and 5.6.3.B.10)					
<b>f.Lighting:</b> (See Table 5.6.3.B.9)					








**TABLE 5.6.3.B.8: PUBLIC PLANTING - STREET TREE TYPES** (per ZLDR Table 7.4.0). This table shows six common types of street tree shapes and their appropriateness within the Transect Zones.

	T1	T2	T3	T4	T5	SD	EXAMPLE SPECIES
<b>POLE</b> 	■	■	■	■	■	■	Sabal Palmetto Hardy Palm Windmill Palm
<b>OVAL</b> 	■	■	■	■	■	■	Atlantic White Cedar Green Ash Red Cedar Magnolia Holly
<b>BALL</b> 	■	■	■	■	■	■	Mockernut Hickory Overcup Oak Maple
<b>PYRAMID</b> 	■	■	■	■	■	■	Pond Cypress Bald Cypress Loblolly Pine Longleaf Pine
<b>UMBRELLA</b> 	■	■	■	■	■	■	Beech Live Oak River Birch Red Oak
<b>VASE</b> 	■	■	■	■	■	■	Slippery Elm Winged Elm Crab Apple

Note:  
The Planning Director may approve additional tree shapes.

**TABLE 5.6.3.B.9: PUBLIC LIGHTING TYPES** (per FBZD Table 7.4.P ).

Lighting varies in brightness and also in the character of the fixture according to the Transect. The table shows five common types.

	T1	T2	T3	T4	T5	SD	EXAMPLE MODELS
<b>COBRA HEAD</b> 	■	■					Philips/Hadco Large Techtra CF7 <a href="http://www.lighting.philips.com">www.lighting.philips.com</a>
<b>PIPE</b> 	■	■	■	■	■	■	Philips/Lumec Candela Series CANDS1-CN1S <a href="http://www.lumec.com/products/technical/serie_candela-CANDS1-CN1S.html">www.lumec.com/products/technical/serie_candela-CANDS1-CN1S.html</a>
<b>POST</b> 	■	■	■	■	■	■	Philips/Lumec Candela Series CANDS1-CN1S <a href="http://www.lumec.com/products/technical/serie_candela-CANDS1-CN1S.html">www.lumec.com/products/technical/serie_candela-CANDS1-CN1S.html</a>
<b>COLUMN</b> 	■	■	■	■	■	■	Philips/Lumec Candela Series CANDS2 <a href="http://www.lumec.com/products/technical/serie_candela-CANDS2.html">www.lumec.com/products/technical/serie_candela-CANDS2.html</a>
<b>DOUBLE COLUMN</b> 	■	■	■	■	■	■	Philips/Lumec Candela Series CANDS2 <a href="http://www.lumec.com/products/technical/serie_candela-CANDS2.html">www.lumec.com/products/technical/serie_candela-CANDS2.html</a>

**TABLE 5.6.3.B.10 STREET TREE REQUIREMENTS**

Street Trees are required or recommended as indicated below. Street Trees are further regulated in Tables 5.6.3.A.1 – 5.6.3.A.12 (Pre-Assembled Thoroughfares), 5.6.3.B.1 (Thoroughfare Components), 5.6.3.B.6 (Public Frontages – General), 5.6.3.B.7 (Public Frontages – Specific) and 5.6.3.B.8 (Public Planting – Street Tree Types).

<b>T-Zone</b>	<b>Street Trees Required/Recommended</b>
<b>T2</b>	Recommended
<b>T3</b>	Recommended
<b>T4</b>	Required
<b>T5</b>	Required, unless ROW is less than 40'

Notes: 1. In the event of a conflict between Tables 5.6.3.B.10 and Tables 5.6.3.A.1 – 5.6.3.A.12, Tables 5.6.3.A.1 – 5.6.3.A.12 govern.  
2. These street tree requirements shall only apply to new Thoroughfares established pursuant to ZLDR § 7.4.4.B.3.b.

**5.6.4. PUBLIC FRONTAGES RELATED TO CIVIC SPACE**

In addition to relationships between buildings and Public Frontages, as shown on Table 5.6.3.B.6 (Public Frontages—General) and Table 5.6.3.B.7 (Public Frontages—Specific), Public Frontages may also be related to Civic Space.

**5.6.5 WALKWAYS**

This section supersedes ZLDR § 9.3.10 (Pedestrian Ways) as related to the Spring Grove FBZD and is authorized pursuant to ZLDR § 7.1.4.B (Relationship to Charleston County Ordinances).

- a. Pedestrian ways and paved pedestrian ways shall be provided in accordance with the Thoroughfare standards contained in this Master Plan.
- b. Paved pedestrian ways shall link surrounding roadways with the front entrance and shall provide pedestrian linkages between the proposed Development and uses on Adjoining Lots.
- c. Placement.
  - i. Paved pedestrian ways within Rights-of-Way shall conform to the construction details for paved Sidewalks contained in the Thoroughfare standards of this Master Plan.
  - ii. Unpaved, alternative surface walkways that are not within a Right-of-Way, and bike trails or walking trails that are designed to connect neighborhoods and provide access to common areas may be provided in accordance with this Master Plan as approved by the Planning Director.
  - iii. Other alternative surface walkways may be used for outside of Rights-of-Way when deemed appropriate to surrounding development characteristics by the Planning Director.

**5.6.6 THOROUGHFARES IN SPECIAL DISTRICTS**

The authorized Thoroughfares within Special Districts are indicated on Table 5.4.2.A (Special District Standards Summary)

**5.7 T-ZONE AND SPECIAL DISTRICT DENSITY AND DENSITY CALCULATIONS**

**5.7.1 DENSITY UNITS**

T-Zone Density and Special District Density are expressed in terms of Density Units and calculated per Table 5.7.1 (Density Equivalency Calculations)

**TABLE 5.7.1: DENSITY EQUIVALENCY CALCULATIONS** (per ZLDR Table 7.4.X)

Function	Density/acre
1 Residential Dwelling Unit*	1 Density Unit
1 Lodging Bedroom	.5 Density Unit
1500 sf Retail	1 Density Unit
1500 sf Office	1 Density Unit
1500 sf Medical	1 Density Unit
1500 sf Civic	1 Density Unit
1500 sf Education	1 Density Unit
3000 sf Industrial	1 Density Unit
Agriculture	0 Density Units
Other	0 Density Units
Outbuilding/Accessory Dwelling	0 Density Units

\* Includes Residential Units in Dwelling Groups.

**5.7.2 EXCLUSIONS FROM CALCULATIONS**

Accessory Functions and Temporary Functions shall be excluded from T-Zone and Special District Density Calculations.

**5.8 BUFFERS, SCREENING & TREE PROTECTION / PRESERVATION**

**5.8.1 LANDSCAPE BUFFERS & SCREENING**

Landscape buffers and screening are required pursuant to ZLDR § 7.4.8.A. and Table 5.8.1 (Buffer Requirements for Transect Zones).

**TABLE 5.8.1: BUFFER REQUIREMENTS FOR TRANSECT ZONES** (per FBZD Table 7.4.Z(1)).

Proposed Special District	Transect Zone				
	T1	T2	T3	T4	T5
<b>Industrial*</b>	<b>E</b>	<b>D</b>	<b>D</b>	<b>C</b>	<b>C</b>
<b>Commercial*</b>	<b>C</b>	<b>C</b>	<b>B</b>	<b>-</b>	<b>-</b>

Notes: Refer to ZLDR Table 9.5.4.B.5- Buffer Depth & Landscape Standards, for an explanation of Buffer Types B, C, D, E.

## 5.8.2 OCRM CRITICAL LINE BUFFERS

All OCRM Critical Lines shall be protected in compliance with ZLDR § 7.4.8 and Table 5.8.2 (Minimum Buffers and Setbacks for Transect Zones).

**TABLE 5.8.2: MINIMUM BUFFERS/ SETBACKS FOR T-ZONES OCRM CRITICAL LINES** (per FBZD Table 7.4.Z.(2)).

Minimum Buffer/Setback	Transect Zone					SD
	T1	T2	T3	T4	T5	
<b>OCRM Critical Line Buffer</b>	<b>35 ft.</b>	<b>25 ft.</b>	<b>25 ft.</b>	<b>15 ft.</b>	<b>15 ft.</b>	<b>15 ft.</b>
<b>Setback from OCRM Critical Line</b>	<b>50 ft.</b>	<b>35 ft.</b>	<b>25 ft.</b>	<b>25 ft.</b>	<b>25 ft.</b>	<b>25 ft.</b>

## 5.8.3 TREE PROTECTION AND PRESERVATION

Development within the Spring Grove FBZD shall comply with the standards of ZLDR Article 9.4, Tree Protection and Preservation.

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## 6.1 DEVELOPMENT OF LOTS, STRUCTURES AND BUILDINGS

Development of Lots, Structures and Buildings is authorized and shall be developed in accordance with this Master Plan and the ZLDR.

## 6.2 LOTS

a. In all T-Zones, newly platted Lots other than those created for Block subdivision and those in Civic Space shall be dimensioned according to Table 5.2.3.A (Transect Zone Standards Summary) and Tables 5.2.3.B-5.2.3.F (Transect Zone Development Standards).

b. In T-Zones T2 through T5, Lot Coverage for Buildings and Lots shall not exceed that shown in, and shall comply with, Table 5.2.3.A (Transect Zone Standards Summary) and Tables 5.2.3.B-5.2.3.F (Transect Zone Development Standards). Lot Coverage has the same meaning as Building Cover, which is defined in ZLDR Article 12.

## 6.3 BUILDING AND LOT FUNCTION

Each Lot, Principal Building, Outbuilding, Manufactured Housing Unit and Structure may contain or be used for one or more Principal Functions, Accessory Functions and Temporary Functions in accordance with this Section 6.3.

### 6.3.1 PRINCIPAL FUNCTIONS

a. Table 6.3.1 (Principal Functions and Uses) establishes the principal use categories and allowable land use types for Lots, Structures, and Buildings by Transect Zone or Special District authorized within the Spring Grove FBZD.

b. Conditions for Utilities. To the extent feasible, a parcel of land that is proposed to be used as a site for a Utility shall comply with the applicable Transect Zone or Special District development standards provided, however, that:

- i. A parcel of land that is proposed to be used as the site for a utility substation, power line easement, or right-of-way, pumping station, pressure regulation station, electricity regulating substation, gas pressure control station, or similar facilities may be exempted from the Subdivision Plat Procedures if the Planning Director determines that all engineering and survey standards of the ZLDR have been met, pursuant to ZLDR § 8.1.3.A; and
- ii. A parcel of land that is proposed as a site for a Utility may be exempted from the applicable Transect Zone or Special District standards, subject to the approval of the Planning Director.

**TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE** (per FBZD Table 7.5.A).  
 This Table authorizes specific Functions and Uses within Transect Zones & Special Districts.

	T1	T2	T3	T4	T5	SD <sup>1</sup>	SD <sup>2</sup>
<b>A. AGRICULTURAL USES</b>							
<b>ANIMAL PRODUCTION</b>							
Animal Aquaculture, including Finfish Farming, Fish Hatcheries and Shrimp or Shellfish Farming (in ponds)	•	•					
Apiculture (Bee Keeping)		•					
Horse or Other Animal Production	•	•					
Concentrated Animal Feeding Operation							
Livestock Pen		•					
<b>CROP PRODUCTION</b>							
Greenhouse Production or Food Crops Grown Under Cover		•					
Horticultural Production or Commercial Nursery Operations		•					
Hydroponics		•					
Crop Production	•	•	•	•	•		
Wineries		•					
<b>FORESTRY AND LOGGING</b>							
Bona Fide Forestry Operations	•	•	•	•	•	•	•
Lumber Mills, Planing or Saw Mills, including Chipping and Mulching		•				•	
<b>STABLE</b>							
Stables, Commercial		•					
Stables, Private		•					
<b>SUPPORT ACTIVITIES FOR AGRICULTURAL USES</b>							
Agricultural Processing		•				•	
Agricultural Sales or Services		•				•	
Agricultural Storage		•				•	
Roadside Stands	•	•		•	•	•	•

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**TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE** (per FBZD Table 7.5.A) [Continued]

	T1	T2	T3	T4	T5	SD <sup>1</sup>	SD <sup>2</sup>
Congregate Living for the Elderly (up to 15 residents)			•	•	•		
Duplex			•	•	•		
Dwelling Group							
Farm Labor Housing (up to 10 residents)							
Farm Labor Housing, Dormitory (more than 10 residents)							
Child Caring Institution (10 or more children)			•	•	•		
Group Care Home, Residential (up to 20 children)				•	•		
Group Residential, including Fraternity or Sorority Houses, Dormitories or Residence Halls				•	•		
Manufactured Housing Unit		•					
Manufactured Housing Unit, Replacement		•					
Manufactured Housing Park		•					
Multi-Family (including Condominiums or Apartments)				•	•		
Retirement Housing			•	•	•		
Retirement Housing, Limited (up to 10 residents)			•	•	•		
Single Family Attached (including Townhouses or Rowhouses)				•	•		
Single Family Detached		•	•	•	•		
Affordable Dwelling Units		•	•	•	•		
Single Family Detached/Manufactured Housing Unit (Joint) or Two Manufactured Housing Units (Joint)		•					
Transitional Housing, including Homeless and Emergency shelters, Pre-Parole Detention Facilities, or Halfway Houses				•	•		
Continuing Care Retirement Community			•	•	•		
Community Residential Care Facility			•	•	•		
Group Care Home, Residential (fewer than 10 children)			•	•	•		

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**TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE** (per FBZD Table 7.5.A). [Continued]

**C. CIVIC/INSTITUTIONAL**

	T1	T2	T3	T4	T5	SD <sup>1</sup>	SD <sup>2</sup>
<b>COURTS AND PUBLIC SAFETY</b>							
Court of Law				•	•	•	•
Correctional Institutions							
Parole Offices or Probation Offices							
Safety Services, including Emergency Medical or Ambulance Service, Fire Protection and Police Protection	•	•	•	•	•	•	•
Bus Shelter		•	•	•	•	•	•
<b>DAY CARE SERVICES</b>							
Adult Day Care Facilities				•	•	•	
Child Day Care Facilities, including Group Child Care Home or Child Care Center				•	•	•	
Family Day Care Home				•	•	•	
Family Childcare Home				•	•	•	
<b>DEATH CARE SERVICES</b>							
Cemeteries or Crematories		•	•	•			
Funeral Services, including Funeral Homes or Mortuaries				•	•	•	
Columbarium		•	•	•	•		
<b>EDUCATIONAL SERVICES</b>							
Pre-school or Educational Nursery			•	•	•		
School, Primary			•	•	•		
School, Secondary			•	•	•		
College or University Facility			•	•	•		
Business or Trade School				•	•	•	
Personal Improvement Education, including Fine Arts Schools and Automobile Driving Schools				•	•	•	
<b>HEALTH CARE SERVICES</b>							
Medical Office or Outpatient Clinic, including Psychiatrist Offices, Chiropractic Facilities and Ambulatory Surgery Facilities				•	•	•	•
Community Residential Care Facilities			•	•	•		
Convalescent Services, including Nursing Homes				•	•	•	

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**TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE** (per FBZD Table 7.5.A) [Continued]

	T1	T2	T3	T4	T5	SD <sup>1</sup>	SD <sup>2</sup>
Counseling Service, including Job Training or Placement Services				●	●	●	●
Intermediate Care Facility for the Mentally Retarded					●	●	
Public or Community Health Centers				●	●	●	●
Health Care Laboratories, including Medical Diagnostic and Dental Laboratories				●	●	●	●
Home Health Agencies				●	●	●	●
Hospital, including General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric or Substance Abuse Hospitals or Hospices				●	●	●	
Outpatient Facilities for Chemically Dependent or Addicted Persons					●	●	
Rehabilitation Facilities				●	●	●	
Residential Treatment Facility for Children and Adolescents (mental health treatment)						●	
Abortion Clinic							
Medical Centers				●	●	●	
Habilitation Center				●	●	●	
<b>MUSEUMS, HISTORIC SITES AND SIMILAR INSTITUTIONS</b>							
Historical Sites (Open to the Public)		●		●	●		
Libraries or Archives				●	●		
Museums				●	●		
Nature Exhibition		●		●	●		
Botanical Gardens		●		●	●		
Zoos				●	●		
<b>POSTAL SERVICE</b>							
Postal Service, United States		●		●	●	●	●
<b>RECREATION AND ENTERTAINMENT</b>							
Community Recreation including Recreation Centers		●		●	●		
Fishing or Hunting Guide Service (Commercial)		●		●	●		
Fishing or Hunting Lodge (Commercial)	●	●					
Golf Courses or Country Clubs		●					
Parks and Recreation		●	●	●	●	●	●

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**TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE** (per FBZD Table 7.5.A). [Continued]

	T1	T2	T3	T4	T5	SD <sup>1</sup>	SD <sup>2</sup>
Recreation and Entertainment, Indoor, including Billiard Parlors, Bowling Centers, Ice and Roller Skating Rinks, Indoor Shooting Ranges, Theaters and Video Arcades				•	•	•	•
Recreation and Entertainment, Outdoor, including Amusement Parks, Fairgrounds, Miniature Golf Courses, Race or Go-Cart Tracks and Sports Arenas		•			•	•	
Drive-In Theaters							
Golf Driving Ranges							
Outdoor Shooting Ranges		•					
Recreation or Vacation Camps		•					
Special Events (Commercial and Industrial)						•	
Special Events (Residential and Agricultural)		•	•	•	•		
Auditorium / Amphitheater / Performance Venue			•	•	•	•	•
Community Center, Public or Not-for-Profit		•		•	•		
Recreation Assembly, including recreation center, fairground, and stadium		•			•	•	
<b>RELIGIOUS, CIVIC, PROFESSIONAL AND SIMILAR ORGANIZATIONS</b>							
Business, Professional, Labor, or Political Organizations				•	•		
Social or Civic Organizations, including Youth Organizations, Sororities and Fraternities				•	•		
Religious Assembly			•	•	•		•
Social Club or Lodge				•	•		
<b>UTILITIES AND WASTE-RELATED USES*</b>							
<b>Utility Service, Major</b>							
Electric or Gas Power Generation Facilities		○	○	○	○	○	○
Utility Substation		○	○	○	○	○	○
Electrical or Telephone Switching Facility		○	○	○	○	○	○
Sewage Collector or Trunk Lines		○	○	○	○	○	○
Sewage Disposal Facilities		○	○	○	○	○	○

\* See FDMP § 6.3.1.b for Use Conditions.

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**TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE** (per FBZD Table 7.5.A) [Continued]

	T1	T2	T3	T4	T5	SD <sup>1</sup>	SD <sup>2</sup>
Utility Pumping Station		○	○	○	○	○	○
Water Mains	○	○	○	○	○	○	○
Water or Sewage Treatment Facilities		○				○	
Water Storage Tank	○	○	○	○	○	○	○
Wind Energy Facility, Large		○				○	
<b>Utility Service, Minor</b>							
Electric or Gas Power Distribution		●	●	●	●	●	●
Sewage Collection Service Line		●	●	●	●	●	●
Water Service Lines		●	●	●	●	●	●
<b>Waste-Related Uses</b>							
Hazardous Waste Treatment or Disposal							
Nonhazardous Waste Treatment or Disposal						●	
Septic Tank Installation, Cleaning, or Related Services		●			●	●	●
Solid Waste Combustors or Incinerators, Including Cogeneration Plants							
Solid Waste Disposal Facility (Public or Private)							
Waste Collection Services						●	
Waste Transfer Facilities						●	
Sprayfield		●				●	
<b>MISCELLANEOUS CIVIC/INSTITUTIONAL USES</b>							
Conference or Exhibition Center					●	●	●
Fountain / Public Art		●	●	●	●	●	●

\* See FDMP § 6.3.1.b for Use Conditions.

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**TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE** (per FBZD Table 7.5.A). [Continued]

**D. COMMERCIAL**

	T1	T2	T3	T4	T5	SD <sup>1</sup>	SD <sup>2</sup>
<b>ACCOMODATIONS</b>							
Bed and Breakfasts Inns		•		•	•		
Hotels or Motels				•	•	•	•
Rooming or Boarding Houses							
RV (Recreational Vehicle) Parks or Campgrounds		•					
<b>ANIMAL SERVICES</b>							
Kennel		•		•	•	•	•
Pet Stores or Grooming Salons		•		•	•	•	•
Small Animal Boarding (enclosed building)		•		•	•	•	•
Veterinary Services		•		•	•	•	•
<b>FINANCIAL SERVICES</b>							
Banks				•	•	•	•
Financial Services				•	•	•	•
Short-term Lenders							
<b>FOOD SERVICE AND DRINKING PLACES</b>							
Bar or Lounge (Alcoholic Beverages), including Taverns, Brewbars, Cocktail Lounges, and Member Exclusive Bars or Lounges				•	•	•	•
Catering Service				•	•	•	•
Restaurant, Fast Food, including Snack or Non-alcoholic Beverage Bars				•	•	•	•
Restaurant, General, including Cafeterias, Diners, Delicatessens, and Full-Service Restaurants				•	•	•	•
Sexually Oriented Business							
<b>INFORMATION INDUSTRIES</b>							
Communication Services, including Radio or Television Broadcasting Studios, News Syndicates, Film or Sound Recording Studios, Telecommunication Service Centers, and Telegraph Service Offices					•	•	•
Communications Towers		•		•	•	•	•
Data Processing Services					•	•	•
Publishing Industries, including Newspaper, Periodical, Book, Database, and Software Publishers					•	•	•

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**TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE** (per FBZD Table 7.5.A) [Continued]

	T1	T2	T3	T4	T5	SD <sup>1</sup>	SD <sup>2</sup>
<b>OFFICES</b>							
Administrative or Business Office, including Book-keeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services, and Travel Arrangement Services				•	•	•	•
Government Office		•		•	•	•	
Professional Office, including Accounting, Tax Preparation, Architectural, Engineering and Legal Services				•	•	•	•
<b>OTHER NONRESIDENTIAL DEVELOPMENT</b>							
Convention Center or Visitors Bureaus				•	•	•	•
Heavy Construction Services or General Contractors, including Paving Contractors or Bridge or Building Contractors						•	
Office/Warehouse Complex					•	•	
Billboard							
Special Trade Contractors (Offices/Storage)				•	•	•	•
Building Equipment or Other Machinery Installation Contractors				•	•	•	•
Carpentry Contractors				•	•	•	•
Concrete Contractors				•	•	•	•
Drywall, Plastering, Acoustic or Insulation Contractors				•	•	•	•
Electrical Contractors				•	•	•	•
Excavation Contractors				•	•	•	•
Masonry or Stone Contractors				•	•	•	•
Painting or Wall Covering Contractors				•	•	•	•
Plumbing, Heating or Air Conditioning Contractors				•	•	•	•
Roofing, Siding or Sheet Metal Contractors				•	•	•	•
Tile, Marble, Terrazzo or Mosaic Contractors				•	•	•	•

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**TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE** (per FBZD Table 7.5.A). [Continued]

	T1	T2	T3	T4	T5	SD <sup>1</sup>	SD <sup>2</sup>
<b>PARKING, COMMERCIAL</b>							
Parking Lots				•	•	•	•
Parking Structure				•	•	•	•
<b>RENTAL AND LEASING SERVICE</b>							
Charter Boat or other Recreational Watercraft Rental Service						•	
Commercial or Industrial Machinery or Equipment Rental or Leasing Service						•	
Construction Tools or Equipment Rental						•	
Consumer Goods Rental Centers					•	•	
Consumer Goods Rental Service including Electronics, Appliances, Formal Wear, Costume, Video or Disc, Home Health Equipment, Recreational Goods or other Household Items				•	•		•
Heavy Duty Truck or Commercial Vehicle Rental or Leasing						•	
Self-Service Storage / Mini Warehouses					•	•	
Vehicle Rental or Leasing, including Automobiles, Light or Medium Duty Trucks, Motorcycles, Moving Vans, Utility Trailers, or Recreational Vehicles				•	•	•	•
<b>REPAIR AND MAINTENANCE SERVICES</b>							
Boat Yard		•				•	
Repair Services, Consumer, including Appliance, Shoe, Watch, Furniture, Jewelry, or Musical Instrument Repair Shops				•	•	•	•
Repair Service, Commercial, including Electric Motor Repair, Scientific or Professional Instrument Repair, Tool Repair, Heavy Duty Truck or Machinery Servicing and Repair, Tire Retreading or Recapping, or Welding Shops				•	•	•	•
Vehicle Repair, Consumer, including Muffler Shops, Auto Repair Garages, Tire or Brake Shops, or Body or Fender Shops				•	•	•	•
Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes				•	•	•	•

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**TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE** (per FBZD Table 7.5.A) [Continued]

	T1	T2	T3	T4	T5	SD <sup>1</sup>	SD <sup>2</sup>
<b>RETAIL SALES OR SERVICES</b>							
Non-Store Retailers				•	•	•	•
Direct-Selling Establishments				•	•	•	•
Electronic Shopping or Mail-Order Houses				•	•	•	•
Fuel (except liquefied petroleum gas) Dealer, including Heating Oil Dealers						•	
Liquefied Petroleum Gas (Bottled Gas) Dealers						•	
Vending Machine Operators						•	•
Building Materials or Garden Equipment and Supplies Retailers				•	•		•
Hardware Stores				•	•		•
Home Improvement Centers				•	•		•
Garden Supplies Centers		•		•	•		•
Outdoor Power Equipment Stores				•	•		•
Paint, Varnish or Wallpaper Stores				•	•		•
Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries or Candy Shops				•	•	•	•
Liquor, Beer, or Wine Sales				•	•		•
Retail Sales or Services, General				•	•		•
Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store				•	•		•
Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Store				•	•		•
Convenience Stores				•	•	•	•
Drug Stores or Pharmacies				•	•	•	•
Duplicating or Quick Printing Service				•	•	•	•
Electronics, Appliance, or Related Products Store				•	•		•
Florist				•	•		•
Furniture, Cabinet, Home Furnishings or Related Products Store				•	•		•
Pawn Shop				•	•		•
Private Postal or Mailing Service				•	•	•	•

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**TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE** (per FBZD Table 7.5.A). [Continued]

	T1	T2	T3	T4	T5	SD <sup>1</sup>	SD <sup>2</sup>
Tobacconist				•	•		
Sweetgrass Basket Stands	•	•	•	•	•	•	•
Warehouse Clubs, Superstores, and Department Stores						•	•
Service Station, Gasoline, with or without Convenience Stores				•	•	•	•
Truck Stop						•	
Kiosk				•	•	•	•
Open Market				•	•	•	•
Push Cart				•	•	•	•
Vehicle Sales - Automobile or Light or Medium Duty Truck Dealers (New or Used)				•	•	•	•
Vehicle Sales - Heavy Duty Truck or Commercial Vehicle Dealers (New or Used)					•	•	•
Manufactured Mobile Home Dealers						•	•
Motorcycle, Watercraft or Recreational Vehicle Dealers							•
Vehicle Parts, Accessories or Tire Store				•	•	•	•
Truck Depot						•	
Retail Sales, Durable and Consumer Goods				•	•	•	•
Retail Sales, Heavy Consumer Goods				•	•		•
<b>RETAIL OR PERSONAL SERVICES</b>							
Consumer Convenience Service				•	•		•
Automated Bank/Teller Machine				•	•	•	•
Drycleaners or Coin-Operated Laundries				•	•		
Drycleaners or Laundry Pick-up Service Stations				•	•		
Locksmith				•	•		
One-Hour Photo Finishing				•	•		•
Tailors or Seamstresses				•	•		
Hair, Nail or Skin Care Services, including Barber Shops and Beauty Salons				•	•		

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**TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE** (per FBZD Table 7.5.A) [Continued]

	T1	T2	T3	T4	T5	SD <sup>1</sup>	SD <sup>2</sup>
Personal Improvement Service, including Dance Studios, Health or Physical Fitness Studios, Photography Studio or Reducing Studios					•	•	•
Tattoo Parlors							
Services to Buildings or Dwellings, including Carpet or Upholstery Cleaning, Exterminating or Janitorial Services				•	•	•	
Landscaping and Horticultural Services to Commercial, Industrial, or Institutional Buildings and Residences				•	•	•	•
Personal Services, General				•	•	•	•
Consumer Services, General				•	•	•	•
<b>VEHICLE AND WATERCRAFT STORAGE</b>							
Vehicle Storage, including Bus Barns, Boat or RV Storage						•	
Impound Yard						•	
Towing Facility						•	
Boat Ramps	•	•	•				
Community Dock	•	•	•				
Commercial Dock							
Marina		•					
Dry/Stack Storage for Watercraft						•	
<b>WHOLESALE SALES</b>							
Aircraft Wholesalers, including Related Parts						•	
Beverage or Related Products Wholesalers, including Alcoholic Beverages						•	•
Book, Periodical, or Newspaper Wholesalers						•	•
Chemical Wholesalers (except Pharmaceutical Products, Fertilizers, or Pesticides)						•	•
Clay or Related Products Wholesalers						•	
Computers or Electronic Products Wholesalers				•	•	•	•
Construction Material Wholesalers, including Brick, Cement, Concrete, Lumber, Millwork, Plywood, Shell, Stone, Wood Panel or other Related Materials						•	•
Electrical Equipment, Appliances or Components Wholesalers						•	•

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**TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE** (per FBZD Table 7.5.A). [Continued]

	T1	T2	T3	T4	T5	SD <sup>1</sup>	SD <sup>2</sup>
Fabric or Apparel Wholesalers						•	•
Farm Supplies or Equipment Wholesalers		•				•	•
Flower, Nursery Stock or Florists Supplies Wholesalers		•				•	•
Food or Related Products Wholesalers						•	•
Furniture, Cabinets, or Related Products Wholesalers						•	•
Glass or Related Products Wholesalers						•	•
Leather Product Wholesalers						•	
Machinery, Tools or Construction Equipment Wholesalers						•	
Manufactured Home (Mobile Home) or other Prefabricated Structures Wholesalers						•	
Metal or Mineral (except Petroleum) Wholesalers						•	
Motor Vehicles (Commercial or Passenger) or Trailers Wholesalers, including Related Parts						•	
Paint, Varnish or Related Supplies Wholesalers						•	
Paper or Paper Products Wholesalers						•	
Petroleum Wholesalers						•	
Pharmaceutical Wholesalers						•	
Plastics or Rubber Products Wholesalers						•	
Professional or Commercial Equipment or Supplies Wholesalers, including Office, Medical, or Restaurant Equipment						•	
Sign Wholesalers						•	
Tobacco or Related Products Wholesalers						•	
Toy or Artwork Wholesalers						•	
Watercraft (Commercial or Residential) Wholesalers, including Related Parts						•	
Wood Products Wholesalers						•	
Other Miscellaneous Wholesale Sales						•	

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**TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE** (per FBZD Table 7.5.A) [Continued]

<b>E. INDUSTRIAL</b>	T1	T2	T3	T4	T5	SD <sup>1</sup>	SD <sup>2</sup>
<b>INDUSTRIAL SERVICES</b>							
Drycleaning or Carpet Cleaning Plants						•	
Laundries, Commerical						•	
Photo Finishing Laboratories						•	
Research and Development Laboratories						•	
Scrap and Salvage Service, including Automotive Wrecking Yards, Junk Yards, Parts Salvage, Paper Salvage Yards, Wholesale Scrap or Waste Materials Establishments, or Materials Recovery Facilities						•	
<b>MANUFACTURING AND PRODUCTION</b>							
Aircraft Manufacturing, including Related Parts						•	
Beverage or Related Products Manufacturing, including Alcoholic Beverages and Excluding Microbreweries and Brewpubs					•	•	•
Cement or Concrete Products Manufacturing, including Concrete Batching or Asphalt Mixing						•	
Chemical Manufacturing, including Pharmaceutical Products, Chemical Fertilizers or Pesticides						•	
Clay or Related Products Manufacturing						•	
Computers or Electronic Products Manufacturing						•	
Electrical Equipment, Applicances, or Components Manufacturing						•	
Fabric or Apparel Manufacturing, including Textile Mills						•	
Food or Related Products Manufacturing						•	
Furniture, Cabinets or Related Products Manufacturing						•	
Glass or Related Products Manufacturing						•	
Leather Products Manufacturing, including Tanneries						•	
Machinery, Tools, or Construction or Construction Equipment Manufacturing, including Farm Equipment						•	
Manufactured Home (Mobile Home) or other Prefabricated Structures Manufacturing						•	
Metal, Petroleum, Coal, and other Mineral Products Manufacturing, including Refineries						•	
Microbrewery					•	•	•
Motor Vehicle (Commercial and Passenger) or Trailer Manufacturing, including Related Parts						•	

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**TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE** (per FBZD Table 7.5.A). [Continued]

	T1	T2	T3	T4	T5	SD <sup>1</sup>	SD <sup>2</sup>
Paint, Varnish or Related Supplies Manufacturing						•	
Plastics or Rubber Products Manufacturing						•	
Printing Press Production or Lithography					•	•	
Professional or Commercial Equipment or Supplies Manufacturing, including Office, Medical, Restaurant Equipment, or Speciality Items						•	
Pulp or Paper Mills							
Rendering Plants							
Sign Manufacturing						•	
Slaughter House and Meat Packing							
Stone or Shell Products Manufacturing						•	
Tobacco Products Manufacturing						•	
Toy or Artwork Manufacturing						•	
Watercraft (Commercial or Recreational) Manufacturing, including Related Parts						•	
Wood Products Manufacturing						•	
Other Miscellaneous Manufacturing and Production						•	
<b>WAREHOUSE AND FREIGHT MOVEMENT</b>							
Warehouse and Distribution Facilities						•	
Cold Storage Plants						•	
Freight Container Storage Yards, excluding Fuel Storage Facilities						•	
Freight Forwarding Facilities, including Truck Terminals, Marine Terminals, or Packing and Crating Facilities						•	
Fuel Storage Facilities, excluding Nuclear Fuels						•	
Household Moving Storage						•	
Grain Terminals and Elevators						•	
Parcel Services						•	
Retail Store Warehouses						•	
Stockpiling of Sand, Gravel, or other Aggregate Materials		•				•	
Storage of Weapons or Ammunition						•	

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**TABLE 6.3.1: SPECIFIC PRINCIPAL FUNCTION & USE** (per FBZD Table 7.5.A) [Continued]

<b>F. OTHER USES</b>							
	T1	T2	T3	T4	T5	SD <sup>1</sup>	SD <sup>2</sup>
<b>RECYCLING SERVICES</b>							
Recycling Center						•	
Recycling Collection Drop-Off		•			•	•	
<b>RESOURCE EXTRACTION/MINING*</b>							
Resource Extraction or Mining including Borrow Pits, Mining, Oil, or Gas Extraction, Quarries, or Sand & Gravel Operation	○	○	○	○	○	○	○
<b>TRANSPORTATION</b>							
Aviation, including Private Airstrips							
Railroad Facility				•	•	•	
Sightseeing Transportation, Land or Water				•	•	•	•
Taxi or Limousine Service				•	•	•	•
Urban Transit Systems				•	•	•	
Water Transportation				•	•	•	•
Passenger Terminal				•	•		•

\* See ZLDR § 6.4.14.A for Use Conditions.

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### 6.3.2 ACCESSORY FUNCTIONS

- a. Table 6.3.2.A (Permitted Accessory Uses) establishes the permitted Accessory Uses within the Spring Grove FBZD.
- b. Accessory Functions shall comply with ZLDR § 7.5.1.C.
- c. Home Occupations within the Spring Grove District are permitted pursuant to ZLDR § 6.5.11, subject to the following:
  - i. Home Occupations shall be allowed as Accessory Functions to all Residential Principal Functions. Zoning Permits shall be required for all Home Occupations.
- d. Accessory Dwelling Units are authorized in the Spring Grove FBZD in compliance with ZLDR § 7.5.1.D and Table 6.3.2.B (Maximum Heated Gross Floor Area for Accessory Dwelling Units).
- e. A Manufactured Housing Unit may be used as a Residential Principal Function, or an Accessory Function, and may be located or relocated to or within a Lot.

**TABLE 6.3.2.A: PERMITTED ACCESSORY USES** (per ZLDR Table 7.5.B)

Accessory Use Type	Transect Zone				
	T1	T2	T3	T4	T5
Accessory/Secondary Dwelling Unit		✓	✓	✓	✓
Barns and farming-related structures	✓	✓			
Fences and Walls	✓	✓	✓	✓	✓
Food/Refreshment Stand			✓	✓	
Gate Houses and Guard Houses		✓	✓		
Gift shops, news stand				✓	✓
Home Occupations		✓	✓	✓	
Outdoor storage		✓			
Playhouses, patios, cabanas, porches, gazebos, and incidental household storage buildings		✓	✓		
Radio and television receiving antennas		✓	✓		
Solar Collectors and Wind Generators	✓	✓	✓	✓	✓
Tennis courts, swimming pools, and hot tubs		✓	✓	✓	

**TABLE 6.3.2.B: MAXIMUM HEATED GROSS FLOOR AREA FOR ACCESSORY DWELLING UNITS** (per ZLDR Table 7.5.C).

Transect Zone	Max. Floor Area
T2	1500 sf
T3 - T5	800 sf

### 6.3.3 TEMPORARY FUNCTIONS

ZLDR Articles 6.6 (Temporary Uses) and 6.7 (Special Events) are applicable within the Spring Grove FBZD.

## 6.4 VEHICULAR PARKING REQUIREMENTS

### 6.4.1 PARKING REQUIRED

Parking for the Functions and Uses in Table 6.3.1 (Principal Functions and Uses) shall be established pursuant to ZLDR § 7.5.2 and Tables 6.4.1 (Parking Calculations)

**TABLE 6.4.1: PARKING CALCULATIONS** (per ZLDR Table 7.5.D).

This Shared Parking Factor for two Functions, when divided into the sum of the two amounts as listed on the Required Parking table below, produces the Effective Parking needed for each site involved in sharing. Conversely, if the Sharing Factor is used as a multiplier, it indicates the amount of Building allowed on each site given the parking available.

REQUIRED PARKING				SHARED PARKING FACTOR			
	T2	T3	T4	T5	Function	with	Function
RESIDENTIAL	2.0 / dwelling		1.5 / dwelling	1.0 / dwelling	RESIDENTIAL		RESIDENTIAL
LODGING	1.0 / bedroom		1.0 / bedroom	1.0 / bedroom	LODGING		LODGING
OFFICE	3.0 / 1000 sq. ft.		3.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.	OFFICE	1	OFFICE
RETAIL	4.0 / 1000 sq. ft.		4.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.	RETAIL	1.1	RETAIL
CIVIC	To be determined by Planning Director					1.4	
OTHER	To be determined by Planning Director					1.7	

Function	with	Function
RESIDENTIAL		RESIDENTIAL
LODGING		LODGING
OFFICE	1	OFFICE
RETAIL	1.1	RETAIL
	1.4	
	1.7	
	1	
	1.3	
	1.2	
	1	

### 6.4.2 PARKING PER FUNCTION

For Lots in all T- Zones and Special Districts Developed within the Spring Grove FBZD:

- a. Parking shall be designed in accordance with ZLDR § 7.5.2.
- b. Accessory Dwelling Units, Accessory Functions, and Temporary Functions and Outbuildings shall not be counted in determining allowed Density or parking requirements.

### 6.4.3 SUPPLEMENTAL STANDARDS

- a. Rear Alley / Rear Lane. Parking within a Lot shall be accessed by a Rear Alley or Rear Lane, when such is available on the Community Plan, Conditional Plat or Final Plat and/or Lot, Block, and Building Plan.
- b. Shared Parking Areas - Walks. Shared Parking Areas must be connected by a continuous network of sidewalks and pedestrian crosswalks.

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## 6.5 BUILDING STANDARDS

### 6.5.1 BUILDING TYPES

a. The Building Types allowed by Transect Zone are set forth in Table 6.5.1.A (Building Types Allowed by Transect Zone) and Table 6.5.1.B (Supplemental Building Types Allowed by Transect Zone).

b. The Building Types listed in Table 6.5.1.B (Supplemental Building Types Allowed by Transect Zones) are authorized for the Spring Grove Form Based Zoning District.

**TABLE 6.5.1.A: BUILDING TYPES ALLOWED BY TRANSECT ZONE** (per ZLDR Table 7.5.E)

BUILDING TYPE	TRANSECT ZONE				
	T1	T2	T3	T4	T5
Single-Family: Villa		√	√	√	
Single-Family: House		√	√	√	
* Single-Family: Cottage	√		√	√	
Sideyard House			√	√	√
Accessory Dwelling		√	√	√	√
Duplex/Triplex/Quadplex			√	√	√
Courtyard House			√	√	√
Townhouse				√	√
Live/Work Unit			√	√	√
Apartment House				√	√
Flex Building				√	√
Mixed-Use Block				√	√

\*Not applicable in T-1 in the Spring Grove FBZD.

**TABLE 6.5.1.B: SUPPLEMENTAL BUILDING TYPES ALLOWED BY TRANSECT ZONE**

BUILDING TYPE	TRANSECT ZONE				
	T1	T2	T3	T4	T5
Farm House		√			
Large House		√	√	√	
Medium House		√	√	√	
Small House			√	√	√
Sideyard Building			√	√	√
SG Duplex			√	√	√
Courtyard Building				√	√
Rowhouse				√	√
SG Live/Work Unit			√	√	√
Small Multifamily Building				√	√
Large Multifamily Building					√
Mixed-Use Building				√	√
Small Commercial Building		√		√	√
Workplace Building		√			√
Retail Building					√
Block Perimeter Building					√

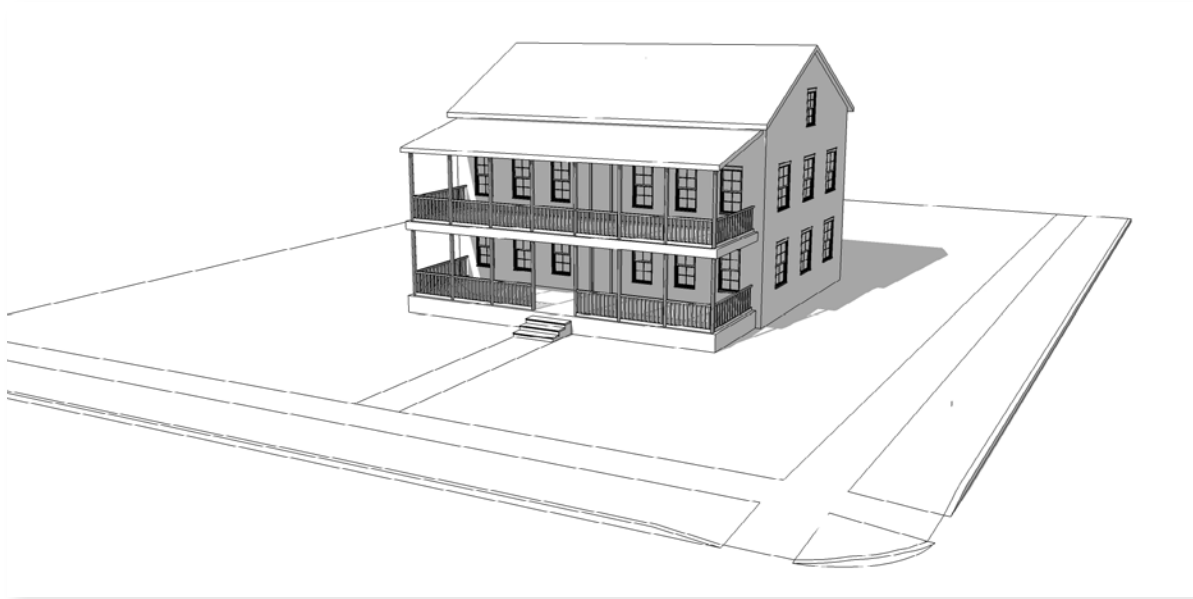
## 6.5.2 BUILDING TYPES STANDARDS

- a. Principal Buildings shall comply with the Building Type Standards and requirements set forth in Tables 6.5.2.A-6.5.2.BB (Building Types Standards). However, Buildings in Special Districts are not required to comply with these Building Type Standards. Buildings in Civic Spaces are not required to comply with these Building Type Standards but must comply with ZLDR § 7.5.3.D.2.A.
- b. In the event of a conflict between the Building Types standards tables and the Transect Zone standards tables, the more restrictive standard applies.

### TABLE 6.5.2.A SINGLE FAMILY: VILLA

T1 T2 T3 T4 T5

A large, single-family detached structure on a large lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a more rural setting.



**TABLES 6.5.2.A BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	90' min.
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Edgeyard Only
<b>BUILDING HEIGHT</b>	1 to 2 Stories
<b>PRIVATE FRONTAGE</b>	Common Yard, Porch, Fence
<b>PEDESTRIAN ACCESS</b>	No restrictions
<b>VEHICULAR ACCESS</b>	No restrictions
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	No restrictions
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	1

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the south-east region and to promote the high quality and character of the Lowcountry. New Buildings such as the Single Family Villa shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body of the Villa should generally address the primary adjacent street. The main body may be broad fronted (long side facing the primary street with eave parallel to the street), narrow fronted (short side facing the primary street with eave perpendicular to the street) or L-shaped. Side wings, rear wings, dormers, bay windows, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

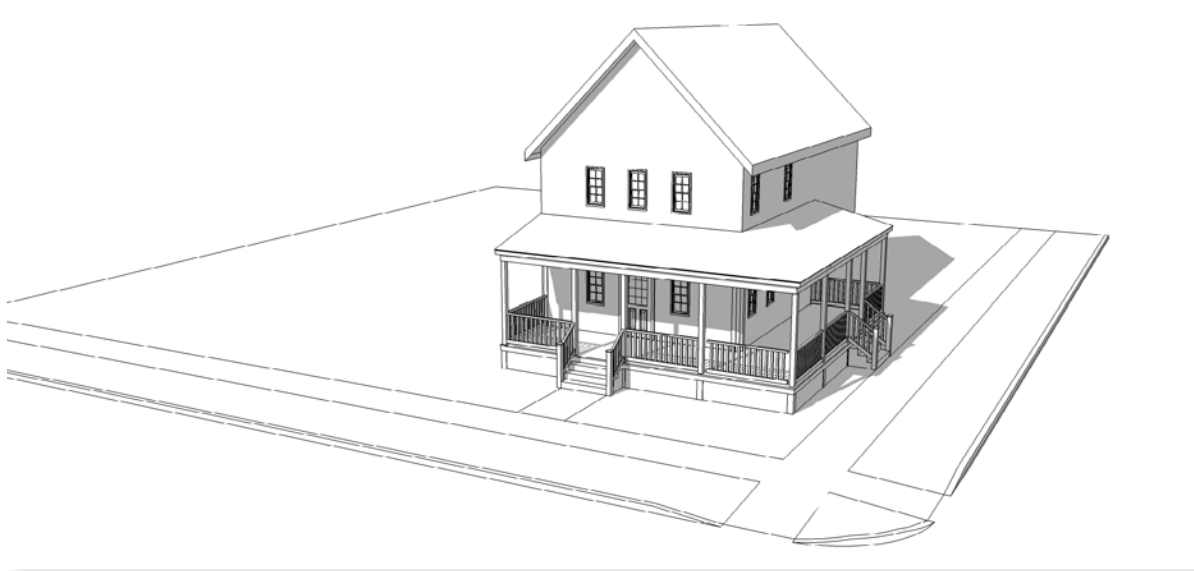
Roofs are typically hipped or gabled, and details shall be consistent with traditional styles. Flat roofs (with a parapet) are acceptable on wings and projections, but not the main body.

Eaves may be open or closed with a minimum depth of six inches.

## TABLE 6.5.2.B: SINGLE FAMILY: HOUSE

T1 T2 T3 T4 T5

A medium-sized, single-family detached structure on a medium-sized lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable setting.



**TABLES 6.5.2.B BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	50' min, 70' max
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Edgeyard, Sideyard
<b>BUILDING HEIGHT</b>	1 to 2 Stories
<b>PRIVATE FRONTAGE</b>	Common Yard, Porch, Fence, Stoop
<b>PEDESTRIAN ACCESS</b>	Principal Entrance to the Building shall be included in the Facade.
<b>VEHICULAR ACCESS</b>	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	1, but variable based on applicable Buildable Density under Section 6.4.1 (Vehicular Parking Requirements) and Principal Function under Section 6.3.1 (Principal Functions).

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the south-east region and to promote the high quality and character of the Lowcountry. New Buildings such as the Single Family House shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body of the House should generally address the primary adjacent street. The main body may be broad fronted (long side facing the primary street with eave parallel to the street), narrow fronted (short side facing the primary street with eave perpendicular to the street) or L-shaped. Side wings, rear wings, dormers, bay windows, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

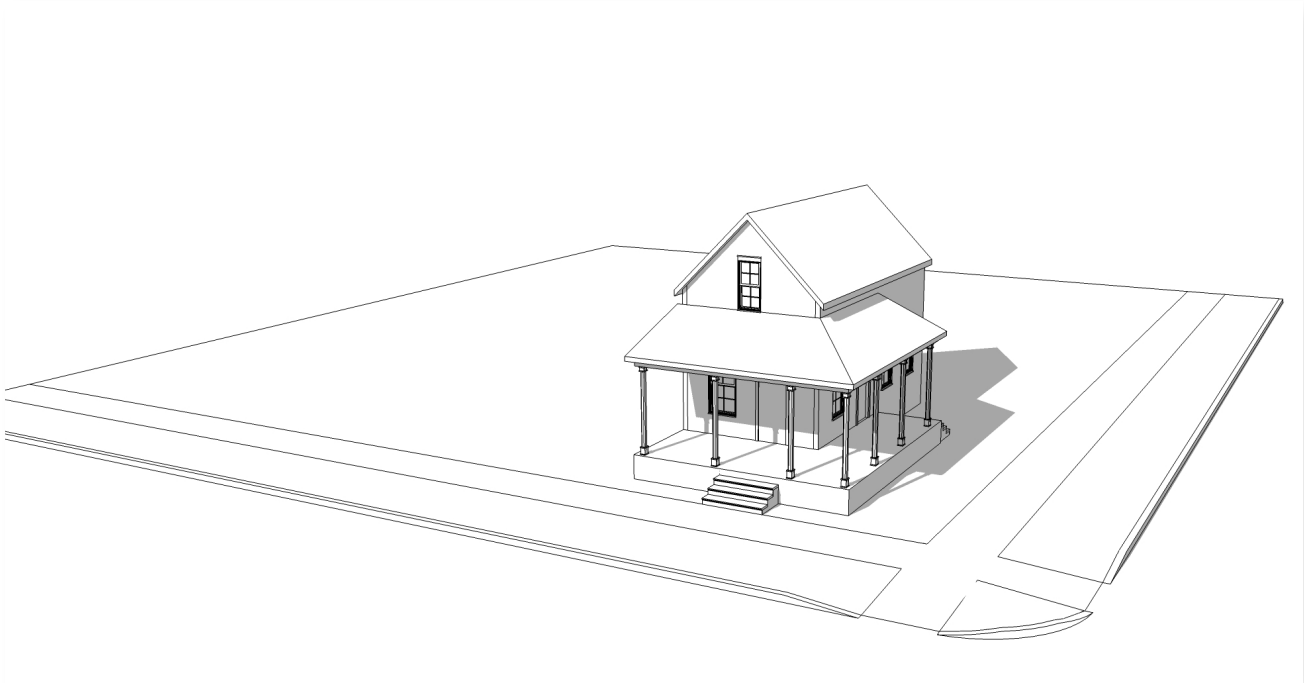
Roofs are typically hipped or gabled, and details shall be consistent with traditional styles. Flat roofs (with a parapet) are acceptable on wings and projections, but not the main body.

Eaves may be open or closed with a minimum depth of six inches.

## TABLE 6.5.2.C: SINGLE FAMILY: COTTAGE

T1 T2 T3 T4 T5

A small, single-family detached structure on a small lot that incorporates one unit. It is typically located within a primarily single-family neighborhood in a walkable setting. This Building Type is not applicable in T-1 in the Spring Grove FBZD.



**TABLES 6.5.2.C BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	30' min, 50' max
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Edgeyard, Sideyard
<b>BUILDING HEIGHT</b>	1 to 2 Stories
<b>PRIVATE FRONTAGE</b>	Common Yard, Porch, Fence, Stoop
<b>PEDESTRIAN ACCESS</b>	Principal Entrance to the Building shall be included in the Facade.
<b>VEHICULAR ACCESS</b>	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	1, but variable based on applicable Buildable Density under Section 6.4.1 (Vehicular Parking Requirements) and Principal Function under Section 6.3.1 (Principal Functions).

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Single Family Cottage shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body of the Cottage should generally address the primary adjacent street. The main body may be broad fronted (long side facing the primary street with eave parallel to the street), narrow fronted (short side facing the primary street with eave perpendicular to the street) or L-shaped. Side wings, rear wings, dormers, bay windows, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

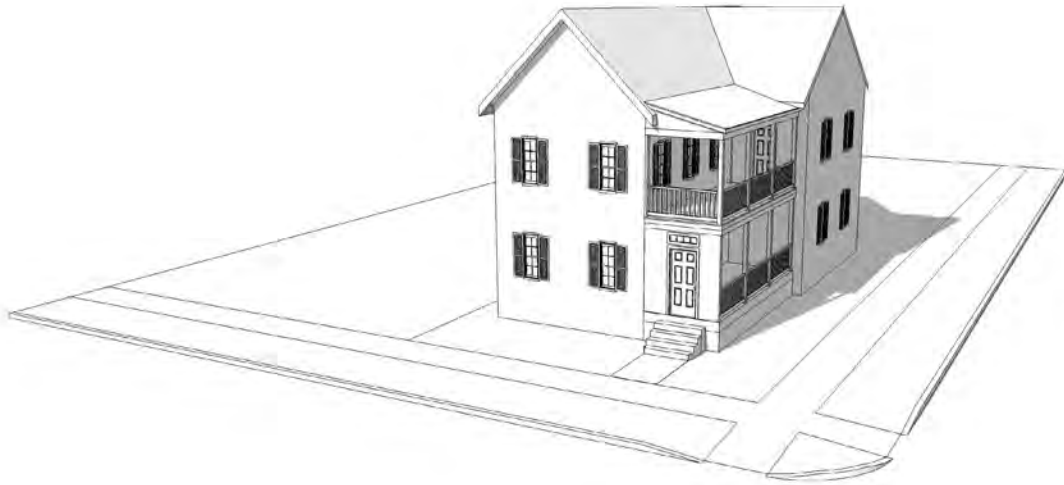
Roofs are typically hipped or gabled, and details shall be consistent with traditional styles. Flat roofs (with a parapet) are acceptable on wings and projections, but not the main body.

Eaves may be open or closed with a minimum depth of six inches.

## TABLE 6.5.2.D: SIDYARD HOUSE

T1 T2 T3 T4 T5

A small to medium single-family or twin structure that occupies one side of the lot with a setback on the other side.





**TABLES 6.5.2.D BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	25' min, 40'max
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Sideyard, Edgeyard
<b>BUILDING HEIGHT</b>	1 to 2 Stories
<b>PRIVATE FRONTAGE</b>	Porch, Fence, Stoop
<b>PEDESTRIAN ACCESS</b>	No restrictions
<b>VEHICULAR ACCESS</b>	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	1, but variable based on applicable Buildable Density under Section 6.4.1 (Vehicular Parking Requirements) and Principal Function under Section 6.3.1 (Principal Functions).

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the south-east region and to promote the high quality and character of the Lowcountry. New Buildings such as the Sideyard House shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body of the Building should generally address the primary adjacent street. The typical sideyard Building is narrow fronted (short side facing the primary street with eave perpendicular to the street). A two-story (rarely, one-story) porch runs along the side of the Building. The facade typically extends to create a doorway to the porch. Side wings, rear wings, dormers, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building and coordinate with structural patterns such as porch columns.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

Roofs are typically gabled, though flat roofs are also acceptable (with a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a minimum depth of six inches (unless there is a parapet).

## TABLE 6.5.2.E: ACCESSORY DWELLING

T1 T2 T3 T4 T5

An auxiliary dwelling unit located within an accessory structure of a primary dwelling unit on a lot. Includes, but is not limited to dwelling units in guest houses, carriage houses, pool houses and above or beside a garage.



**TABLES 6.5.2.E BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	30' min, 50' max
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Edgeyard, Sideyard
<b>BUILDING HEIGHT</b>	1 to 3 Stories
<b>PRIVATE FRONTAGE</b>	Common Yard, Porch, Fence, Stoop
<b>PEDESTRIAN ACCESS</b>	Principal Entrance to the Building shall be included in the Facade.
<b>VEHICULAR ACCESS</b>	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	1 per Primary Dwelling Unit

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Accessory Dwelling shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body of the House should generally address the primary adjacent street. The main body may be broad fronted (long side facing the primary street with eave parallel to the street), narrow fronted (short side facing the primary street with eave perpendicular to the street) or L-shaped. Side wings, rear wings, dormers, bay windows, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

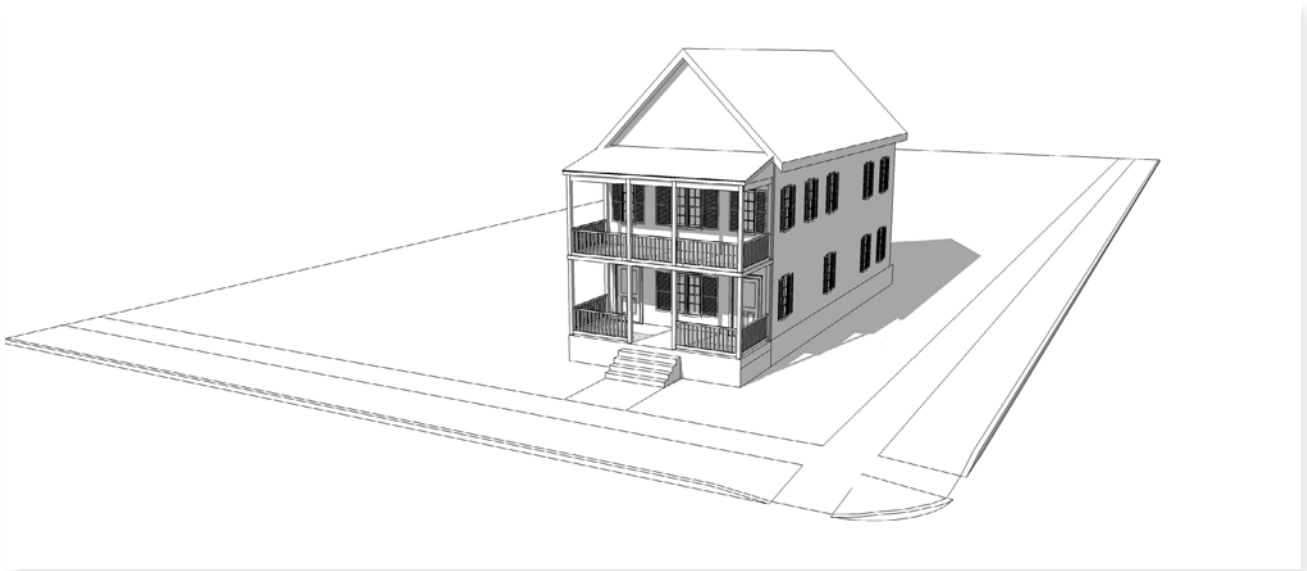
Roofs are typically hipped or gabled, and details shall be consistent with traditional styles. Flat roofs (with a parapet) are acceptable on wings and projections, but not the main body.

Eaves may be open or closed with a minimum depth of six inches.

**TABLE 6.5.2.F: DUPLEX/TRIPLEX/QUADPLEX**

T1 T2 T3 T4 T5

A small to medium-sized structure that consists of two, three, or four side-by-side or stacked dwelling units, both facing the street. This building type has the appearance of a medium to large single-family home.



**TABLES 6.5.2.F BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	25' min, 80' max
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Sideyard, Edgeyard
<b>BUILDING HEIGHT</b>	1 to 3 stories
<b>PRIVATE FRONTAGE</b>	Porch, Fence, Stoop, Terrace/ Dooryard
<b>PEDESTRIAN ACCESS</b>	Principal Entrance to the Building shall be included in the Facade
<b>VEHICULAR ACCESS</b>	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	1, but variable based on applicable Buildable Density under Section 6.4.1 (Vehicular Parking Requirements) and Principal Function under Section 6.3.1 (Principal Functions).

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the south-east region and to promote the high quality and character of the Lowcountry. New Buildings such as the Duplex/ Triplex/ Quadplex shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body of the building should generally address the primary adjacent street. The building may have the same massing as a detached single family House, allowing it to blend seamlessly with adjacent single family homes. The main body may be designed as a single unit or as attached units, in which case they should be of a similar or complementary design. The units may be side-by-side or stacked. Side wings, rear wings, dormers, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building(s) and coordinate with structural patterns such as porch columns. The two attached units in this Building type should be of a similar or complementary design. There will typically be two separate entrances on the primary facade.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

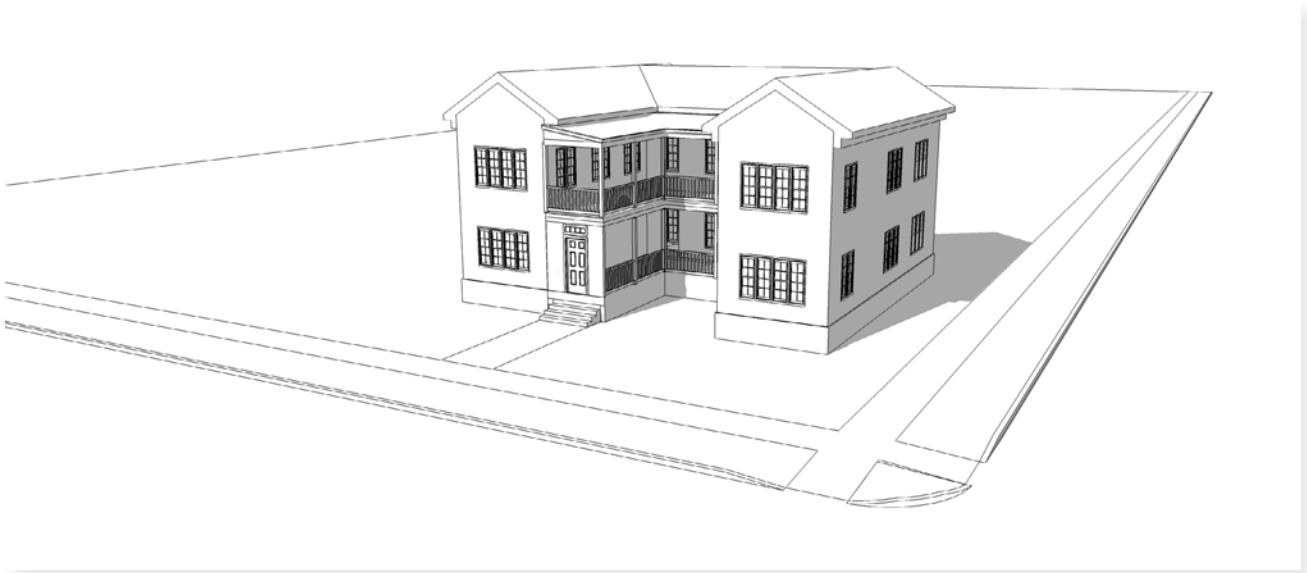
Roofs are typically hipped or gabled, depending on the Building configuration. If attached units are side-by-side, the ridge typically runs parallel to the street. Flat roofs are also acceptable (with a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

## TABLE 6.5.2.G: COURTYARD HOUSE

T1 T2 T3 T4 T5

A building that occupies the boundaries of its lot while internally defining one or more private patios.



**TABLES 6.5.2.6 BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	Per Transect Zone
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Courtyard, Edgeward
<b>BUILDING HEIGHT</b>	1 to 3 stories
<b>PRIVATE FRONTAGE</b>	Porch & Fence, Stoop, Terrace/Dooryard
<b>PEDESTRIAN ACCESS</b>	A principal entrance to the Building shall be included within the facade. Access to Dwelling Units shall be through an interior courtyard.
<b>VEHICULAR ACCESS</b>	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	Varies

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the south-east region and to promote the high quality and character of the Lowcountry. New Buildings such as the Courtyard House shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body of the House should generally address the primary adjacent street. A Courtyard House typically surrounds an interior courtyard separated from the primary street by a portion of the Building or a Wall. The main body may be “donut” shaped or “U” shaped. Dormers, porches or other projections may be added as consistent with the architectural character of the main body. Porches are typically faced onto the courtyard.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

Roofs are typically hipped or gabled, though flat roofs are also acceptable (with a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

## TABLE 6.5.2.H: TOWNHOUSE

T1 T2 T3 T4 T5

A small to medium-sized attached single-family dwelling that consists of three or more dwelling units placed side-by-side. It is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street.





**TABLES 6.5.2.H BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	18' min, 36' max
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Rearyard, Sideyard as end-unit
<b>BUILDING HEIGHT</b>	1 to 3 stories
<b>PRIVATE FRONTAGE</b>	Porch, Fence, Stoop, Terrace/Dooryard
<b>PEDESTRIAN ACCESS</b>	The Principal Entrance to each Dwelling Unit shall be included in the Facade or the side Elevation of an end unit.
<b>VEHICULAR ACCESS</b>	Any parking, loading or services permitted or required on the Lot shall be accessed from an Alley.
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	Variable up to 7.

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Townhouse shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body of the Townhouse should generally address the primary adjacent street. Townhouse units are attached side-by-side, typically with the eaves parallel to the street. Side wings (on end units only), rear wings, dormers, porches or other projections may be added as consistent with the architectural character of the main body. Attached units should be of a similar or complementary design.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns. The attached units in this Building type should be of a similar or complementary design.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

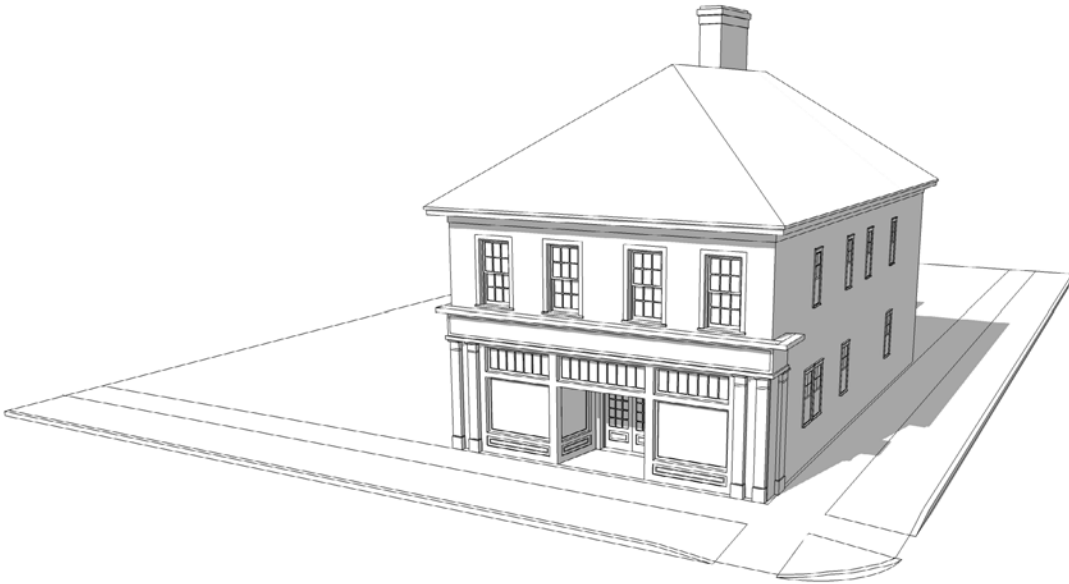
Roofs are typically gabled with the ridge running parallel to the street. Flat roofs are also acceptable (with a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

## TABLE 6.5.2.I: LIVE/WORK UNIT

T1 T2 T3 T4 T5

An integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity.



**TABLES 6.5.2.I BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	18' min, 40' max
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Rearyard, Edgeyard, Sideyard as end-unit
<b>BUILDING HEIGHT</b>	2 to 4 Stories
<b>PRIVATE FRONTAGE</b>	Common Yard, Shopfront, Gallery, Arcade
<b>PEDESTRIAN ACCESS</b>	The Principal Entrance to each Dwelling Unit shall be included in the Facade or the side Elevation of an end unit.
<b>VEHICULAR ACCESS</b>	Any parking, loading or services permitted or required on the Lot shall be accessed from an Alley.
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	Variable up to 7.

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the south-east region and to promote the high quality and character of the Lowcountry. New Buildings such as the Live/Work Unit shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body should generally address the primary adjacent street. Live/Work Units may have an office or Storefront frontage, or may be massed similar to a Residential Building type. They may be detached or attached to other units. If attached, they should be of a similar or complementary design. Side wings, rear wings, dormers, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns. If units are attached, they should be of a similar or complementary design.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

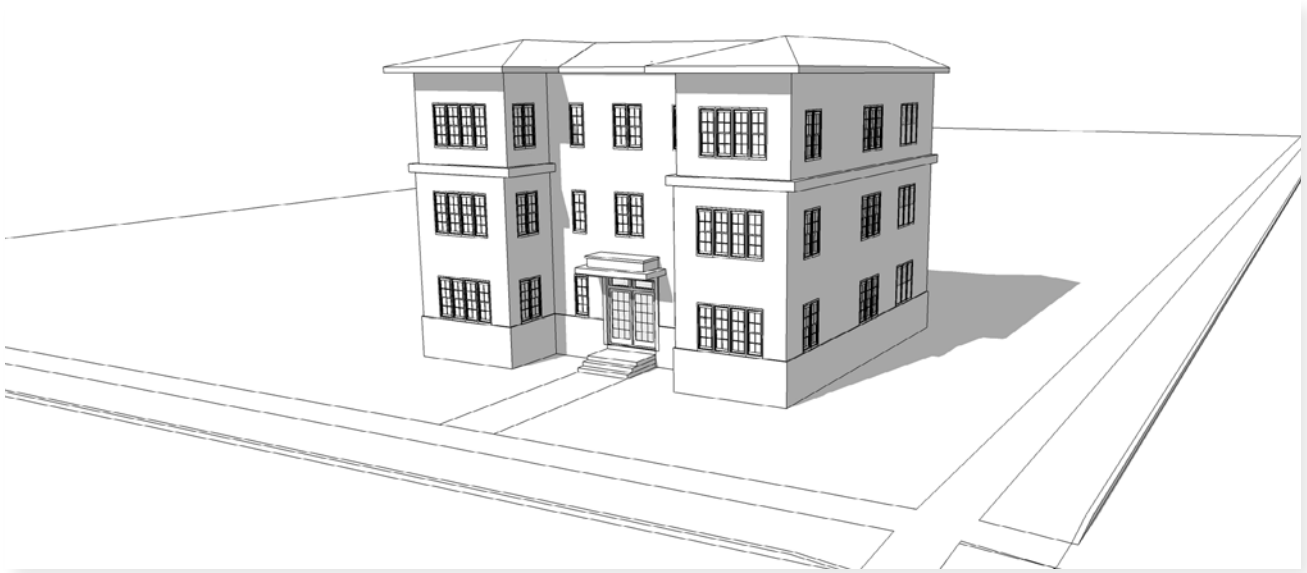
Roofs are typically gabled, though flat roofs are also acceptable (with a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

## TABLE 6.5.2.J: APARTMENT HOUSE

T1 T2 T3 T4 T5

A medium-to-large-sized structure that consists of seven (7) to twelve (12) side-by-side and/or stacked dwelling units, typically with one shared entry.



**TABLES 6.5.2.J BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	60' min, 120' max
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Edgeyard, Rearyard, Courtyard, Sideyard
<b>BUILDING HEIGHT</b>	2 to 3 Stories
<b>PRIVATE FRONTAGE</b>	Porch, Fence, Stoop, Terrace, Lightwell, Forecourt, Arcade, Gallery
<b>PEDESTRIAN ACCESS</b>	A Principal Entrance to the Building shall be included within the Facade. Additional access may be located along a side Elevation or exterior stair access from the ground floor.
<b>VEHICULAR ACCESS</b>	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	4 to 24, but variable based on applicable Buildable Density under Section 6.4.1 (Vehicular Parking Requirements) and Principal Function under Section 6.3.1 (Principal Functions).

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the south-east region and to promote the high quality and character of the Lowcountry. New Buildings such as the Apartment House shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body should generally address the primary adjacent street. Apartment Houses with fewer units may be designed to complement adjacent single-family Houses, or may even appear as a Large House but contain multiple flats. Side wings, rear wings, dormers, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building and coordinate with structural patterns such as columns.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

Roofs are typically hipped, gabled, or flat with a parapet. Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

## TABLE 6.5.2.K: FLEX BUILDING

T1 T2 T3 T4 T5

A structure designed to accommodate an evolution of use over time in response to an evolving market demand. Typically designed to accommodate future commercial uses, while accommodating less intense short-term uses, such as residential or live/work, until the full commercial demand has been established.



**TABLES 6.5.2.K BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	Width of the Block
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Sideyard, Courtyard, Rearyard
<b>BUILDING HEIGHT</b>	1 to 5 stories
<b>PRIVATE FRONTAGE</b>	Shopfront, Terrace, Forecourt, Stoop, Gallery, Arcade
<b>PEDESTRIAN ACCESS</b>	Pedestrian access to the Building shall be included within the frontage elevation.
<b>VEHICULAR ACCESS</b>	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	Variable

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Flex Building shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body should generally address the primary adjacent street. Side wings, rear wings other projections may be added as consistent with the architectural character of the main body. Very large Buildings should be articulated so as to avoid single, large Building masses.

Elevations should be balanced with regard to openings and massing elements. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building and coordinate with structural patterns such as columns.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

Roofs are typically hipped, gabled, or flat (with or without a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

## TABLE 6.5.2.L: MIXED USE BLOCK

T1 T2 T3 T4 T5

A building that occupies most or all of a block and has many functions or uses within the same building. Typically, a mixed-use building has retail or office use on the ground floor and office or residential use on upper floors.





**TABLES 6.5.2.L BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	Width of the Block
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Sideyard, Courtyard, Rearyard
<b>BUILDING HEIGHT</b>	1 to 5 stories
<b>PRIVATE FRONTAGE</b>	Shopfront, Terrace, Forecourt, Stoop, Gallery, Arcade
<b>PEDESTRIAN ACCESS</b>	Pedestrian access to the Building shall be included within the frontage elevation.
<b>VEHICULAR ACCESS</b>	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	Variable

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Mixed Use Building shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body should generally address the primary adjacent street. Side wings, rear wings other projections may be added as consistent with the architectural character of the main body. Very large Buildings should be articulated so as to avoid single, large Building masses.

Elevations should be balanced with regard to openings and massing elements. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building and coordinate with structural patterns such as columns.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

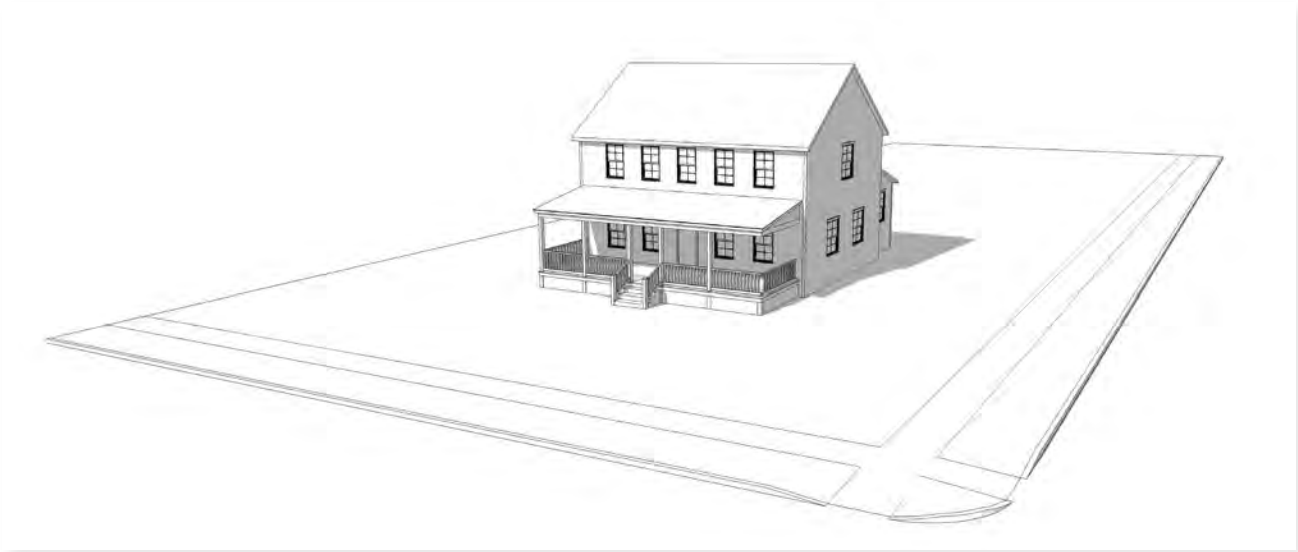
Roofs are typically hipped, gabled, or flat (with or without a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

## TABLE 6.5.2.M: FARM HOUSE

T1 T2 T3 T4 T5

This Building Type is sited on a very large Lot and is exclusively located in a rural environment. This Building Type is commonly associated with a Residential Principal Function.



**TABLES 6.5.2.M BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	90' min.
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Edgeyard Only
<b>BUILDING HEIGHT</b>	1 to 2 Stories
<b>PRIVATE FRONTAGE</b>	Common Yard
<b>PEDESTRIAN ACCESS</b>	No restrictions
<b>VEHICULAR ACCESS</b>	No restrictions
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	No restrictions
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	1

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Farm House shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body of the House should generally address the primary adjacent street. The main body may be broad fronted (long side facing the primary street with eave parallel to the street), narrow fronted (short side facing the primary street with eave perpendicular to the street) or L-shaped. Side wings, rear wings, dormers, bay windows, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

Roofs are typically hipped or gabled, and details shall be consistent with traditional styles. Flat roofs (with a parapet) are acceptable on wings and projections, but not the main body.

Eaves may be open or closed with a minimum depth of six inches.

## TABLE 6.5.2.N: LARGE HOUSE

T1 T2 T3 T4 T5

This Building Type, commonly associated with a Residential Principal Function, is generally 2-stories and sited on a relatively large Lot. It may be used for other Functions if allowed in the applicable T-Zone. It typically is located on the edge of a Village or neighborhood or in a general urban setting.



**TABLES 6.5.2.N BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	70' min-180' max
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Edgeyard
<b>BUILDING HEIGHT</b>	1 to 2 Stories
<b>PRIVATE FRONTAGE</b>	Common Yard, Porch, Fence
<b>PEDESTRIAN ACCESS</b>	Principal Entrance to the Building shall be included in the Facade.
<b>VEHICULAR ACCESS</b>	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	1, but variable based on applicable Buildable Density under Section 6.4.1 (Vehicular Parking Requirements) and Principal Function under Section 6.3.1 (Principal Functions).

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Large House shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body of the House should generally address the primary adjacent street. The main body may be broad fronted (long side facing the primary street with eave parallel to the street), narrow fronted (short side facing the primary street with eave perpendicular to the street) or L-shaped. Side wings, rear wings, dormers, bay windows, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

Roofs are typically hipped or gabled, and details shall be consistent with traditional styles. Flat roofs (with a parapet) are acceptable on wings and projections, but not the main body.

Eaves may be open or closed with a minimum depth of six inches.

## TABLE 6.5.2.0: MEDIUM HOUSE

T1 T2 T3 T4 T5

This Building Type generally is sited on a medium-sized Lot. Its location may extend from the edge to the center of a Village or neighborhood. This type is commonly associated with a Residential Principal Function but may also have any other Function allowed in the applicable T-Zone.



**TABLES 6.5.2.0 BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	50' min, 70' max
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Edgeyard, Sideyard
<b>BUILDING HEIGHT</b>	1 to 2 Stories
<b>PRIVATE FRONTAGE</b>	Common Yard, Porch, Fence, Stoop
<b>PEDESTRIAN ACCESS</b>	Principal Entrance to the Building shall be included in the Facade.
<b>VEHICULAR ACCESS</b>	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	1, but variable based on applicable Buildable Density under Section 6.4.1 (Vehicular Parking Requirements) and Principal Function under Section 6.3.1 (Principal Functions).

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the south-east region and to promote the high quality and character of the Lowcountry. New Buildings such as the Medium House shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body of the House should generally address the primary adjacent street. The main body may be broad fronted (long side facing the primary street with eave parallel to the street), narrow fronted (short side facing the primary street with eave perpendicular to the street) or L-shaped. Side wings, rear wings, dormers, bay windows, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

Roofs are typically hipped or gabled, and details shall be consistent with traditional styles. Flat roofs (with a parapet) are acceptable on wings and projections, but not the main body.

Eaves may be open or closed with a minimum depth of six inches.

## TABLE 6.5.2.P: SMALL HOUSE

T1 T2 T3 T4 T5

This Building Type is commonly thought of as a small single-family detached residence. It may be used for other Functions allowed in the applicable T-Zone. It generally is sited on a small Lot. Its location may extend from the edge to the center of a Village or neighborhood.





**TABLES 6.5.2.P BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	30' min, 50' max
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Edgeyard, Sideyard
<b>BUILDING HEIGHT</b>	1 to 3 Stories
<b>PRIVATE FRONTAGE</b>	Common Yard, Porch, Fence, Stoop
<b>PEDESTRIAN ACCESS</b>	Principal Entrance to the Building shall be included in the Facade.
<b>VEHICULAR ACCESS</b>	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	1, but variable based on applicable Buildable Density under Section 6.4.1 (Vehicular Parking Requirements) and Principal Function under Section 6.3.1 (Principal Functions).

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Small House shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body of the House should generally address the primary adjacent street. The main body may be broad fronted (long side facing the primary street with eave parallel to the street), narrow fronted (short side facing the primary street with eave perpendicular to the street) or L-shaped. Side wings, rear wings, dormers, bay windows, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

Roofs are typically hipped or gabled, and details shall be consistent with traditional styles. Flat roofs (with a parapet) are acceptable on wings and projections, but not the main body.

Eaves may be open or closed with a minimum depth of six inches.

## TABLE 6.5.2.Q: SIDYARD BUILDING

T1 T2 T3 T4 T5

This Building Type, commonly associated with a Residential Principal Function, is generally 2-stories and sited on a relatively large Lot. It may be used for other Functions allowed in the applicable T-Zone. It typically is located on the edge of a Village or neighborhood or in a general urban setting. The Sideyard Building originated in Charleston and is characterized by its rectangular footprint with the short side facing the street and the longer side of the House facing the sideyard. The Building is typically situated on the property line, allowing for a generous side yard. A porch or piazza is located along the yard side. In the case of interior Lots, the piazza or yard is contained and defined by the adjacent sideyard Building.



**TABLES 6.5.2.Q BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	25' min, 40'max
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Sideyard, Edgeyard
<b>BUILDING HEIGHT</b>	1 to 3 Stories
<b>PRIVATE FRONTAGE</b>	Porch, Fence, Stoop
<b>PEDESTRIAN ACCESS</b>	No restrictions
<b>VEHICULAR ACCESS</b>	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	1, but variable based on applicable Buildable Density under Section 6.4.1 (Vehicular Parking Requirements) and Principal Function under Section 6.3.1 (Principal Functions).

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the south-east region and to promote the high quality and character of the Lowcountry. New Buildings such as the Sideyard Building shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body of the Building should generally address the primary adjacent street. The typical sideyard Building is narrow fronted (short side facing the primary street with eave perpendicular to the street). A two-story (rarely, one-story) porch runs along the side of the Building. The facade typically extends to create a doorway to the porch. Side wings, rear wings, dormers, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building and coordinate with structural patterns such as porch columns.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

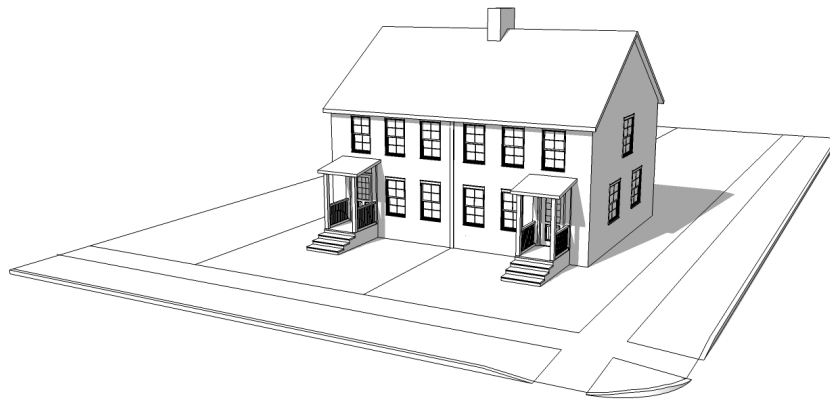
Roofs are typically gabled, though flat roofs are also acceptable (with a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a minimum depth of six inches (unless there is a parapet).

## TABLE 6.5.2.R: SG DUPLEX

T1 T2 T3 T4 T5

This Building Type may be used for a Residential Principal Function in which two Dwelling Units may share a party Wall or other Functions allowed in the applicable T-Zone. Its location may extend from the edge to the center of a Village or neighborhood. The Duplex Building type may be designed as a single unit or attached units.



**TABLES 6.5.2.R BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	25' min, 80' max
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Sideyard, Edgeyard
<b>BUILDING HEIGHT</b>	1 to 3 stories
<b>PRIVATE FRONTAGE</b>	Porch, Fence, Stoop, Terrace/ Lightwell
<b>PEDESTRIAN ACCESS</b>	Principal Entrance to the Building shall be included in the Facade
<b>VEHICULAR ACCESS</b>	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	1, but variable based on applicable Buildable Density under Section 6.4.1 (Vehicular Parking Requirements) and Principal Function under Section 6.3.1 (Principal Functions).

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the SG Duplex shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body of the House should generally address the primary adjacent street. A duplex may have the same massing as a detached single family House, allowing it to blend seamlessly with adjacent single family homes. The main body may be designed as a single unit or as attached units, in which case they should be of a similar or complementary design. The two units may be side-by-side or stacked. Side wings, rear wings, dormers, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building(s) and coordinate with structural patterns such as porch columns. The two attached units in this Building type should be of a similar or complementary design. There will typically be two separate entrances on the primary facade.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

Roofs are typically hipped or gabled, depending on the Building configuration. If attached units are side-by-side, the ridge typically runs parallel to the street. Flat roofs are also acceptable (with a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

## TABLE 6.5.2.S: COURTYARD BUILDING

T1 T2 T3 T4 T5

This Building Type, commonly associated with a Residential Principal Function, is generally 2-stories and sited on a relatively large Lot. It may be used for other Functions allowed in the applicable T-Zone. It typically is located on the edge of a Village or neighborhood or in a general urban setting. A Courtyard Building typically occupies the boundaries of the Lot, with the Building defining an interior private patio.



**TABLES 6.5.2.S BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	Per Transect Zone
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Courtyard
<b>BUILDING HEIGHT</b>	1 to 4 stories
<b>PRIVATE FRONTAGE</b>	Porch & Fence, Stoop, Terrace/Dooryard
<b>PEDESTRIAN ACCESS</b>	A principal entrance to the Building shall be included within the facade. Access to Dwelling Units shall be through an interior courtyard.
<b>VEHICULAR ACCESS</b>	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	Varies

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Courtyard Building shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body of the House should generally address the primary adjacent street. A Courtyard Building typically surrounds an interior courtyard separated from the primary street by a portion of the Building or a Wall. The main body may be “donut” shaped or “U” shaped. Dormers, porches or other projections may be added as consistent with the architectural character of the main body. Porches are typically faced onto the courtyard.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

Roofs are typically hipped or gabled, though flat roofs are also acceptable (with a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

## TABLE 6.5.2.T: ROW HOUSE

T1 T2 T3 T4 T5

This Building Type may be used for a Residential Principal Function or other Functions allowed in the applicable T-Zone. Adjacent Buildings are attached and may share a party Wall. Rowhouses typically feature a private yard or patio between the main Building and any rear Outbuilding.





**TABLES 6.5.2.T BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	18' min, 36' max
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Rearyard, Sideyard as end-unit
<b>BUILDING HEIGHT</b>	1 to 3 stories
<b>PRIVATE FRONTAGE</b>	Porch, Fence, Stoop, Terrace/ Lightwell
<b>PEDESTRIAN ACCESS</b>	The Principal Entrance to each Dwelling Unit shall be included in the Facade or the side Elevation of an end unit.
<b>VEHICULAR ACCESS</b>	Any parking, loading or services permitted or required on the Lot shall be accessed from an Alley.
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	Variable up to 7.

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Rowhouse shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body of the House should generally address the primary adjacent street. Rowhouse units are attached side-by-side, typically with the eaves parallel to the street. Side wings (on end units only), rear wings, dormers, porches or other projections may be added as consistent with the architectural character of the main body. Attached units should be of a similar or complementary design.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns. The attached units in this Building type should be of a similar or complementary design.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

Roofs are typically gabled with the ridge running parallel to the street. Flat roofs are also acceptable (with a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

## TABLE 6.5.2.U: SG LIVE/WORK

T1 T2 T3 T4 T5

This Building Type may include a Residential Principal Function and/or office, Professional Services, Commercial, Medical, Retail, Personal Services, or such other Functions as may be allowed in the applicable T-Zone. If more than one Principal Function is present in this Building Type, it is Mixed-Use. Adjacent Buildings may share a party Wall. Live/Work Buildings typically feature a private yard or patio between the main Building and any rear Outbuilding.



**TABLES 6.5.2.U BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	18' min, 50' max
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Rearyard, Edgeyard, Sideyard as end-unit
<b>BUILDING HEIGHT</b>	2 to 4 Stories
<b>PRIVATE FRONTAGE</b>	Porch, Fence, Common Yard, Shopfront, Gallery, Arcade
<b>PEDESTRIAN ACCESS</b>	The Principal Entrance to each Dwelling Unit shall be included in the Facade or the side Elevation of an end unit.
<b>VEHICULAR ACCESS</b>	Any parking, loading or services permitted or required on the Lot shall be accessed from an Alley.
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	Variable up to 7.

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the SG Live/Work shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body should generally address the primary adjacent street. Live/Work units may have an office or Storefront frontage, or may be massed similar to a Residential Building type. They may be detached or attached to other units. If attached, they should be of a similar or complementary design. Side wings, rear wings, dormers, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the House and coordinate with structural patterns such as porch columns. If units are attached, they should be of a similar or complementary design.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

Roofs are typically gabled, though flat roofs are also acceptable (with a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

## TABLE 6.5.2.V: SMALL MULTIFAMILY BUILDING

T1 T2 T3 T4 T5

This Building Type is designed to compliment detached single-family Houses although it may in fact contain several flats. This Building Type may have a Residential Principal Function, including without limitation, multiple attached single family Dwelling Units, or other Functions permitted in the applicable T-Zone.



**TABLES 6.5.2.V BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	60' min, 120' max
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Edgeyard, Rearyard, Courtyard, Sideyard
<b>BUILDING HEIGHT</b>	2 to 3 Stories
<b>PRIVATE FRONTAGE</b>	Porch, Fence, Stoop, Terrace, Lightwell, Forecourt, Arcade, Gallery
<b>PEDESTRIAN ACCESS</b>	A Principal Entrance to the Building shall be included within the Facade. Additional access may be located along a side Elevation or exterior stair access from the ground floor.
<b>VEHICULAR ACCESS</b>	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	4 to 24, but variable based on applicable Buildable Density under Section 6.4.1 (Vehicular Parking Requirements) and Principal Function under Section 6.3.1 (Principal Functions).

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Small Multifamily Building shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body should generally address the primary adjacent street. Small Multi-Family Buildings with fewer units may be designed to complement adjacent single-family Houses, or may even appear as a Large House but contain multiple flats. Side wings, rear wings, dormers, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building and coordinate with structural patterns such as columns.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

Roofs are typically hipped, gabled, or flat with a parapet. Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

## TABLE 6.5.2.W: LARGE MULTIFAMILY BUILDING

T1 T2 T3 T4 T5

This Building Type may have a Residential Principal Function, including without limitation, multiple attached single family Dwelling Units, or other Functions permitted in the applicable T-Zone.



**TABLES 6.5.2.W BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	120' min, 300' max
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Rearyard, Courtyard, Sideyard
<b>BUILDING HEIGHT</b>	2 to 5 Stories
<b>PRIVATE FRONTAGE</b>	Stoop, Terrace, Shopfront, Forecourt, Arcade, Gallery
<b>PEDESTRIAN ACCESS</b>	A Principal Entrance to the Building shall be included within the Facade. Additional access may be located along a side Elevation or exterior stair access from the ground floor.
<b>VEHICULAR ACCESS</b>	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	24 to 48, but variable based on applicable Buildable Density under Section 6.4.1 (Vehicular Parking Requirements) and Principal Function under Section 6.3.1 (Principal Functions).

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Large Multifamily Building shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body should generally address the primary adjacent street. Side wings, rear wings, dormers, porches or other projections may be added as consistent with the architectural character of the main body. Very large Buildings should be articulated so as to avoid single, large Building masses. This Building type should be compatible with a context that may include large scale commercial Buildings.

Elevations should be balanced with regard to openings and massing elements such as porches, bay windows and balconies. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building and coordinate with structural patterns such as columns.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

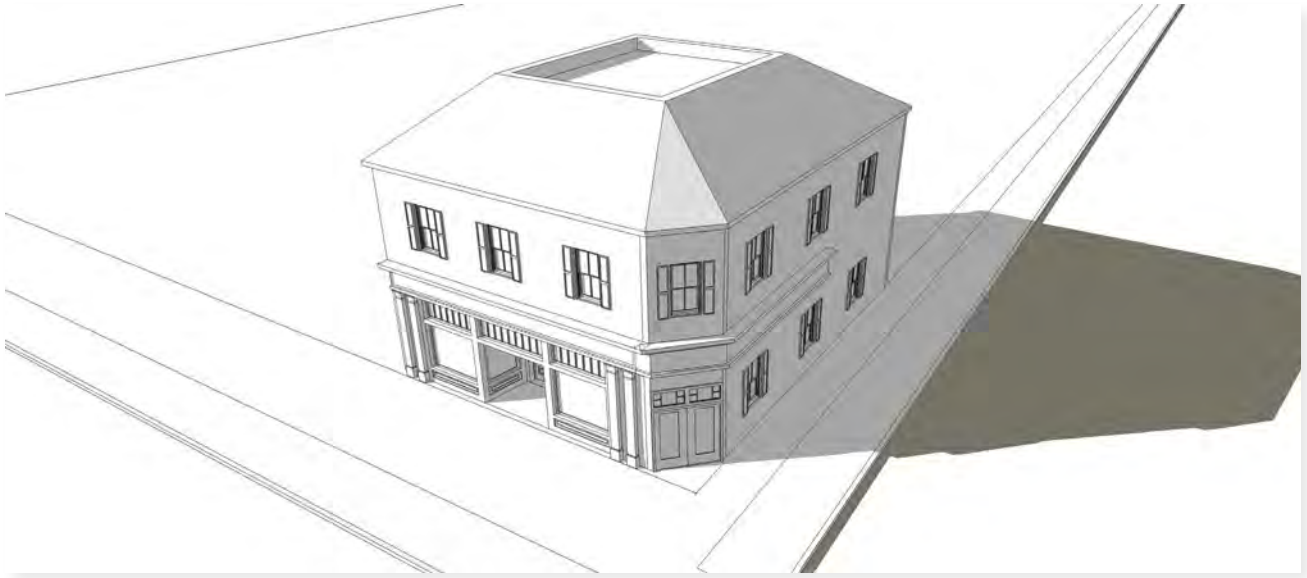
Roofs are typically hipped, gabled, or flat with a parapet. Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

## TABLE 6.5.2.X: MIXED-USE BUILDING

T1 T2 T3 T4 T5

This Building Type features a Shopfront, Gallery or Arcade Frontage at the ground floor that may be used for Retail, office, Medical, Commercial, Artisan Light Industrial, Workshop, Service, Personal Service, Civic, Education, or other Functions permitted in the applicable T-Zone. The floors above may be used for a Residential Principal Function or for any other Function permitted in the applicable T-Zone.





**TABLES 6.5.2.X BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	70' min -180' max
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Edgeyard, Sideyard, Rearyard
<b>BUILDING HEIGHT</b>	1 to 3 Stories
<b>PRIVATE FRONTAGE</b>	Shopfront, Gallery, Arcade
<b>PEDESTRIAN ACCESS</b>	Principal Entrance to the Building shall be included in the Facade.
<b>VEHICULAR ACCESS</b>	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	1, but variable based on applicable Buildable Density under Section 6.4.1 (Vehicular Parking Requirements) and Principal Function under Section 6.3.1 (Principal Functions).

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Mixed-Use Building shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body should generally address the primary adjacent street. Side wings, rear wings, dormers, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building and coordinate with structural patterns such as columns.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

Roofs are typically hipped, gabled, or flat with a parapet. Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

## TABLE 6.5.2.Y: SMALL COMMERCIAL BUILDING

T1 T2 T3 T4 T5

This Building Type is one or two stories and may feature Retail, Civic or other Principal Functions allowed in the applicable T-Zone. It commonly accommodates a general store or a restaurant. It may also have a Residential Accessory Function.



**TABLES 6.5.2.Y BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	18' min, 200' max
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Edgeyard, Rearyard
<b>BUILDING HEIGHT</b>	1 to 2 Stories
<b>PRIVATE FRONTAGE</b>	Porch, Shopfront , Gallery, Arcade, Common Yard
<b>PEDESTRIAN ACCESS</b>	The main entrance to each ground floor area shall be directly from the Facade
<b>VEHICULAR ACCESS</b>	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	Variable

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the south-east region and to promote the high quality and character of the Lowcountry. New Buildings such as the Small Commercial Building shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body should generally address the primary adjacent street. Side wings, rear wings, dormers, porches or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building and coordinate with structural patterns such as columns.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

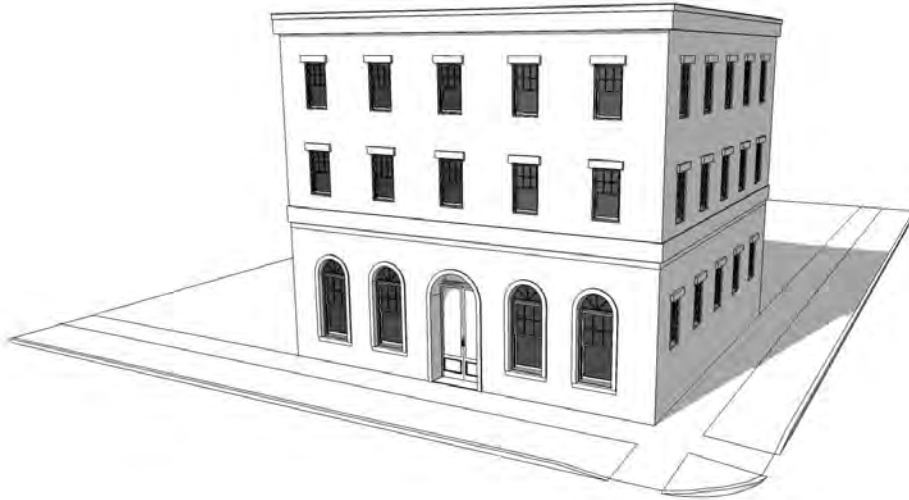
Roofs are typically hipped, gabled, or flat with a parapet. Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

## TABLE 6.5.2.Z: WORKPLACE BUILDING

T1 T2 T3 T4 T5

This Building Type features a Shopfront, Gallery or Arcade Frontage at the ground floor that may be used for Retail, office, Medical, Commercial, Artisan Light Industrial, Workshop, Service, Personal Service, Civic, Education, or other Functions permitted in the applicable T-Zone. The floors above may be used for a Residential Principal Function or for any other Function permitted in the applicable T-Zone.



**TABLES 6.5.2.Z BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	120 ft. min, 300 ft. max
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Edgeyard, Rearyard, Courtyard, Common Yard
<b>BUILDING HEIGHT</b>	2 to 4 stories
<b>PRIVATE FRONTAGE</b>	Shopfront, Gallery, Arcade
<b>PEDESTRIAN ACCESS</b>	The main entrance to each ground floor area shall be directly from the Facade. Entrance to portions of the Building above the ground floor shall be a Thoroughfare-level lobby.
<b>VEHICULAR ACCESS</b>	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	Variable

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the southeast region and to promote the high quality and character of the Lowcountry. New Buildings such as the Workplace Building shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body should generally address the primary adjacent street. Side wings, rear wings or other projections may be added as consistent with the architectural character of the main body.

Elevations should be balanced with regard to openings and massing elements. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building and coordinate with structural patterns such as columns.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

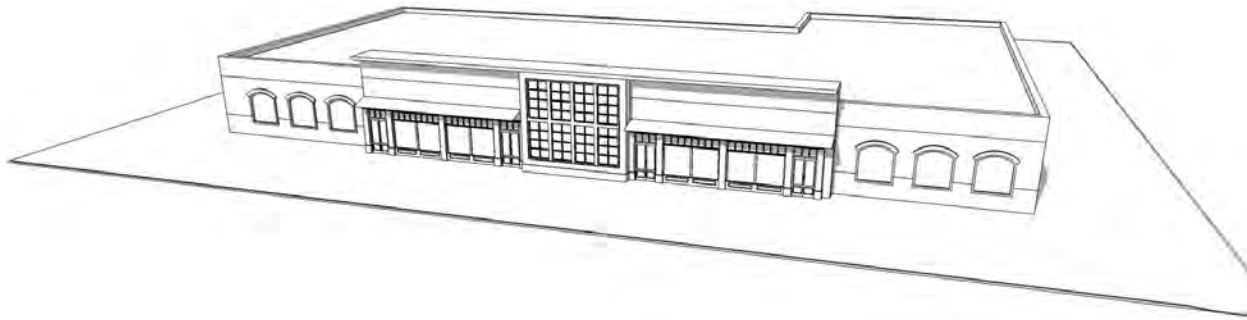
Roofs are typically hipped, gabled, or flat (with or without a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

### TABLE 6.5.2.AA: RETAIL BUILDING

T1 T2 T3 T4 T5

This Building Type is one-story and may feature Retail, Civic or other Principal Functions allowed in the applicable T-Zone. It commonly accommodates a general store or a restaurant. It may also have a Residential Accessory Function providing a Dwelling for the owner or operator of the Principal Function.



**TABLES 6.5.2.AA BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	120 ft. min, 500 ft. max
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Rearyard, Courtyard
<b>BUILDING HEIGHT</b>	1 to 4 stories
<b>PRIVATE FRONTAGE</b>	Shopfront, Gallery, Arcade
<b>PEDESTRIAN ACCESS</b>	The main entrance to each ground floor area shall be directly from the Facade. Entrance to portions of the Building above the ground floor shall be a Thoroughfare-level lobby. Secondary pedestrian entrances should be provided directly from the parking areas in the third layer.
<b>VEHICULAR ACCESS</b>	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway or through the Building.
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	Variable

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the south-east region and to promote the high quality and character of the Lowcountry. New Buildings such as the Retail Building shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body should generally address the primary adjacent street. Side wings, rear wings other projections may be added as consistent with the architectural character of the main body. Very large Buildings should be articulated so as to avoid single, large Building masses.

Elevations should be balanced with regard to openings and massing elements. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building and coordinate with structural patterns such as columns.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

Roofs are typically flat (with or without a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

## TABLE 6.5.2.BB: BLOCK PERIMETER BUILDING

T1 T2 T3 T4 T5

This Building Type provides parking either in a Parking Area, Parking Lot or Parking Structure placed inside the Block. This Building Type is sometimes known as a “donut” Building. It may include Parking, Residential, office and/or other Principal Functions allowed in the applicable T-Zone. If more than one Principal Function is present in this Building Type, it is Mixed-Use. Parking in the Third Lot Layer on the ground floor and in the Second and Third Lot Layers on the floors above is obscured by and lined with space having a Principal Function other than Parking.





**TABLES 6.5.2.BB BUILDING & LOT TYPES**

<b>LOT WIDTH</b>	Width of the Block
<b>YARD TYPES (PRIVATE OPEN SPACE)</b>	Sideyard, Courtyard, Rearyard
<b>BUILDING HEIGHT</b>	1 to 6 stories
<b>PRIVATE FRONTAGE</b>	Shopfront, Terrace, Forecourt, Stoop, Gallery, Arcade
<b>PEDESTRIAN ACCESS</b>	Pedestrian access to the Building shall be included within the frontage elevation.
<b>VEHICULAR ACCESS</b>	Where an Alley is present, any parking, loading or services permitted or required on the Lot shall be accessed through the Alley. Where an Alley is not present, any parking, loading or services permitted or required on the Lot shall be accessed by way of a Driveway.
<b>PLACEMENT OF PARKING, LOADING &amp; SERVICES</b>	Any parking, loading or services permitted or required on the Lot shall be located per Tables 5.2.3.A-5.2.3.F.
<b>TYPICAL NUMBER OF DENSITY UNITS</b>	Variable

**DESIGN VISION & CODE COMPLIANCE**

All Buildings will comply with Section 6.6.

The underlying philosophy of the design vision for Spring Grove is to respect the architectural heritage of the south-east region and to promote the high quality and character of the Lowcountry. New Buildings such as the Block Perimeter Building shown here should reflect the distinct characteristics of Charleston County and the surrounding areas. The architectural design and Building materials will be appropriate to the place, climate, culture and Use. Building compositions and dimensions will be simple and varied as described.

**RANGE OF MASSING & FACADE COMPOSITION**

Massing should be simple and rectilinear. The main body should generally address the primary adjacent street. Side wings, rear wings other projections may be added as consistent with the architectural character of the main body. Very large Buildings should be articulated so as to avoid single, large Building masses.

Elevations should be balanced with regard to openings and massing elements. Balanced elevations do not require symmetrical compositions. Windows and doors are typically organized in an orderly fashion that reinforce the primary volume of the Building and coordinate with structural patterns such as columns.

**RANGE OF ANTICIPATED ROOF & EAVE DETAILS**

Roofs are typically hipped, gabled, or flat (with or without a parapet). Details shall be consistent with traditional styles.

Eaves may be open or closed with a variable eave depth (unless there is a parapet).

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**6.5.3 INTENTIONALLY OMITTED**

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**6.5.4. INTENTIONALLY OMITTED**

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**6.5.5 ZLDR SECTION 9.6.4.A.I SUPPLEMENTED**

ZLDR § 9.6.4.a.i is supplemented by the following, which shall be implemented by recorded private covenants and restrictions:

- a. In all Special Districts and T-Zones T1, T2, T3 and T4, if the Front Setback is four (4') feet or more, Private Frontage planted landscaping shall be required between Buildings and sidewalks, and Parking Lots and Driveways. The scale of landscaping shall be in proportion to the Building.

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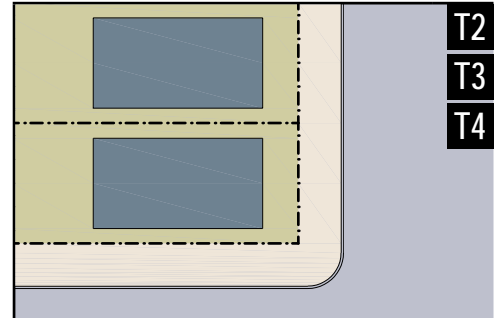
**6.5.6 BUILDING DISPOSITION**

In T-Zones T2, T3, T4 and T5, Buildings and Lots on which they are situated shall comply with the standards of Table 6.5.6 (Building Disposition (Yard Types))

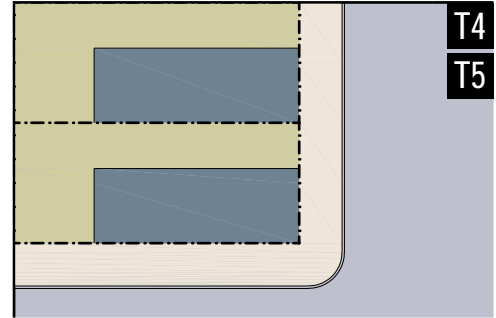
**TABLE 6.5.6: BUILDING DISPOSITION (YARD TYPES)** (per ZLDR Table 7.4.V).

This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each Transect Zone.

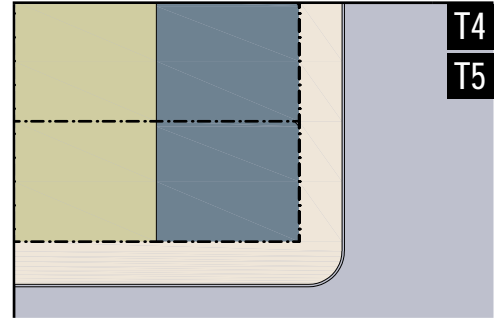
a. **Edgeyard:** A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed Backbuilding and/or Outbuilding.



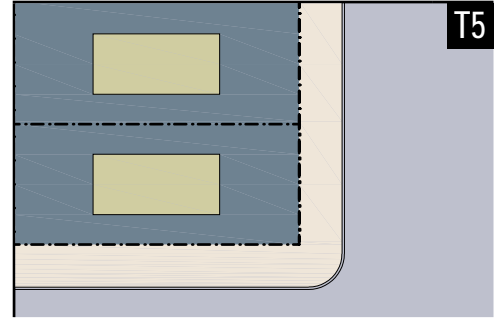
b. **Sideyard:** A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a twin or double House. Energy costs, and sometimes noise, are reduced by sharing a party wall in this Disposition.



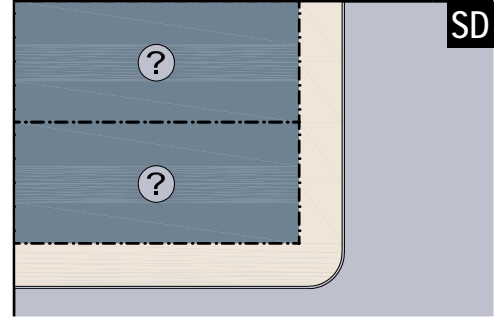
c. **Rearyard:** A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.



d. **Courtyard:** A building that occupies the boundaries of its Lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.



e. **Specialized:** A building that is not subject to categorization. Buildings dedicated to manufacturing and transportation are often distorted by the trajectories of machinery. Civic buildings, which may express the aspirations of institutions, may be included.



### 6.5.7 PRIVATE FRONTAGES

In T-Zones T2, T3, T4 and T5, Buildings and Lots shall comply with the standards of Table 6.5.7(Private Frontages)

**TABLE 6.5.7: PRIVATE FRONTAGES** (per ZLDR Table 7.4.U).

The Private Frontage is the area between the building Facades and the Lot Lines.

	SECTION	PLAN
	LOT PRIVATE FRONTAGE   R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE   R.O.W. PUBLIC FRONTAGE
<p>a. <b>Common Yard:</b> a planted Frontage wherein the Facade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.</p>		 T2 T3
<p>b. <b>Porch &amp; Fence:</b> a planted Frontage wherein the Facade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.</p>		 T3 T4
<p>c. <b>Terrace or Lightwell:</b> a Frontage wherein the Facade is set back from the Frontage line by an elevated terrace or a sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public Encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: <b>Dooryard.</b></p>		 T4 T5
<p>d. <b>Forecourt:</b> a Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. The Forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.</p>		 T4 T5
<p>e. <b>Stoop:</b> a Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.</p>		 T4 T5
<p>f. <b>Shopfront:</b> a Frontage wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has a substantial glazing on the Sidewalk level and an awning that may overlap the Sidewalk to within 2 feet of the Curb. Syn: <b>Retail Frontage.</b></p>		 T4 T5
<p>g. <b>Gallery:</b> a Frontage wherein the Facade is aligned close to the Frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery shall be no less than 10 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.</p>		 T4 T5
<p>h. <b>Arcade:</b> a colonnade supporting habitable space that overlaps the Sidewalk, while the Facade at Sidewalk level remains at or behind the Frontage Line. This type is conventional for Retail use. The Arcade shall be no less than 12 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.</p>		 T5

## 6.6 ARCHITECTURAL STANDARDS

### 6.6.1 ARCHITECTURAL DESIGN

Pursuant to ZLDR § 7.5.3.E.1.a, the architectural design of all Buildings and Lots within the Spring Grove FBZD shall comply with Table 6.6.1 (Architectural Standards) and ZLDR Article 9.6 (Architectural and Landscape Design Standards).

### 6.6.2 CERTAIN FBZD REQUIREMENTS

The General and Essential Characteristics, Range of Massing and Façade Composition, and Range of Anticipated Roof and Eave Details, as required pursuant to ZLDR §§ 7.5.3.E.2.b-e, are set forth in Tables 6.5.2.A-6.5.2.BB (Building Types Standards).

**TABLE 6.6.1: ARCHITECTURAL STANDARDS**

A. Lowcountry architecture is an approach to design and construction that reflects and responds to the climatic conditions, available building materials and cultural influences and traditions of the region. Over generations, Lowcountry architecture has evolved into way of building that is emblematic of the region and is adaptable to a wide variety of uses, locations and personal taste. Elements often, but not always found, in Lowcountry architecture include the following:

- Simple rectangular building massing
- Deep roof overhangs
- Raised first floors
- Porches
- Vertical proportions to column bays and fenestration
- Composed, but potentially informal, relationship of building massing, porches and fenestration
- Vertical proportions to column bays and fenestration



BARBADIAN  
PRECEDENT

LOW COUNTRY VERNACULAR

**TABLE 6.6.1: ARCHITECTURAL STANDARDS [CONTINUED] - EVOLUTION OF ARCHITECTURAL LANGUAGES**

B. Architecture is not static. Preferences, tastes and trends change over time. Old styles fall out of favor and new design approaches become the latest rage. These cyclical patterns can be observed throughout the history of settlement, becoming more pronounced as we moved from the days of vernacular buildings built by the home owners or local craftsmen, to an industry where buildings are designed using pattern books or by professional architects. Building traditions were imported to the region by English, French, Dutch, Barbadian and other settlers. These traditions were overlaid with contextual building traits responding to the local climate and available materials, thereby creating new patterns and evolving into what we now know as “Lowcountry” architecture. This type of evolution can be seen in the series of photographs above.

Also represented in the region are some of the more common and widely found historically significant styles, including Georgian, Federal, Victorian and Craftsman buildings. These styles represented the architectural “fashion” of the era in which they were popularized and have endured in modern times. Local builders and designers have made a modifications to the pure versions of these architectural styles prominent throughout the United States in order to adapt to regional conditions and constraints.

Within each of the prominent architectural languages there is a full spectrum of elaboration and ornamentation, from elaborate to simple, or from high to low style. In addition to the traditional and historically-based architecture, contemporary architecture of the region has evolved and allows for current and future market preferences and new stylistic trends.

**CONTINUUM OF AN ARCHITECTURAL LANGUAGE**



**TABLE 6.6.1: ARCHITECTURAL STANDARDS [CONTINUED] - DIVERSITY OF DIALECTS**

C. Appropriate dialects for the Lowcountry architectural language that may be found in Spring Grove include, the following families of architectural “styles” and others that are commonly found within the South Carolina Lowcountry:

- Lowcountry: Vernacular
- Lowcountry: Barbadian/ Tropical
- Lowcountry: Contemporary
- Classical
- Craftsman
- Victorian
- Italianate

Examples of buildings that might fall into the above architectural style families and provide inspiration for the architecture to be found in Spring Grove are shown on the following pages.

**LOWCOUNTRY**

This vernacular style is specific to, and seen throughout the Lowcountry, having developed in response to the regional climate, availability of materials, local construction methods and culture of the people who live here. Subsets of the style illustrated here include Barbadian/Caribbean and Lowcountry Contemporary, both of which are characterized by the same essential elements but with a distinct set of variations.

The massing and composition seen in the vernacular architecture of the Lowcountry are similar to other popular styles in the region, all of them having been influenced by British colonization and the patterns and proportions of preceding styles. The defining characteristics respond to the hot, humid climate by promoting air circulation, shading and natural cooling. Raised foundations and humidity resistant building materials protect against flooding, rot and insect damage. One- and two-story porches create shade and provide additional outdoor living space. Tall windows maximize the amount of air allowed inside, and high ceilings allow more space for warm air to rise, keeping the lower half of the room cooler. One of the most important defining characteristic of the Lowcountry vernacular is a rectangular shape, often, but not always, one room deep, oriented so that the longest side of the building captures prevailing breezes and takes advantage of the relative position of the sun. This long, narrow building is commonly referred to as the “Single House” or “Charleston Single,” the residential building form most associated with this region.

A traditional subset of the Lowcountry vernacular is the “Barbadian/Tropical” style. Some of the original settlers of this area were immigrants from Barbados and other parts of the Caribbean. Many of the defining characteristics of the vernacular architecture so common in the lowcountry is thought to have originated in Barbados, where the climate is similar, and vernacular architecture likely developed in similar patterns. Barbadian architecture can be identified by the use of delicate decorative trim and railings, colorful exterior paint, shutters and siding.

A subset of the lowcountry vernacular is the “Lowcountry Contemporary” style. Buildings in this style exhibit the same general characteristics as above, but with contemporary materials and details. Proportions and massing may be exaggerated, especially in non-residential examples. These three subsets are illustrated on the following pages.

LOWCOUNTRY: VERNACULAR





**LOWCOUNTRY: BARBADIAN / TROPICAL**



**LOWCOUNTRY: CONTEMPORARY**



**CLASSICAL**

The dominant style of architecture throughout the English colonies between 1700 and 1820. These styles were introduced to the New World through pattern books and were based on the classical details and proportions of Greek and Roman design.

The typical classical building is a one- to three-story simple box with a side-gabled roof and symmetrical or well composed arrangement of windows and doors. There are several subsets of the Classical style, which feature elements such as a three or five bay facade with vertically and horizontally aligned windows; centered, paneled front doors with elaborate surrounds or entablature; multi-paned double-hung windows; and decorative moldings in the cornice). Some variants of the style may include attached projections or wings, small entry porches, transoms, sidelights, three-part Palladian windows, belt coursing between stories, and/or raised foundations.



## CRAFTSMAN

The Craftsman style, also known as “Arts and Crafts” was popularized in Southern California in the early 1900s and quickly spread throughout the country through pattern books and magazines. It was the predominant style of smaller American houses from about 1900 to 1920.

The Craftsman style is characterized by a low-pitched, hipped or gabled roof with wide, open eaves and exposed roof rafter tails, decorative beams, and deep, wide porches. Composition may be symmetrical or asymmetrical. The porch roof is typically supported by large, square tapered columns; though Southern versions of the Craftsman cottage may use more narrow, vertical columns. Additional defining elements may include dormers. Craftsman buildings often use a mixture of materials including brick, shingles, and siding. The style places an emphasis on natural materials and hand crafted details.



## VICTORIAN

Victorian was the dominant style in America between 1860 and 1900. Industrialization and the expansion of railroads throughout the country resulted in drastic changes to the way Americans designed and built homes. The heavy timber framing methods developed in preceding styles were replaced by balloon framing, allowing building forms to evolve from simple box shapes to complex forms. Mechanization of woodworking techniques led to elaborate detailing. The most common variants of the Victorian style found in this region are Queen Anne and Folk Victorian.

Victorian architectural styles borrowed details from buildings of the Georgian and Federal eras, especially in the Queen Anne style. The most common defining elements include steeply pitched, irregular roofs, often hipped or gabled but usually featuring a decoratively detailed front-facing gable. Asymmetrical facades usually incorporate articulations such as bay windows, towers, overhangs and other projections. One or two story porches with decorative columns and brackets are an essential element and typically wrap around one or both sides. Windows and doors are vertically proportioned but may be symmetrical or asymmetrical in placement. Additional decorative details may include wooden brackets and elaborate trimwork.



## ITALIANATE

The Italianate style was predominant in much of the United States between 1850 and 1880. It was less common in the southern states, having passed from fashion by the time of rebuilding after the Civil War. Many of the defining characteristics are still evident in the architecture of the area.

Italianate buildings are typically two- to three story masses with a low-pitched, hipped roof characterized by deep, overhanging eaves with decorative brackets. Defining elements include tall, narrow, often arched windows; elaborate crowns above windows; square cupolas or towers; and a three-ranked facade with a symmetrical arrangement of windows around a central door. Bay windows are also seen.



## 6.7 SIGN STANDARDS

Signs shall comply with ZLDR Article 9.11 (Signs). The Commercial Signs authorized in the Spring Grove FBZD are set forth in Table 6.7 (Allowed Commercial Sign Types by Transect Zone).

**TABLE 6.7: ALLOWED COMMERCIAL SIGN TYPES BY TRANSECT ZONE** (per ZLDR Table 7.5.F). This Table summarizes the types of Commercial Signs that are permitted in each Transect Zone.

Sign Type	Transect Zone				
	T1	T2	T3	T4	T5
Address/Name Plate Sign		✓	✓	✓	✓
Awning Sign				✓	✓
Blade Sign		✓	✓	✓	✓
Marquee Sign					✓
Sidewalk Sign				✓	✓
Wall Sign				✓	✓
Window Sign			✓	✓	✓
Yard Sign		✓	✓	✓	
Wall Mural Sign		✓		✓	✓
Billboards	<b>Not Permitted</b>				

## 6.8 SITE LIGHTING

Site Lighting shall comply with ZLDR § 9.6.4.C (Landscaping Design Guidelines - Site Lighting).

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## 7.0 SUPPLEMENTAL DEFINITIONS

For the purposes of this Master Plan, certain Principal Functions and Uses are defined herein or in ZLDR Article 12. If not specifically defined herein or in ZLDR Article 12, functions and uses shall have the meaning as defined in Merriam-Webster's Collegiate Dictionary, 11th Edition.

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### **ACCESS:**

Way or means of approach to provide vehicular or pedestrian entrance to a Lot, Tract, or Parcel.

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### **AGRICULTURAL PRINCIPAL FUNCTION:**

Any of the Principal Functions listed under the heading "Agricultural" in Table 6.3.1 (Specific Principal Function & Use).

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### **AMBULATORY SURGICAL FACILITY:**

A distinct, freestanding, self-contained entity that is organized, administered, equipped, and operated exclusively for the purpose of performing surgical procedures or related care, treatment, procedures, and/or services, e.g., endoscopy, for which patients are scheduled to arrive, receive surgery or related care, treatment, procedures, and/or services, and be discharged on the same day, as further defined and regulated in S.C. DHEC Regulation 61-91 Standards for Licensing Ambulatory Surgical Facilities (S.C. Code Regs. 1976 as amended). Not synonymous with Medical Office or Outpatient Clinic Principal Function.

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### **APICULTURE (BEE KEEPING):**

The keeping of bees.

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### **APPLICANT:**

A Developer, or a person or entity authorized by a Developer to seek one or more Development Permits and to undertake Development within the Spring Grove FBZD in accordance with the requirements of this Master Plan and the Spring Grove Development Agreement.

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### **ASSOCIATION:**

See definition of "Homeowners' (or Property Owners') Association."

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### **AUDITORIUM / AMPHITHEATER / PERFORMANCE VENUE PRINCIPAL FUNCTION:**

Indoor or outdoor facilities, Structures, or Buildings for the assembly of persons for Civic, cultural or educational spectator activities; may include charges for admission and ancillary services.

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### **AVENUE (AV):**

A Thoroughfare of high vehicular capacity and low to moderate speed and usually equipped with a landscaped median. Avenue is a subcategory of Local Thoroughfare.

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### **AWNING:**

A roof-like cover extending as shelter over an Entrance of a Building.

**BLOCK FACE:**

The aggregate of all Building Facades on one side of a Block.

**BLOCK PERIMETER BUILDING:**

A Building Type that provides parking either in a Parking Area, Parking Lot or Parking Structure placed inside the Block. This Building is sometimes known as a “donut” Building. It may include Parking, Residential, office and/or other Principal Functions allowed in the applicable T-Zone.

**BOULEVARD (BV):**

A Thoroughfare designed for high vehicular capacity and moderate speed, traversing a Developed or to be Developed area.

**BUFFER:**

See Buffer, Landscape in ZLDR Chapter 12.

**BUILDING TYPE:**

Any of the types of Buildings the standards for which are provided in Tables 6.5.1 and 6.5.1.B (Building & Lot Types).

**CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS (ZLDR):**

Charleston County Zoning and Development Regulations Ordinance No. 1202, adopted on November 20, 2001 in Charleston County, South Carolina (as amended) in such form as of the effective date of the Spring Grove FBZD Ordinance.

**CIVIC:**

A term describing (a) a Public or Non-Profit organization, or authority dedicated to, providing or making available artistic, assembly, cultural, educational, recreational, governmental, transit, or parking opportunities, activities, services or providing or making available a Civic / Institutional Principal Function, or (b) such an activity, service or Principal Function.

**COMMERCIAL:**

Any of the Principal Functions listed under the heading “Commercial” in Table 6.3.1 (Specific Principal Function & Use).

**COMMERCIAL NURSERY OPERATIONS:**

Synonymous with “Horticultural Production”.

**COMMERCIAL STREET:**

A Thoroughfare type designed for moderate to high vehicular capacity and slow speed, traversing an Urbanized area.

**COURTYARD BUILDING:**

A Building Type commonly associated with a Residential Principal Function. It may be used for other Functions allowed in the applicable T-Zone.

**DRIVE:**

A Thoroughfare type with Building Frontages on one side and no Building Frontages or very sporadic Building Frontages on the other side. Frequently, a Drive is used along a boundary between an Urbanized area and a natural condition along a waterfront or Park.

**DRIVE AISLE:**

That part of a Parking Area accommodating the movement and circulation of vehicles between Driveways and parking spaces.

**DRIVEWAY:**

A vehicular way within a Lot that provides Access between the Lot, or Parking Area or Loading Area within the Lot, and a Thoroughfare, street or road. Not synonymous with Alley, Drive Aisle or Thoroughfare.

**ENFRONT:**

To place an element along a Frontage, as in “a porch Enfronts the Thoroughfare.”

**FARMHOUSE:**

A Building Type commonly associated with a Residential Principal Function. It is exclusively located in a rural environment.

**HIGHWAY:**

A Thoroughfare type of high vehicular speed and capacity.

**INDUSTRIAL PRINCIPAL FUNCTIONS:**

Each of the Principal Functions listed under the heading “Industrial” in Table 6.3.1 (Specific Principal Function & Use).

**LARGE HOUSE:**

A Building Type commonly associated with a Residential Principle Function. It may be used for other Functions if allowed in the applicable T-Zone.

**LARGE MULTIFAMILY BUILDING:**

A Building Type that may have a Residential Principal Function, including without limitation, multiple attached single family Dwelling Units, or other functions permitted in the applicable T-Zone.

**LARGE PEDESTRIAN SHED:**

A Pedestrian Shed that is an average 1/2 mile radius or 2,640 feet. A Large Pedestrian Shed represents approximately a ten-minute walk at a leisurely pace. It is applied to structure an RCD Community Unit. See definition of “Pedestrian Shed”.

**LESS INTENSE TRANSECT ZONES:**

As used in ZLDR § 7.4.5.D (Transect Zones - Community Plan Submittals - Standards) and as applied within the Spring Grove FBZD, shall mean T-Zones T2 and T3.

**LEVEL OF SERVICE (“LOS”):**

As defined, detailed, and used within the current edition of the Highway Capacity Manual published by the Transportation Research Board.

**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. It may be used to structure a TND.

**MAIN CIVIC SPACE:**

The primary outdoor gathering place for a Community Unit. The Main Civic Space is often, but not always, associated with an important Civic Building.

**MASTER PLAN:**

This Spring Grove Form-Based Zoning District Master Plan approved and adopted by Charleston County Council on \_\_\_\_\_ as the zoning and land development regulations to regulate all Development within the Spring Grove FBZD in accordance with the Spring Grove Development Agreement.

**MEDIUM HOUSE:**

A Building Type that is generally sited on a medium-sized Lot. This Building Type is commonly associated with a Residential Principal Function but may also have any other Function allowed in the applicable T-Zone.

**MIXED-USE BUILDING:**

A Building Type that may be used for Retail, office, Medical, Commercial, Artisan Light Industrial, Workshop, Service, Personal Service, Civic, Education or other Functions permitted in the applicable T-Zone. The floors above may be used for a Residential Principal Function or for any other Function permitted in the applicable T-Zone.

**MORE INTENSE TRANSECT ZONES:**

As used in ZLDR § 7.4.5.D (Transect Zones - Community Plan Submittals - Standards) and as applied within the Spring Grove FBZD, shall mean T-Zones T4 and T5.

**MULTIPURPOSE TRAIL (MT):**

A way running independently of a vehicular Thoroughfare and shared by bicyclists and pedestrians.

**OPACITY:**

The degree of obscuration of light, evaluated from zero percent (a clear-glass window) to one hundred percent (a wall).

**OTHER PRINCIPAL FUNCTIONS:**

Each of the Principal Functions listed under the heading "Other" in Table 6.3.1 (Specific Principal Function & Use).

**OUTBUILDING:**

An additional Building located on a Lot that contains a Principal Building.

**PARKING LANE:**

That portion of the Vehicular Lanes of a Thoroughfare accommodating parking for vehicles.

**PASSAGE (PS):**

A pedestrian connector, open or roofed, that passes between Buildings to provide shortcuts through long Blocks and connect Parking Areas or Parking Lots to Frontages.

**PASSENGER TERMINAL:**

One or more Buildings and/or Structures used by passengers for waiting, embarking, exiting, or changing transportation modes.

**PEDESTRIAN PATH (PP):**

A pedestrian way traversing a Park, Open Space or rural area, with landscape matching the area through which it passes, ideally connecting directly with the urban Sidewalk network. Buildings may Enfront a Pedestrian Path.

**PLAYGROUND:**

Recreational and support facilities for play by children.

**PRINCIPAL ENTRANCE:**

A main point of Access for pedestrians into a Building.

**PRIVATE ROAD OR PRIVATE THOROUGHFARE:**

Road or Thoroughfare Right-of-Way and improvements dedicated to a Homeowners' Association or to other private ownership and maintenance.

**PROPERTY:**

That certain real property identified on the Charleston County Official Zoning Map as the Spring Grove FBZD.

**PUBLIC:**

The term indicating that a Function, organization, establishment, entity, operation or activity is conducted under the authority of a local, State, or federal government, or of a special purpose district, port authority, or a tribal, regional or multi-jurisdictional governing entity, or that a Building or Structure, road, Thoroughfare, area, or facility is open to and accessible by the general public.

**PUSH CART:**

Non-motorized mobile container for the Storage and sales of goods, including food and beverages, usually pursuant to a franchise agreement with the public entity that is responsible for the ownership and maintenance of the Public Right-of-Way where the Principal Function is operated or to a franchise agreement with the owner of the property on which the Function is proposed.

**REAR ALLEY (RA):**

A vehicular way located to the rear of Lots providing Access to service areas, parking, and Outbuildings that may contain Utilities and Easements. Rear Alleys should be paved from Building face to Building face.

**REAR LANE (RL):**

A vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings that may contain Utilities and Easements. Rear Lanes may be paved to Driveway standards. The streetscape consists of gravel or landscaped edges, has no raised Curb.

**REGIONAL RETAIL SPECIAL DISTRICT:**

A Special District proposed or existing pursuant to Section 5.4 (Special Districts) in compliance with the requirements and standards of such sections and other provisions related thereto under these Master Plan Regulations.

**RESIDENTIAL PRINCIPAL FUNCTIONS:**

Each of the Principal Functions listed under the heading “Residential” in Table 6.3.1 (Specific Principal Function & Use).

**RESTRICTIVE COVENANTS:**

Any covenants, conditions and restrictions recorded by the Property Owner or an authorized Developer against the Property or any part thereof, that may establish additional requirements for the Development and use of the Property or such part thereof, and that may establish the Spring Grove Master Plan Review Board (SGMPRB) to exercise those powers as set forth herein.

**RETAIL BUILDING:**

A Building Type that is one-story and may feature Retail, Civic or other Principal Functions allowed in the applicable T-Zone. It commonly accommodates a general store or restaurant. It may also have a Residential Accessory Function providing a Dwelling for the owner or operator of the Principal Function.

**ROAD (RD):**

A Thoroughfare type for low-to-moderate vehicular speed and capacity.

**ROW HOUSE:**

A Building Type that may be used for a Residential Principal Function or other Functions allowed in the applicable T-Zone.

**SECONDARY FRONTAGE:**

On Corner Lots, the Private Frontage that is not the Principal Frontage.

**SECTOR DENSITY:**

The total number of Dwelling Units existing or proposed for all areas assigned to a Sector type divided by the total number of gross acres within all areas assigned to such Sector.

**SEPARATE RURAL DEVELOPMENT SETTLEMENT:**

Settlement Type authorized by this Master Plan composed pursuant to Section 4.3.1.

**SIDEWALK:**

The paved section of the Public Frontage dedicated exclusively to pedestrian activity.

**SIDE YARD BUILDING:**

A Building Type commonly associated with a Residential Principal Function. It may be used for other Functions allowed in the applicable T-Zone.

**SIGHTSEEING TRANSPORTATION, LAND OR WATER:**

Facilities at the starting and ending point of scenic or sightseeing tours for the reception and boarding of passengers, including but not limited to ticket sales and waiting areas, and facilities for the parking, docking, storage, and servicing of vehicles or watercraft.

**SMALL COMMERCIAL BUILDING:**

A Building Type of one or two stories that may feature Retail, Civic or other Principal Functions allowed in the applicable T-Zone. It commonly accommodates a general store or restaurant. It may also have a Residential Accessory Function.



**SMALL HOUSE:**

A Building Type commonly thought of as a small single-family detached residence. It may be used for other Functions allowed in the applicable T-Zone.

**SMALL MULTIFAMILY BUILDING:**

A Building Type designed to complement detached single-family Houses although in may in fact contain several flats. It may have a Residential Principal Function, including without limitation, multiple attached single family Dwelling Units, or other Functions permitted in the applicable T-Zone.

**SMALL MATURING TREE:**

Any species of tree that will not normally attain the stature of a Large Maturing Tree, but distinct from Shrub in that the overall height of the tree and its canopy exceeds the width of the canopy and that it typically features one trunk.

**SPRING GROVE DEVELOPMENT AGREEMENT:**

The Development Agreement between Charleston County and the Developer to which this Master Plan is attached.

**SPRING GROVE DUPLEX OR SG DUPLEX:**

A Building Type used for a Residential Principal Function in which two Dwelling Units may share a party Wall. It may be used for other Functions allowed in the applicable T-Zones.

**SPRING GROVE FBZD:**

See definition of "Property."

**SPRING GROVE FORM DISTRICT:**

See definition of "Property."

**SPRING GROVE LIVE/WORK BUILDING OR SG LIVE/WORK BUILDING:**

A Building Type that may include a Residential Principal Function and/or office, Professional Services, Commercial, Medical, Retail, Personal Services, or such other Functions as may be allowed in the applicable T-Zone.

**SPRING GROVE MASTER PLAN REVIEW BOARD (SGMPRB):**

Private review board authorized to make determinations of compliance of Development Applications with Restrictive Covenants in accordance with ZLDR § 7.1.5.A (Relationship to Future Restrictive Covenants).

**STREETSCREEN:**

A freestanding hedge, Fence or Wall built to provide privacy to a side Yard or rear Yard, and/or strengthen the spatial definition of the public realm (a) along the Frontage Line with 6 feet of the Front Setback line or (b) coplanar with the Front Building Façade of the Building on the Lot to Screen a Parking Lot, Parking Area, or Loading Area.

**STREET TREE:**

Any tree installed or maintained in compliance with Table 5.6.3.B.6 (Public Frontages - General), Table 5.6.3.B.7 (Public Frontages - Specific), Table 5.6.3.B.8 (Public Planting), and Table 5.6.3.B.10 (Street Tree Requirements).

**TRACT:**

See definition of "Parcel."

**TRAVEL LANES:**

That portion of the Vehicular Lanes of a Thoroughfare accommodating the movement and circulation of vehicular traffic.

**VEHICULAR LANE:**

Component of a Thoroughfare that provides for travel and parking of vehicles, being the Travel Lanes and Parking Lanes.

**VILLAGE:**

Settlement Type authorized by this Master Plan composed pursuant to Section 4.3 (Settlements).

**WORKPLACE BUILDING:**

A Building Type that may be used for Retail, office, Medical, Commercial, Artisan Light Industrial, Workshop, Service, Personal Service, Civic, Education, or other Functions permitted in the applicable T-Zone. The floors above may be used for a Residential Principal Function or for any other Function permitted in the applicable T-Zone.

**YARD:**

Any portion of a Lot, Abutting a Lot Line, which is unoccupied and unobstructed by Buildings or Structures from the ground upward, except where Encroachments, Buildings, Structures, and Minor Structures are expressly permitted.

**ZLDR:**

See Charleston County Zoning and Land Development Regulations.

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