



ZONING AND LAND DEVELOPMENT REGULATIONS



CHAPTER 7 | FORM-BASED ZONING DISTRICT

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ARTICLE 7.1. INTRODUCTION

§7.1.1 Authority

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended (Planning Act) authorizes local governments to utilize zoning and planning techniques (not limited to those found in the Planning Act) for implementation of the goals specified in S.C. Code Ann. Section 6-29-720 (2007). Charleston County Council hereby establishes a zoning and planning technique called a Form-Based Zoning District (FBZD). A FBZD is a zoning district which allows development of lands containing mixed residential, civic, institutional, commercial, and/or industrial uses in development patterns similar to those present in Charleston County and the Lowcountry. Use of the FBZD requires the applicant to submit form-based zoning regulations in the form of a Form District Master Plan that is structured on a Rural to Urban Transect.

Effective on: 11/20/2001, as amended

§7.1.2 Applicability

Land may be zoned FBZD only if the definition and requirements of Article 3.17, Developments of County Significance, are met. Developments of County Significance (DCS) allow for the submittal of FBZD applications when such applications are accompanied by applications for Comprehensive Plan Amendments (pursuant to [ARTICLE 3.2](#) of this Ordinance) and Development Agreements (pursuant to [ARTICLE 3.16](#) of this Ordinance).

With its unique transect patterns, the FBZD facilitates the development of compact communities and at the same time allows the preservation of agricultural patterns and activities, and the maintenance of the character of the Rural Area.

Effective on: 11/20/2001, as amended

§7.1.3 Purpose and Intent

The Charleston County Comprehensive Plan contains six overarching themes that serve as the primary guidance for the implementation of recommended strategies. One such theme is the creation of Sustainable Communities through a balancing of social, economic, and environmental considerations such as provision of affordable housing, mixing of uses, and preservation of natural resources. The Comprehensive Plan also emphasizes the form and quality of development in the County and includes guidelines for the character of development in both the Rural Area and the Urban/Suburban Area.

The purpose and intent of this Chapter is to implement the Comprehensive Plan's emphasis on Sustainable Development and development form and quality through the FBZD. As described in Section 3.1.7(D) of the Comprehensive Plan (2008, as amended), the FBZD is a zoning district category and a planning tool that guides form and character to create development patterns that coordinate the location of a variety of land uses with a connected transportation network in a manner that accommodates pedestrian mobility and controls sprawl.

The FBZD enables the development of communities in rural areas in a manner that emphasizes their form and development pattern rather than emphasizing a discrete set of land uses. It facilitates planned, sustainable growth patterns, and enables the coordination of transportation, housing, employment, and services to provide communities and neighborhoods where people can live and work.



The Comprehensive Plan recognizes that the projected build-out of any parcel zoned FBZD may far exceed the time frame of the current Comprehensive Plan and that any long-term community planning process may require the consideration of land use planning strategies not currently envisioned. The FBZD enables predictability in the planning process by directing the intended form and character of a place, while allowing it to naturally grow and evolve over time in response to market conditions.

More specifically, the FBZD addresses a variety of planning and development scales, including Sectors, Settlements, Communities, Blocks, Lots and Buildings, as described below:

A. Within Developments of County Significance in the Rural Area, the FBZD:

1. Encourages the Development of Settlements and Communities which provide a range of complementary land uses, including but not limited to residential, non-residential, and mixed uses.
2. Promotes flexibility in site planning and structure location that facilitates the provision and use of efficient circulation and utility systems, and preservation of natural and scenic features, resulting in diversity of scale, style, and details that foster a strong sense of community.
3. Encourages a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.
4. Promotes growth patterns that accommodate various types of protected open space, rural development, and planned growth, and that provide a tool to proactively manage long-term, planned growth while encouraging long-term land use planning by facilitating predictability and flexibility in the approvals process.
5. Promotes connectivity of preserved/protected land and Civic Space.

B. Within Town, Village, Corner, and Crossroad Settlements, the FBZD:

1. Promotes, preserves, and enhances community design that reflects the distinct character of Charleston County and supports a range of vibrant human habitats.
2. Promotes compact development patterns that consolidate open space, preserve natural and scenic features, and provide access to trails and natural areas.
3. Promotes development patterns that support safe, walkable, pedestrian-oriented, mixed-use places.
4. Promotes development patterns that support safe, effective, and multimodal transportation options, including but not limited to auto, pedestrian, and bicycle, minimizing vehicle traffic by providing a mix of land uses, walkability, and compact community form.
5. Promotes development patterns that facilitate the provision and use of efficient circulation and utility systems.
6. Promotes the health benefits of pedestrian-oriented places, including safe routes for walking, bicycling and other exercise.

C. Within New Communities, the FBZD:

1. Encourages walkable neighborhoods through networks of well-designed streets that are safe and secure for pedestrians and bicycles.
2. Encourages appropriately scaled development that places services within a safe, comfortable walking distance of homes.
3. Encourages and incubates local business activity and economic sustainability through community design.
4. Promotes neighborhoods with quality housing that encourage a diversity of housing choices and accommodate diverse ages and incomes.
5. Promotes neighborhood form that facilitates the provision and use of efficient circulation and utility systems.
6. Integrates civic, institutional, and other services into the fabric of communities. In areas designated for the location of schools, schools should be encouraged to be of size and location to enable children to walk or bicycle to them.

D. Within Blocks and Buildings:

1. Encourages that each building plays a role in creating a better whole, not just a good building.
2. Encourages buildings and environments that can adapt to changing economics and demographics.
3. Encourages that architecture and landscape grow from local climate, history, and building practice.



- 4. Promote the placement of civic buildings in important locations and promote a form that reflects their civic stature.
- 5. Promote building form that facilitates the provision and use of efficient utility systems.

The FBZD enables the applicant to propose a Form-Based Code unique to the development. Form-Based Codes are an alternative approach to zoning that reinforces walkable, sustainable, mixed-use environments and development, and builds upon the character of a place. The Form-Based Codes Institute defines Form-Based Codes as follows:

“Form-Based Codes foster predictable built results and a high-quality public realm by using physical form (rather than the separation of uses) as the organizing principle for the code. These codes are adopted into city or county law as regulations, not mere guidelines. Form-Based Codes are an alternative to conventional zoning.”

The FBZD enables property owners to designate a set of zones utilizing the Rural-to-Urban Transect. The Transect is a tool that considers development character, scale, and intensity, rather than a Euclidean zoning framework in which use, rather than form, is the primary focus. The Form-Based Codes Institute describes the Rural to Urban Transect as follows:

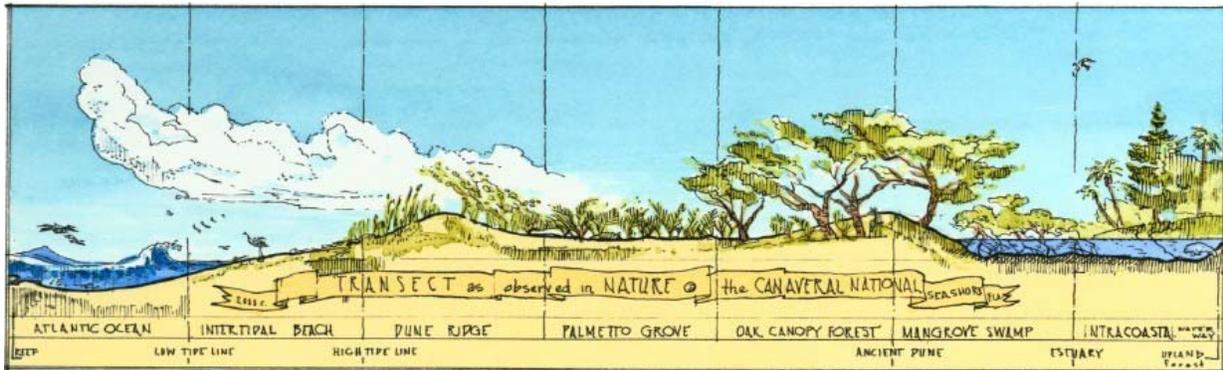
“The Rural-to-Urban Transect is a means for considering and organizing the human habitat in a continuum of intensity that ranges from the most rural condition to the most urban. It provides a standardized method for differentiating between the intentions for urban form in various areas using gradual transitions rather than harsh distinctions. The zones are primarily classified by the physical intensity of the built form, the relationship between nature and the built environment, and the complexity of uses within the zone.”

The model transect for American cities is divided into six transect zones or T-Zones: Natural (T1), Rural (T2), Sub-urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6), together with a Special District (SD) designation for areas with specialized purpose (e.g., heavy industrial, transportation, entertainment, or university districts, among other possibilities).

Because the Charleston County FBZD only applies to rural areas of the County, this Ordinance allows the use of T-Zones T1 through T5 as well as Special Districts.

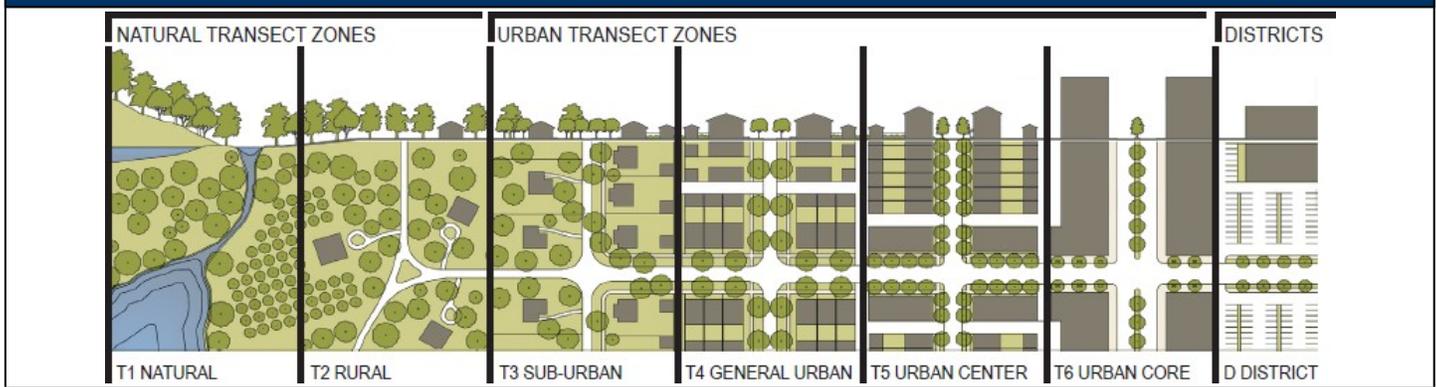
FIGURE 7.1.A: Rural-to-Urban Transect.

The transect is a geological cross-section which reveals a sequence of environments. This range of human environments, from rural to urban, provides a rational basis for organizing the components of the built environment including buildings, lots, land use, civic space, streets, and other elements. (Figure not subject to change by applicant)



RURAL ||||| TRANSECT ||||| URBAN

FIGURE 7.1.A: Rural-to-Urban Transect.



E. Incentives for Utilizing the Form-Based District. The Form-Based Zoning

District provides the following incentives:

1. **Timely Submittal Requirements.** The initial application in the form of a Form District Master Plan requires limited basic information. However, more information must be submitted before each step of the plan is undertaken, as described in [ARTICLE 7.2](#), FBZD Procedures.
2. **Density in the Rural Area.** The FBZD designation provides the opportunity for the applicant to cluster density in rural areas utilizing development patterns appropriate to DCS.
3. **Consolidated Review Process.** The applicant is required to establish a local review board (Master Plan Review Board) in compliance with this Chapter to assist with the review and make recommendations to the County regarding compliance of FBZD applications with private covenants and restrictions. Plans for the development, initially and as it progresses, will be reviewed and processed administratively by the County Planning Department when in compliance with the provisions of this Chapter.

Effective on: 11/20/2001, as amended

§7.1.4 Relationship to Charleston County Ordinances

- A. FBZD Applications shall not propose variations from: the *Building Code of the County of Charleston*, the *Charleston County Stormwater Management Ordinance*, and the *Charleston County 208 Water Quality Management Plan*.
- B. FBZD Applications shall comply with all requirements of the *Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)* with the following exceptions:
 1. **CHAPTER 6 (Use Regulations).** The FBZD generally emphasizes form over land use, allowing applicants to identify a broad range of land uses that promote mixed-use environments, utilizing the principal land use categories and related use definitions of the ZLDR.
 2. **CHAPTER 9 (Development Standards).** The FBZD provides a mechanism for the applicant to develop site-specific development standards through the creation of a Form District Master Plan that supplements the standards found in [CHAPTER 9](#) of the ZLDR. In the event of any conflict between the standards of this chapter and/or the approved Form District Master Plan and the standards in [CHAPTER 9](#), the standards in this Chapter and/or the approved Form District Master Plan shall govern, provided, however, that the Form District Master Plan shall comply with the requirements contained in the following Articles/Sections of the ZLDR: [ARTICLE 9.4](#), Tree Protection and Preservation; the architectural design requirements contained in [ARTICLE 9.6](#), Architectural and Landscape Design Standards; Section [9.6.4.C](#), Site Lighting; and [ARTICLE 9.11](#), Signs.
 3. **CHAPTER 12 (Definitions).** [ARTICLE 7.6](#) of the FBZD supplements the County definitions found in [CHAPTER 12](#) of the ZLDR. The definitions found in [ARTICLE 7.6](#) shall only apply to the terms utilized in this [CHAPTER 7](#).
 4. **APPENDIX A (Road Code).** This Chapter 7 establishes standards for Thoroughfares and complete streets conducive to mixed-use, pedestrian friendly environments. In the event of any conflict between (a) the standards for Thoroughfares of this Chapter 7 and/or the standards in the approved Form District Master Plan and (b) the standards found in Appendix A, Road Code, of the ZLDR, the standards in this Chapter 7 and/or the approved Form District Master Plan shall govern.



- C. The standards and procedures of an approved Form District Master Plan by Charleston County Council shall supersede the provisions of the following otherwise applicable ZLDR sections: Section 7.4.2.B.2.c FBZD Application - Standards (suggesting the organization of the 75% Acreage), Section 7.4.4.B.1 Regional Traffic Impact Study Required, Section 8.4.2.A.3 and A.5.c. Application, Section 8.4.3.B Planning Director - Review and Report, Section 8.4.4 Planning Commission - Review and Decision, and Section 8.4.6 Lapse of Preliminary Plat Approval, but only if the above-referenced ZLDR provisions are identified in the approved Form District Master Plan and the Development Agreement adopted by Charleston County Council and that Council determines the provisions to be not applicable, required, or as being inconsistent with the approved Form District Master Plan.

Any condition of approval imposed by a Decision-Making or Appeal Body under the ZLDR shall be derived from and limited to conditions authorized by the applicable Form District Master Plan.

Effective on: 11/20/2001, as amended

§7.1.5 Relationship to Future Restrictive Covenants

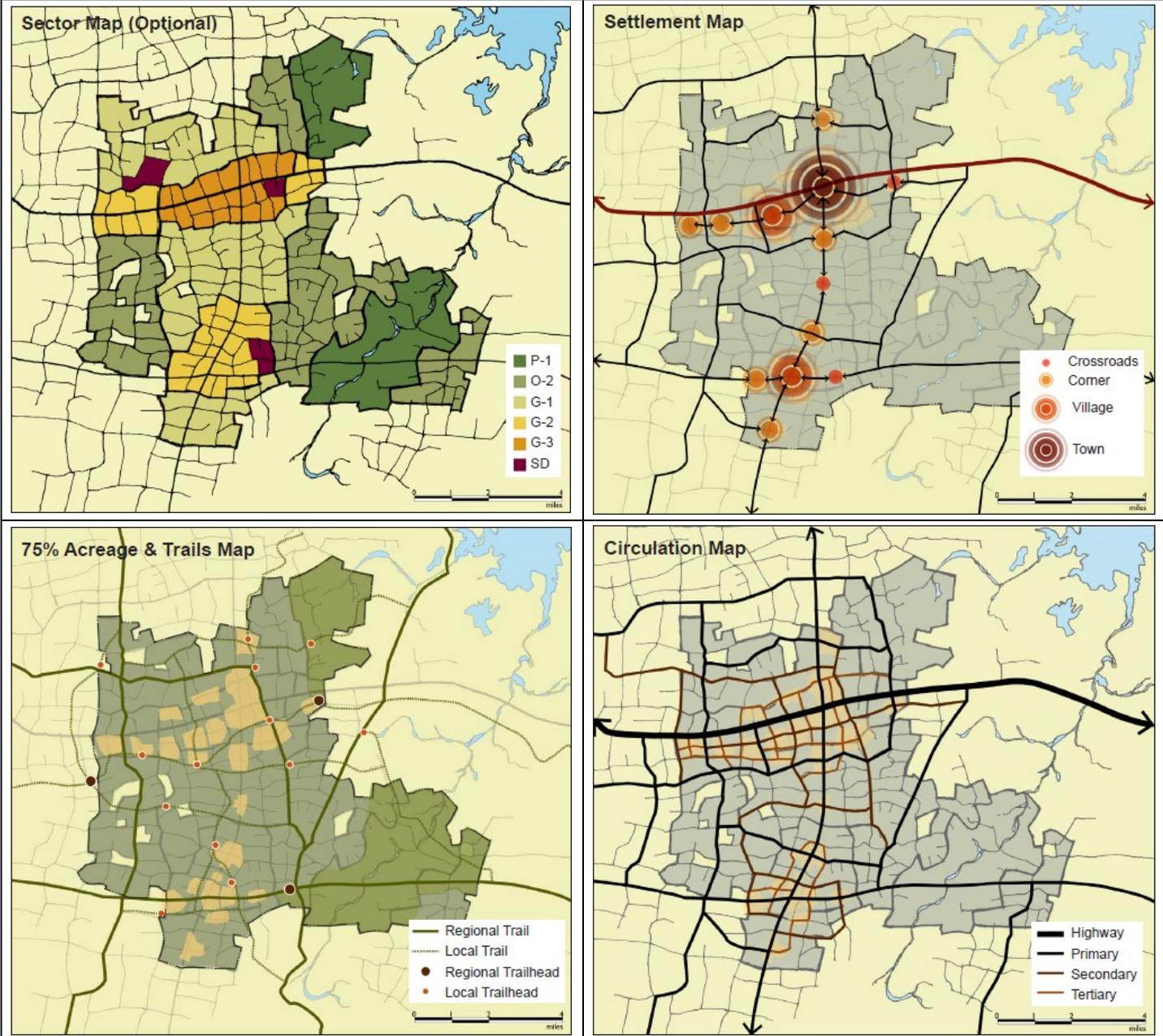
- A. The applicant shall record Restrictive Covenants against such portions of the Property (when owned by the applicant). The applicant shall establish a Master Plan Review Board (MPRB) in compliance with Section 7.2.7.A(1) of this Ordinance as part of the Restrictive Covenants. At a minimum, all areas outside of the 75% Acreage shall be included within the authority of the MPRB; the authority of the MPRB may include the 75% Acreage. These provisions may be stricter than the FBZD standards in this Chapter or those created by the applicant as part of the Form District Master Plan. The provisions of any such Restrictive Covenants will govern if they are more restrictive.

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§7.1.6 FBZD and Land Development Review Process Overview

- A. **Rezoning.** Applications for the FBZD require a rezoning following the procedures described in Section 7.2.2, FBZD Application [Rezoning].
- B. **Subsequent Land Developments.** Following a rezoning to FBZD, individual Settlements and Community Units may be reviewed and approved through the submittal of Community Plans and Lot, Block, and Building Plans as described in Section 7.2.3, Land Development Plans.
- C. **Additional Procedures.** Additional procedures pertaining to the FBZD are described in ARTICLE 7.2, FBZD Procedures.

Figure 7.1.B Community Design for Form-Based Zoning District



FBZD Application Submittal Examples: Applicants shall define the general location and intensity of all applicable Sectors, Settlements, 75% Acreage and Thoroughfares on a series of maps that indicate the intended direction of growth within the Form District Master Plan Area.

Figure 7.1.B Community Design for Form-Based Zoning District

Transect & Special District Regulating Plan



Thoroughfares Regulating Plan



Civic Space Regulating Plan





Figure 7.1.B Community Design for Form-Based Zoning District

Community Plan Submittal Examples: Applicants shall describes the physical form of one or more Community Units using Regulating Plans that indicate Transect Zones, Thoroughfares, and Civic Spaces.

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ARTICLE 7.2. FBZD PROCEDURES

§7.2.1 General

- A. The general provisions of this Article apply to all development applications within the FBZD. These provisions supplement those provisions found in [CHAPTER 3](#), Development Review Procedures, of the ZLDR. Should any conflict arise between a procedure in [CHAPTER 3](#) and the procedures of this Article, the procedures of this Article shall govern.
- B. Table 7.2.A, Summary of 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.

Table 7.2.A Summary FBZD Related Procedures (Table not subject to change by applicant)								
Review [R], Decision-Making [DM], And Appeal [A] Bodies								
Procedure	MP RB	Staff SPR	County CRC	Planning Director	BZA	PC	CC	Section
FBZD Application (Rezoning)				R		R	DM	7.2.2
FBZD Amendments (Rezoning)	R		R	R		R	DM	7.2.6
Community Plans	R		R	DM	A*	A*		7.2.3
Lot, Block, and Building Plans	R	R		DM	A			7.2.3
Special Districts (Defined and mapped at Rezoning)	R		R	DM		A		Art. 7.2 & 7.4
Special Districts (Defined at time of Rezoning and mapped at Community Plan)	R		R	R		DM		Art. 7.2 & 7.4
Zoning Permits	R			DM	A			7.2.5
Uses Subject to Conditions	R		R	DM	A			7.2.5
Dimensional Waivers	R		R	DM	A			7.2.5
Zoning and Tree Variances	R			R	DM			3.10
Preliminary Plats	R		R	DM		A		7.2.4
Conditional Plats	R			DM				7.2.4
Final Plats	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.

Effective on: 11/20/2001, as amended

§7.2.2 Application (Rezoning)

- A. **Application Filing.** Application of the FBZD may be initiated for proposed developments that meet the definition and requirements of Developments of County Significance as contained in [ARTICLE 3.17](#) of this Ordinance. Complete applications for FBZDs may be submitted on forms available in the Planning Department once the Planning Director



has determined that the Application complies with all applicable requirements and regulations. Applications shall comply with Section 3.1.4, Application Completeness and Submission Deadlines, and shall not be approved unless the following are provided:

1. A legible approved and recorded plat showing the current boundaries of the area to be included in the FBZD, or a map compiled to represent such boundaries as shown on two or more recorded plats, including the total highland acreage and an estimate of the freshwater wetland acreage.
 2. A copy of the current recorded deed(s);
 3. Payment of all required fees;
 4. A completed Zoning Map Amendment application signed by the current property owner(s) including all current tax parcel identification numbers for the parcel(s) to be considered for rezoning;
 5. A Posted Notice Affidavit(s) signed by the property owner(s);
 6. A Restricted Covenants Affidavit(s) signed by the applicant or current property owner(s) in compliance with state law;
 7. A copy of the Form-Based Zoning District Checklist;
 8. Submission of thirty-five (35) hard copies and one digital version of all application materials required by this Section, including, but not limited to the Form District Master Plan and appendices;
 9. All information required by this Chapter;
 10. A statement of objectives of the proposed development;
 11. Documentation demonstrating compliance with the DCS Requirements as described in Section 3.17.4.A.2.a-c, Developments of County Significance, and this Chapter;
 12. A description of how the proposed development complies with the Purpose and Intent of this Chapter and the Approval Criteria in Section 7.2.2.D.5.d;
 13. Documentation demonstrating the urban and architectural patterns utilized in calibrating the Form District Master Plan to local character;
 14. A description of public facilities and public services to be provided;
 15. A 75% Acreage and Trails Map for the entire property in compliance with Section 7.4.2, 75% Acreage;
 16. A Circulation Map for the entire property in compliance with Section 7.4.4, Circulation and Thoroughfare Design;
 17. A traffic impact study for the entire property in compliance with Section 3.17.4.A.2;
 18. A Conceptual Phasing Plan for the entire property indicating approximate areas proposed for development by phase;
 19. General information regarding areas of known community, historical, and/ or archaeological resources; and
 20. Any other information that the Planning Director determines is reasonably necessary to make an informed decision as to whether the application complies with the standards of this Chapter.
- B. **Form District Master Plan Application Requirements.** Applicants shall submit the following materials when applying for an FBZD, to be compiled as a Form District Master Plan. The Form District Master Plan shall be organized with a Table of Contents and shall utilize the SmartCode v9.2, as amended, and the templates provided in this Chapter. Additional Form-Based Code resources and/or templates may be utilized to assemble the Form District Master Plan. The Form District Master Plan Regulations shall include the following:
1. All tables included in this Chapter, provided that the applicant may not amend any prescriptive tables;
 2. Sector requirements, if applicable, in compliance with the standards in Section 7.3.2, Sectors;
 3. Special Districts, if applicable, in compliance with the requirements in Sections 7.3.2, Sectors, and 7.4.7, Special Districts;
 4. Settlement and Community Type requirements in compliance with the standards in Section 7.3.3, Settlements, and ARTICLE 7.4, Community Scale Planning: Community Units;
 5. 75% Acreage and Civic Space requirements in compliance with the standards in Section 7.4.2, 75% Acreage, and Section 7.4.3, Civic Space;
 6. Thoroughfare requirements in compliance with the standards in Section 7.4.4, Circulation and Thoroughfare Design;



7. Transect Zone requirements in compliance with the standards in Section 7.4.5, Transect Zones, including range of Private Frontages and Building Dispositions;
 8. Density calculations in compliance with the standards in Section 7.4.6, Density Calculations;
 9. Buffer and tree protection requirements in compliance with the standards in Section 7.4.8, Buffer Requirements and Tree Protection and Preservation;
 10. Proposed Functions and Uses in compliance with the standards in Section 7.5.1, Function and Use;
 11. Parking standards for Functions and Uses in compliance with the standards in Section 7.5.2, Parking;
 12. Supplemental Standards and Guidelines in compliance with the standards in Section 7.5.3, Supplemental Standards and Guidelines;
 13. Supplemental Definitions not listed in Section 7.6.1, Supplementary Definitions, or elsewhere in this Ordinance; and
 14. The Form Based Master Plan shall reference the procedures and regulations for the approval of the land development applications within the FBZD as described in Section 3.17.4.A.2.d-i.
- C. **Development Agreement.** A Development Agreement application shall be filed concurrently with the FBZD application pursuant to [ARTICLE 3.17](#), Developments of County Significance. The Form District Master Plan shall be included as an exhibit to the Development Agreement.
- D. **Application Process**
1. **Pre-Application Conference.** Prior to submitting an FBZD application the applicant must have at least two pre-application conferences with the Planning Director and any other officials designated by the Director, to discuss the proposal and the applicable development review and approval procedures. The first pre-application conference must occur before the draft application submittal.
 2. **Conceptual Form District Master Plan Presentation.** Prior to submitting a formal application, applicants shall present their Conceptual Form District Master Plan to the Charleston County Planning Commission at a Workshop. This presentation shall be for discussion purposes only.
 3. **Community Workshop.** The applicant shall hold at least one community workshop, inviting residents, service providers, and jurisdictions in the area that may be impacted by the proposed development, in order to provide the opportunity to understand and to discuss mitigation of impacts an Application may have on an affected community.
 4. **Draft Application Submittal.**
 - a. Prior to submitting a formal application the applicant shall submit at least fifteen (15) copies of the draft FBZD application for the Planning Department review and comment regarding compliance with [CHAPTER 7](#).
 - b. Revisions to the draft submittal that are necessary to meet the requirements of this Chapter shall be conveyed to the applicant during subsequent pre-application conferences. The revision process may require subsequent submittals of draft application materials.
 5. **Approval Process.** Requests to amend the Official Zoning Map to apply the FBZD designation shall be processed as follows:
 - a. **Planning Director Review and Report.** Once an Application is deemed complete and contains all information required herein, the Application will be scheduled for a Planning Commission meeting in Compliance with Section 3.1.4, Application Completeness and Submission Deadlines, and the applicant and other interested parties will be notified in accordance with this Ordinance. The Planning Director shall prepare a staff report that reviews the Application in compliance with this Chapter and [ARTICLE 3.17](#), Developments of County Significance.
 - b. **Planning Commission Review and Recommendation.** The Planning Commission shall review the Application and adopt a resolution, by majority vote of the entire membership, recommending that the County Council approve or deny the Application.
 - (1). The Planning Commission shall submit its recommendation to the County Council within 30 calendar days of the Planning Commission meeting at which the Application was introduced.
 - c. **County Council Public Hearing and Decision.** After receiving the recommendation of the Planning Commission, County Council shall hold a minimum of one public hearing prior to giving a second reading to



FBZD applications. All required FBZD public hearings shall be noticed in compliance with the ZLDR. The County Council's decision shall be based on the Approval Criteria in Subsection d, and shall be one of the following:

- (1). Approval of the application; or
 - (2). Denial of the application.
- d. **Approval Criteria.** A FBZD rezoning is a matter of legislative discretion and is not controlled by any one factor. In determining whether to approve a proposed application for a FBZD, County Council must determine that the application meets the Application Criteria of Section 3.4.6 and the following:
- (1). The proposed amendment is in accordance with the purpose and intent of the Comprehensive Plan, its goals and policies, and the Rural Guidelines;
 - (2). The proposed amendment complies with the stated purposes and requirements of this Chapter;
 - (3). The proposed amendment complies with [ARTICLE 3.17](#), Developments of County Significance;
 - (4). The proposed amendment complies with the County and BCDCOG 208 Water Quality Management Plans and facilitates established levels of service for water and sewer supply, stormwater facilities, waste disposal and other public facilities and services and ensures such public facilities and services will be available to serve development on the property concurrent with its impacts of such services and facilities;
 - (5). The applicant has provided documentation that the development proposed will not result in significant adverse impacts on other property in the vicinity of the subject property subject to the amendment;
 - (6). The applicant has provided documentation that the proposed amendment will not have an adverse impact on the environment, including air, water, noise, stormwater management, wildlife and natural resources; and
 - (7). The proposed amendment is suitable for the FBZD considering such things as parcel size, parcel configuration, road access, and the presence of cultural, historical, archaeological, and natural resources and amenities.
- e. **Identification of Zoning Maps.** Following final action by the County Council, the Planning Director shall be responsible for providing the applicant with written notice of the County Council final decision and for revising the Official Zoning Map, where applicable. Failure to perform this ministerial action will not affect the validity of the approval.
- f. **Final Approved Form District Master Plan Documentation.** Within ten (10) working days of approval by County Council of a FBZD, the applicant shall submit to the Planning Director three (3) hard copies and one (1) digital copy of the approved Form District Master Plan incorporating all changes and conditions approved by Council.

Effective on: 11/20/2001, as amended

§7.2.3 Land Development Plans

- A. **General.** Land Development Plans applicable to the FBZD include Community Plans for Community Units, Lot, Block, and Building Plans, and Special District Plans. Community Units shall be in compliance with the standards and requirements set forth in [ARTICLE 7.4](#), Community Scale Planning: Community Units. Subdivision applications shall comply with the requirements of [CHAPTER 8](#), Subdivision Regulations, provided, however, that the subdivision application approval process described in this [CHAPTER 7](#) shall apply.
- B. **Community Plans.** Community Plans provide a process for the evaluation and review of Community Units proposed within an FBZD. These applications enable detailed master planning in a manner that assures compliance with the intent and standards of the FBZD and the applicant's Form District Master Plan, while maintaining some degree of flexibility regarding future buildout of these areas. Community Plans require the organization of thoroughfares, development blocks, and publicly accessible Civic Space. Community Plans must be approved prior to issuance of any other land development permits except Preliminary, Conditional or Final Plats Subdividing the Community Unit tract boundary, and/or Infrastructure Plans to provide access to the tract. Community Plans may be submitted and reviewed concurrently with Preliminary Plats as described in [ARTICLE 8.4](#), Preliminary Plats, of this Ordinance. Modifications to Community Plans may occur by submitting revised Community Plans that meet the requirements of this Chapter.



1. Application Process
 - a. **Pre-Application Conference.** Prior to submitting an application the applicant shall confer with the Planning Director and any other officials designated by the Director, to discuss the proposal and the applicable development review and approval procedures.
2. **Application Requirements.** The following information is required to be included in an application for a Community Plan:
 - a. A Location Map that clarifies the location of the proposed Community Unit in relationship to the applicant's proposed Sectors and Settlements, other proposed Community Units, Thoroughfares (per Circulation Map approved as part of a Form District Master Plan), 75% Acreage, and greenways;
 - b. The total acreage of the area to be included in the Community Plan, broken down into total acreage, total highland acreage, total freshwater wetland acreage and total acreage of OCRM Critical Line Areas including locations of highland areas, freshwater wetland areas, and Critical Line Areas;
 - c. A Civic Space Regulating Plan that identifies the types, sizes, and locations of all Civic Space in accordance with Section 7.4.3, Civic Space;
 - d. Supplemental information regarding Civic Space including locations and acreages of all wetlands, waterways, and OCRM Critical Line Areas to be protected in accordance with the US Army Corps of Engineers Preliminary Jurisdictional Delineation or Permit and/ or OCRM.
 - e. A Thoroughfares Regulating Plan that identifies and shows the location of all existing highways, roads and streets, shows the type and location of all proposed highways, Thoroughfares, Rear Alleys and Rear Lanes within the Community Plan or Special District Plan area, establishes the general location of any other publicly accessible right-of-ways and demonstrates an interconnected and complete transportation network in accordance with Section 7.4.4, Circulation and Thoroughfare Design;
 - (1). Supplemental cross sections of thoroughfares shall be submitted in accordance with Section 7.4.4.C.
 - f. A Regulating Plan that clarifies the location, size, and disposition of the Transect Zones for each applicable Community Unit in accordance with Section 7.4.5, Transect Zones;
 - g. Minimum and Maximum anticipated density for the Community Unit in compliance with Section 7.4.6, Density Calculations;
 - h. Special District information, if applicable, in compliance with Section 7.4.7, Special Districts;
 - i. Documentation of public service provision including letters of coordination and thresholds for public facilities and necessary mitigation based on the development agreement, including:
 - (1). Infrastructure impact studies, as applicable, per Development Agreement; and
 - (2). Demonstration of how each Community Plan will be in compliance with the requirements of the County and BCDCOG 208 Water Quality Management Plans.
 - j. Master stormwater plan, as applicable;
 - k. Proposed/recorded restrictive covenants, as applicable, including compliance with the applicable requirements of Section 7.5.3;
 - l. Environmental conditions/surveys;
 - m. Tracking of the total number of dwelling units, Civic Space acreage, and infrastructure capacity for the proposed Community Plan compared to the totals approved for the entire FBZD as part of the Form District Master Plan;
 - n. Tree Plans and Surveys in accordance with Section 9.4.3, Tree Plans and Surveys, of the ZLDR;
 - o. Documentation demonstrating compliance with the DCS Requirements as described in Section 3.17.4.A.2.d-i, Developments of County Significance, and this Chapter.
 - p. **Approval Criteria.** Upon receipt of a complete application for a Community Plan, the County Consolidated Review Committee (County CRC) shall review and recommend that the Planning Director approve or deny the application, based on whether it is in substantial conformity with the applicant's established Form District Master Plan and the standards in



this Chapter, in compliance with Section 7.2.7.A.3, County Consolidated Review Committee (County CRC). The Planning Director shall make a final decision on the Community Plan approval.

- q. **Appeals.** Decisions on Community Plans may be appealed to the Planning Commission or Board of Zoning Appeals, as appropriate, pursuant to CHAPTER 3, Development Review Procedures, of this Ordinance.

C. **Lot, Block, and Building Plans.** Lot, Block, and Building Plans provide a process for detailed administrative review of lots, blocks, and buildings once the parameters of Community Plans have been established and approved. The content of Lot, Block, and Building Plans shall be reviewed against an applicant's approved Form District Master Plan for the property.

1. **Application Requirements.** The following is required in order to demonstrate Lot, Block and Building Plan compliance, including those for Civic Space, with the applicant's approved Form District Master Plan and this CHAPTER 7:

- a. Approved, recorded Plat of Lot, Block, and Building Plan area or individual Lot(s);
- b. A Letter of Intent stating the proposed development and uses at the time of application submittal;
- c. Dimensional Lot, Block and Building Plan consistent with the approved Form District Master Plan and Community Plan or Special District Plan, as applicable, and drawn to scale which includes the following:
 - (1). Dimensional site layout plan;
 - (2). Individual Lot layout(s) illustrating buildable areas as per Transect Zones, Frontages, setbacks, and encroachment;
 - (3). Wetland, waterway & OCRM Critical Line setbacks; and
 - (4). Identification of authorized or proposed Functions and Building Types, and locations.
- d. Block and building-scaled development plans consistent with the applicant's approved Form District Master Plan, including the following:
 - (1). Identification of proposed use(s) and functions;
 - (2). Identification of types and locations of applicable building types;
 - (3). Parking & loading locations and dimensions;
 - (4). Grading and drainage plan drawn to scale;
 - (5). Architectural Elevations, including proposed building heights;
 - (6). Sign types, locations, and dimensions;
 - (7). Lighting types, locations, and dimensions; and
 - (8). Compliance with any Specific Lot and Building Plan conditions as may be established by the approved Form District Master Plan for certain enumerated Functions.
- e. Floor plans, Elevations, renderings, and Frontage sections of all applicable Civic Buildings;
- f. Civic Space, landscape and tree retention; and screening and buffers plans (if applicable) consistent with the applicant's approved Form District Master Plan;
- g. Letters of coordination with utility providers demonstrating adequate levels of service, threshold capacities, and mitigation, which are valid for a period of twelve consecutive months from the date of the letter;
- h. Historic preservation/mitigation, if applicable;
- i. Construction Drawings, if applicable; and
- j. Tracking of the total number of dwelling units, Civic Space acreage, and infrastructure capacity for the proposed Lot, Block, and/ or Building Plan, as applicable, compared to the totals approved for the Community Plan.

2. **Approval Criteria.** Upon receipt of a complete application for a Lot, Block, and Building Plan, the Site Plan Review Committee (Section 3.7.6) shall review and recommend that the Planning Director approve or deny the application, based on whether it is in substantial conformity with the applicant's established Form District Master Plan and the following criteria:

- a. Consistency with a previously approved, applicable Community Plan; and



- b. Consistency with any previously approved Uses Subject to Conditions, Dimensional Waivers, or Zoning or Tree Variances.

3. Concurrent Submittals.

- a. Community Plans and Lot, Block, and Building Plans may be submitted and reviewed simultaneously. In this event the MPRB shall review, package, and submit application materials that require review and recommendation by the County CRC and decision by the Planning Director.
- b. Preliminary Plat, Conditional Plat or Final Plat applications submitted before or concurrently with Lot, Block, and Building Plans shall not require approval of a Lot, Block, and Building Plan.

4. **Appeals.** Decisions on Lot, Block, and Building Plans (non-construction) may be appealed to the Board of Zoning Appeals in accordance with [ARTICLE 3.13](#), Appeals of Zoning-Related Administrative Decisions.

- D. **Special District Plans.** Land development applications for Special Districts established and mapped in the approved Form District Master Plan shall comply with the procedures for Community Plans contained in Section 7.3.2.B as well as the standards contained in Section 7.4.7, Special Districts. Figure 7.2.B summarizes the Special District Plan review process.

Effective on: 11/20/2001, as amended

§7.2.4 Subdivision

- A. Subdivision applications shall comply with the requirements of [CHAPTER 8](#), Subdivision Regulations, provided, however, that the subdivision application exemptions described in this [CHAPTER 7](#) shall apply. This [CHAPTER 7](#) shall not be construed to limit any right to Subdivide real property within any FBZD in conformance with the Form-Based Code Standards for parcels of real property or with any statutory exemptions.

Effective on: 11/20/2001, as amended

§7.2.5 Zoning Permits

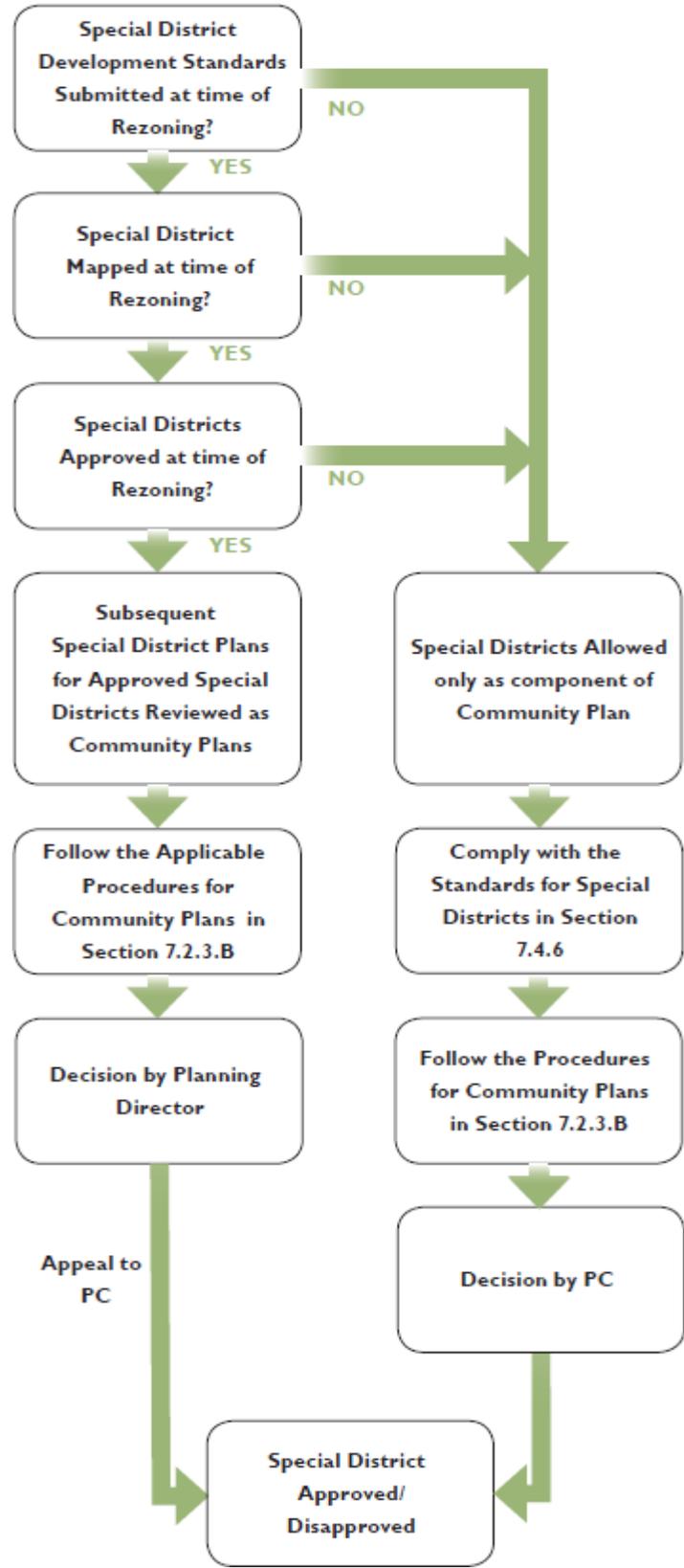
- A. Zoning Permits shall be obtained for all development activities listed in compliance with [ARTICLE 3.8](#), Zoning Permits, and Table 7.2.A.
- B. **Uses Subject to Conditions.** Uses Subject to Conditions are uses identified by the applicant as being allowed in the respective Transect Zone only if they comply with the use-specific conditions listed in Subsection 7.5.1.B.2 and all other applicable regulations of the Form District Master Plan.
 1. **Appeals.** Appeals of the decisions regarding Uses Subject to Conditions shall be heard by the Board of Zoning Appeals in accordance with [ARTICLE 3.13](#), Appeals of Zoning-Related Administrative Decisions.



Figure 7.2.B: Summary of Special District Review Process

Figure not subject to change by the Applicant.
Special Districts

Figure 7.2.B: Summary of Special District Review Process





- C. **Dimensional Waivers.** Waivers are specified deviations from otherwise applicable development standards where development is proposed that would be consistent with surrounding land uses, harmonious with the public interest, and consistent with the purpose and intent of the FBZD.
1. **Applicability.** Following a recommendation by the County CRC, the Planning Director shall have the authority to authorize adjustments of up to 20 percent from any numerical standard set forth in this Chapter and/or established by the applicant through Form District Master Plan submitted or referenced at time of initial FBZD application. Any request greater than 20 percent shall be treated as a Variance addressed by the Board of Zoning Appeals in accordance with [ARTICLE 3.10](#), Zoning Variances.
 2. **Application Requirements.** An application for a Dimensional Waiver shall include a brief description of the requirement to be adjusted and any other material necessary to ensure the criteria in Subsection 6 below are met.
 3. **Approval Criteria.** Following a recommendation by the County CRC, the Planning Director shall review the application and approve or deny the application, based on whether it is in substantial conformity with the applicant's established Form District Master Plan and the following criteria:
 - a. That granting the Dimensional Waiver will promote the same general level of land use compatibility as the otherwise applicable standards;
 - b. That granting the Dimensional Waiver will not materially affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate buffering, screening, setbacks and other land use considerations; and
 - c. That granting the Dimensional Waiver will be generally consistent with the purpose and intent of the FBZD.
 4. **Appeals.** Appeals of decisions on dimensional waivers shall be heard by the Board of Zoning Appeals in accordance with [ARTICLE 3.13](#), Appeals of Administrative-Related Decisions.

Effective on: 11/20/2001, as amended

§7.2.6 Amendments

- A. Amendments of approved Form District Master Plans shall be required for any of the following:
1. Changes to an approved Sector Map, if Sectors are utilized, provided, however, that changes to Special Districts shall comply with the process in Section [7.2.7.A.7](#) and Section [7.4.7](#), Special Districts;
 2. Changes to an approved Settlement Map, if Sectors are not utilized;
 3. The inclusion of new Uses not established by the Applicant at the time of initial FBZD application in accordance with Section [6.3.5](#), New or Unlisted Uses and Use Interpretations;
 4. The inclusion of new Transect Zones and/or related dimensional standards not established by the Applicant at the time of initial FBZD application that contemplate changes in density, intensity, form, or character;
 5. Increases in density beyond that which was established at the time of initial FBZD application;
 6. The inclusion of complex Thoroughfare Types and Assemblies established in subsequent Community Plans that utilize components not listed in Table 7.4.G, Thoroughfare Components, and Table 7.4.L, Vehicular Lane/Parking Assemblies) and new Thoroughfare Types proposed at time of Community Plan submittal. Such amendments shall also require approval by the County Transportation Engineer and may require coordination with emergency services providers, waste collection and/or SCDOT; and
 7. Addition of Special Districts that were not established in the approved Form District Master Plan and were not mapped.
- B. Amendments to an approved Form District Master Plans shall follow the procedures of [ARTICLE 3.3](#), Zoning and Land Development Regulations Text Amendments, and/or [ARTICLE 3.4](#), Zoning Map Amendments [Rezoning].
- C. Amendments described above may require amendments to associated Development Agreements in accordance with [ARTICLE 3.16](#), Development Agreements, and/or [ARTICLE 3.17](#), Developments of County Significance.

Effective on: 11/20/2001, as amended

§7.2.7 Review Responsibilities



- A. **Purpose and Intent.** The FBZD seeks to establish a well-coordinated review process that can grant expedited planning review and approval once the requirements for initial FBZD application have been met. The following Powers and Duties are established:
1. **Master Plan Review Board (MPRB).** The applicant shall establish a Master Plan Review Board (MPRB) at the time of initial FBZD application to review and make recommendations regarding compliance of subsequent Community Plans and related planning activities with private covenants and restrictions. The MPRB authority must, at a minimum, include all areas outside of the 75% Acreage (the 75% Acreage may be included). The MPRB shall review and make recommendations to the Planning Director regarding compliance of the following applications with private covenants and restrictions:
 - a. Zoning Permits for Uses, Structures, and Functions;
 - b. Uses Subject to Conditions;
 - c. Dimensional Waivers as described in Section 7.2.4.D, Dimensional Waivers;
 - d. Community Plans;
 - e. Lot, Block, and Building Plans;
 - f. Special Districts and Special District Plans;
 - g. Zoning and Tree Variances;
 - h. FBZD Amendments;
 - i. Preliminary Plats; and
 - j. Conditional and Final Plats.
 2. **Staff Site Plan Review Committee (Staff SPR).** The Staff Site Plan Review Committee shall review and make recommendations to the Planning Director on Lot, Block, and Building Plans in accordance with Section 3.7.6 (Review and Action Site Plan Review Committee).
 3. **County Consolidated Review Committee (County CRC).**
 - a. The CRC shall review and make recommendations to the Planning Director regarding applications for FBZD Amendments, Community Plans, Special Districts, Special District Plans, Uses Subject to Conditions, Dimensional Waivers, and Preliminary Plats, in accordance with Table 7.2.A, based on the applicable approval criteria. The CRC shall consist of representatives from the following County departments:
 - (1). Zoning & Planning;
 - (2). Public Works and Stormwater;
 - (3). Law Enforcement/Public Safety, including Emergency Management;
 - (4). Building Services; and
 - (5). Transportation Development.
 - b. **Outside Agencies.** The Planning Director shall have the authority to involve outside agencies in County CRC review activities when applicable to the proposed development, e.g., South Carolina Department of Health and Environmental Control (DHEC), South Carolina Department of Transportation (SCDOT), and applicable easement holders.

Effective on: 11/20/2001, as amended

ARTICLE 7.3. REGIONAL SCALE PLANNING: SECTORS AND SETTLEMENTS

§7.3.1 Purpose and Intent

- A. This Chapter contemplates a hierarchy of development standards that apply to the Sector, Settlement, Community, Lot, Block, and Building scales, as well as Special Districts. This Article applies to the Sector and Settlement scales and requires:
1. That the applicant shall demonstrate at the time of initial FBZD application a level of information that describes the location, intensity, and type of development that is proposed; and



2. That the applicant shall demonstrate in subsequent Community Plan applications that the form, character, and intensity of development is compliant with materials submitted at time of initial FBZD application (rezoning).

Effective on: 11/20/2001, as amended

§7.3.2 Sectors

A. **Sectors.** The Planning Director may require, or applicants may propose, that Sectors be established. If utilized, Sectors shall be mapped as part of the rezoning application in order to provide more specificity and direction with regards to how Settlements and 75% Acreage may be organized.

1. FBZD Application - Standards.

- a. In the event that Sectors are required or proposed at the time of FBZD application, applicants shall map and define the applicable Sectors to their property. Sectors may be further subdivided to provide additional specificity and/or to better describe the range of anticipated 75% Acreage and Settlements.
- b. Sectors shall be located on a map as a GIS layer which shall be submitted as part of the rezoning application.
- c. Applicants may elect to provide one or more additional Sectors from those listed in this Section in order to provide additional specificity and/or to better describe the range of anticipated 75% Acreage and Settlements proposed. Such Sectors shall be described and enumerated in the applicant’s Form District Master Plan.
- d. Applicants shall submit the range of minimum and maximum densities by Sector.

Figure 7.3.A Example Sector and Settlement Maps

Two illustrative images represent maps submitted at time of FBZD application that show areas of 75% Acreage and growth and that establish the general location and intensity of development.

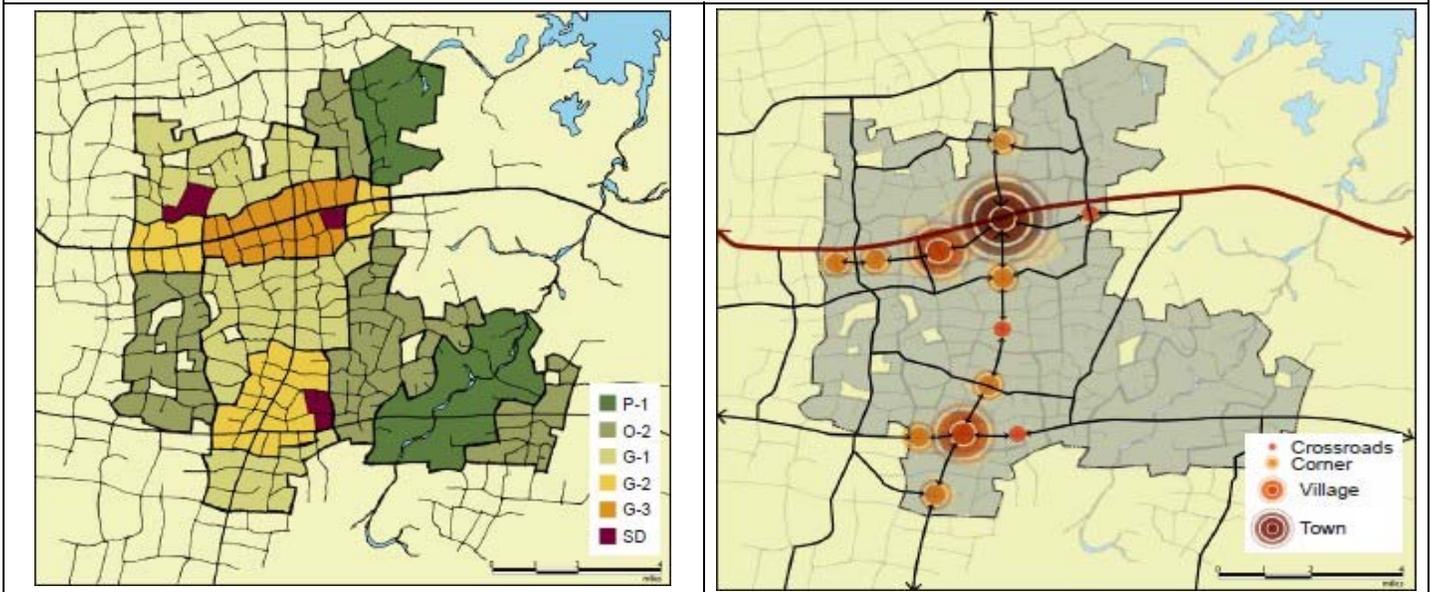


TABLE 7.3.B: Sector/Settlement/Community Allocation

Table 7.3.B 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 also allocates the proportions of Transect Zones within each Community Unit Type. (Table shall not be altered by the Applicant except to allow additional Sectors and subsets of Transect Zones in order to provide increased specificity, provided, however, that the resulting standards shall fall within the parameters of this table.)

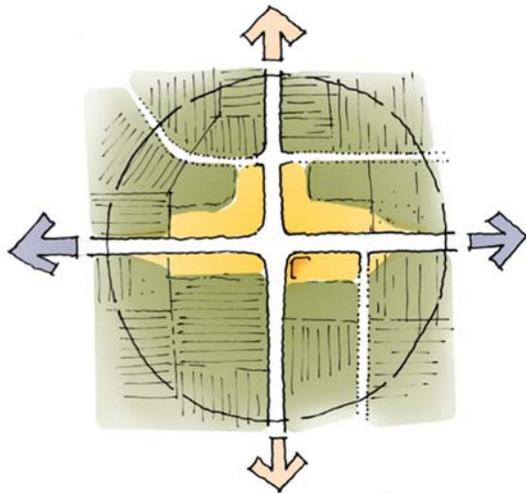
Settlement Types	(PRIMARYLY OPEN SPACE)		(LESS DEVELOPED)		(MORE DEVELOPED)
	P1 – Preserved Open Sector	O2 – Reserved Open Sector	G1 – Restricted Growth Sector	G – Controlled Growth Sector	G3 – Intended Growth Sector

TABLE 7.3.B: Sector/Settlement/Community Allocation

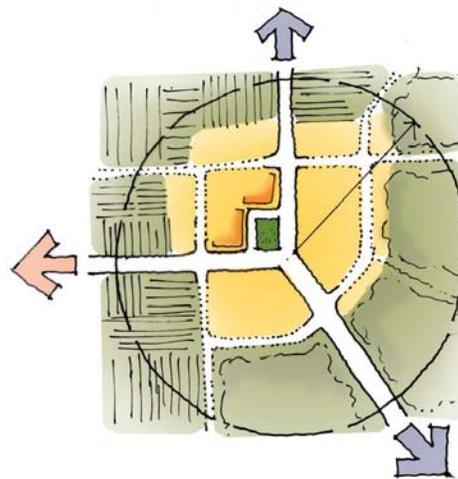
Community Unit	Sector/Settlement/Community Allocation												
	RD	RD	RCLD	CLD	RD	RCLD	CLD	TND	RD	CLD	TND	RD	CLD
T1	No Minimum	No Minimum	NO MIN / MAX	50% MAX	10 - 50%	NO MIN / MAX	50% MAX	10 - 30%	20% MAX	NO MIN / MAX	10 - 30%	15% MAX	
T2	No Minimum	No Minimum	NO MIN / MAX	50% - 100%	20 - 70%	NO MIN / MAX	15 - 100%			NO MIN / MAX			
T3								20 - 55%	10 - 30%		20 - 55%	5 - 40%	
T4				0 - 10%	10 - 40%		10 - 40%	20 - 60%	20 - 60%		20 - 60%	20 - 60%	5 - 80%
T5									10 - 30%			20 - 60%	10 - 80%

FIGURE 7.3.C: Settlement Type Diagram Examples

The following illustrative images describe the Charleston County Settlement Types that display a Community Unit or a group of Community Units located in general proximity with each other.

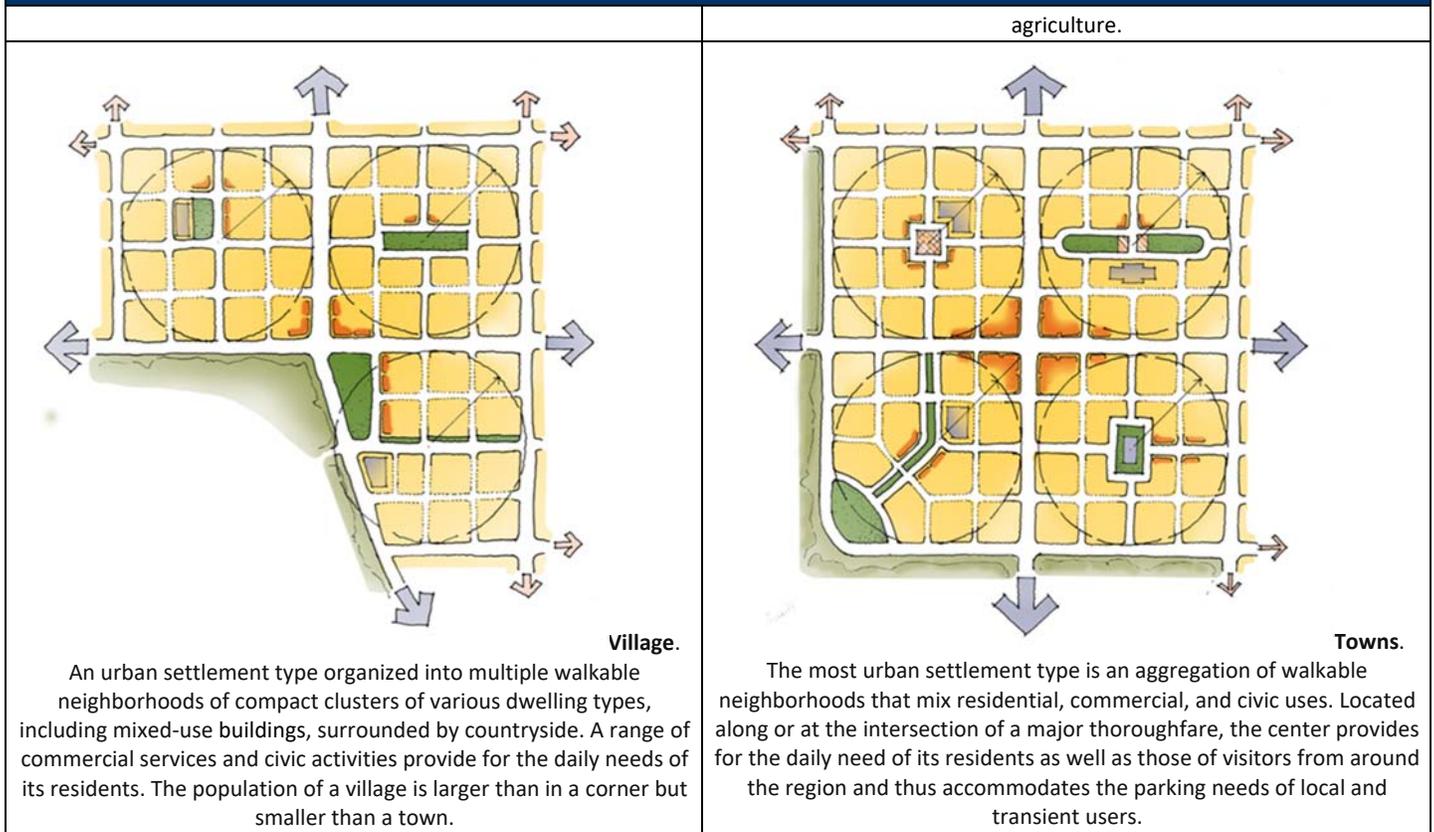


Crossroads. The smallest rural settlement type located at the intersection of two local roads. A crossroad is comprised of a compact cluster of homes about an intersection that is surrounded by countryside or agricultural lands. A corner store or civic use may mark the corner.



Corner. A rural settlement type that is larger than a crossroads and located at a significant crossroads or open space. A Corner is comprised of a compact cluster of homes organized in a walkable community with limited commercial services or civic uses, surrounded by countryside or

FIGURE 7.3.C: Settlement Type Diagram Examples



2. **Sectors Defined.** Sectors are geographical areas that are comprised of 75% Acreage and growth areas. Growth areas are intended for the development of new settlements and communities in the form of Settlement Types and Community Types, which in turn are comprised of Transect Zones and Special Districts.
 - a. Sectors applicable to DCS range from Preserved Open (P-1) to Reserved Open (O-2) to Restricted Growth (G-1) to Controlled Growth (G-2) to Intended Growth (G-3).
 - (1). The Preserved Open Sector (P-1) shall consist of Open Space that is protected from development in perpetuity. The Preserved Open Sector includes areas under environmental protection by law or regulation, as well as land acquired for conservation through purchase, by easement, or by a Transfer of Development Rights.
 - (2). The Reserved Open Sector (O-2) shall consist of rural development patterns and activities and may include a mix of Separate Rural Development and open space.
 - (3). The Restricted Growth Sector (G-1) shall be assigned to areas that have value as open space but are appropriate for development of restricted or limited intensity that is clustered.
 - (4). The Controlled Growth Sector (G-2) shall be assigned to areas that can support a variety of mixed-use development patterns by virtue of proximity to existing infrastructure, including clustered land development and traditional neighborhood developments.
 - (5). The Intended Growth Sector (G-3) shall be assigned to areas that can support substantial mixed-use development patterns by virtue of proximity to existing infrastructure, including traditional neighborhood developments and regional center developments.
3. **Special Districts.** Special Districts may only be proposed when Sectors are utilized and the Planning Director determines the following:
 - a. That proposed Special Districts comply with the requirements of Section 7.4.7; and
 - b. That development patterns in their intrinsic size, function, or configuration cannot conform to the requirements of Settlements or their corresponding Community Types.



Effective on: 11/20/2001, as amended

§7.3.3 Settlements

- A. Settlements are defined as a Community Unit or a group of Community Units located in general proximity with each other, composed in accordance with the standards of this Section.
- 1. FBZD Application - Standards.**
- a. If Sectors are utilized, the Settlement Types Map may be conceptual and may be updated at the request of the applicant and/ or Planning Director at the time of Community Plan submittal(s) in order to refine the location, intensity, and/or number or proposed Settlements. Changes or updates to the Conceptual Settlement Types Map shall be processed administratively if the Planning Director can make the following findings:
- (1). That such changes or updates are in compliance with the applicable Rural Guidelines and DCS requirements of the Charleston County Comprehensive Plan;
 - (2). That such changes or updates are in substantial compliance with the standards for Settlements found in this Article; and
 - (3). That such changes or updates do not contemplate an increase or decrease in total planned density.
- b. If Sectors are not utilized:
- (1). Settlements shall be located on a map as a GIS layer which shall be submitted as part of the rezoning application.
 - (2). The zoning in existence at the time of rezoning application for the area designated for the 75% Acreage shall apply to the 75% Acreage.
 - (3). Applicants shall submit the range of minimum and maximum densities by Settlement.
- B. **Settlement Types Defined.** Charleston County Settlement Types include the following:
- 1. Rural Places.** Rural Places include Crossroads and Corners.
- a. **Distance Requirements.** The minimum distance between any Crossroad and/or Corner Settlement and another Crossroad and/ or Corner Settlement shall be 2000 linear feet, measured along a thoroughfare or an existing road or street between the closest edges of any Community Unit boundary. This requirement shall not apply to Corner Settlements in the G-2 Sector.
- b. **Corners.** Corners are larger settlement types than crossroads and are comprised of a compact cluster of up to 360 dwellings about a significant crossroads or open space, typically organized as a walkable district, surrounded by countryside or agricultural lands, with limited commercial services or civic activities. Historical patterns in the Lowcountry include the organization of corners associated with agricultural production, a religious group, or a family settlement. Corners in the G-2 Sector are comprised of a compact cluster of up to 500 dwellings.
- c. **Crossroads.** Crossroads are the smallest settlement type and are comprised of a compact cluster of between 15 and 80 dwellings about a crossroads or intersection surrounded by countryside or agricultural lands, with limited commercial services or civic activities. Range of uses include corner stores, single family detached residences, and farms.
- d. **Rural Development.** Rural areas may be composed of Separate Rural Development. Separate Rural Developments shall maintain rural densities and activities in a sparsely developed pattern.
- C. **Clustered Growth/Urban Places.**
- a. **Villages.** Villages are compact clusters of dwellings of mixed type, including mixed-use buildings, surrounded by undeveloped land, countryside or agricultural lands, organized into walkable neighborhoods, with a range of commercial services and civic activities that provide for the daily needs of its residents. The population of a village is larger than in a corner but smaller than a town.
- b. **Towns.** Towns are larger than a village, an aggregation of walkable neighborhoods that mix residential, commercial, and civic uses, typically located along or at the intersection of a major thoroughfare. The town's



center provides for the daily need of its residents as well as those of visitors from around the region and thus accommodates the parking needs of local and transient users.

Towns provide adequate densities in support of frequent transit.

D. Settlements may be organized by Sector as described in Table 7.3.D.

Table 7.3.D Allowed Settlement Types by Sector (Table not subject to change by applicant except to allow additional Sectors in order to provide increased specificity.)					
Settlement Type	Applicable Sector				
	P-1	O-2	G-1	G-2	G-3
Separate Rural Development			✓	✓	✓
Crossroad			✓		
Corner			✓	✓	
Village				✓	✓
Town					✓

Effective on: 11/20/2001, as amended

ARTICLE 7.4. COMMUNITY SCALE PLANNING: COMMUNITY UNITS

§7.4.1 General

- A. Community Units are defined as a specific geographic area having a physical form, density, and mix of uses that are supportive of sustaining community activities. Settlements are composed of one or more Community Units or groups of Community Units in proximity to each other.
1. **FBZD Application - Standards.** At the time of initial FBZD application, applicants shall provide the ranges and parameters for the proposed organization of Settlements, Community Types, and Transect Zones as illustrated in Table 7.3.B, Sector/Settlement/Community Allocation and in coordination with the Settlement Types Map. This information shall be described and enumerated in the applicant's Form District Master Plan, which shall be approved as part of the FBZD.
 2. **Community Plan Submittals - Standards.** Subsequent Community Plan applications shall designate one or more Community Units at the time of Community Plan submittal, in accordance with the procedures for Community Plans in Section 7.2.3.B, Community Plans, and the following standards:
 - a. With the exception of Rural Land Development (RLD), each Community Unit shall be structured with a Pedestrian Shed or portion thereof as described in this Section. Pedestrian Sheds shall be located according to existing conditions, such as traffic intersections, adjacent developments, and natural features.
 - (1). Pedestrian Sheds may be adjusted to create boundaries that take into account block structure, natural features, and/or existing conditions.
 - b. Community Units shall allocate a mix of Transect Zones as described in this Section and pursuant to the standards in Section 7.4.5, Transect Zones.
 - c. Community Units shall allocate Civic Space in compliance with Section 7.4.3, Civic Space. Wetlands and/or other environmentally sensitive areas intended for preservation shall be mapped.
 - d. Community Units shall lay out a thoroughfare network in compliance with Section 7.4.4, Circulation and Thoroughfare Design.
 - e. **Special Requirements.** The applicant may designate additional Special Requirements for Community Plans at the time of Community Plan submittal(s) to provide more specificity and/or detail with regards to the intended development form, including the following:
 - (1). Differentiation of Thoroughfares as "A-Grid" or "B-Grid" in order to distinguish areas suitable and in support of high pedestrian activity from automobile-oriented areas.



- (2). Designations for mandatory and/or recommended Retail Frontage requiring or advising that one or more buildings provide Shopfront, Gallery, or Arcade frontage.
- (3). Designations for coordinated frontage that would require Public and Private Frontages be coordinated as a single, coherent landscape and paving design.
- (4). Designations for mandatory and/or recommended Terminated Vista locations, requiring or advising that buildings or other structures be provided with architectural articulation of a type and character visually appropriate for the location.
- (5). Designation that pedestrian passages be reserved between buildings for pedestrian access.

f. **Special Districts.** Special Districts shall comply with the requirements contained in Section 7.4.7.

B. Community Units Described. A Community Unit may be one of the following types:

1. **Rural Land Development (RLD).** Rural Land Developments are structured by single or small clustered groupings of rural settlements at very low densities that are supportive of rural uses and activities.
 - a. RLDs are not required to be structured on the basis of a Pedestrian Shed.
 - b. An RLD shall be comprised of one or more lots in T-Zones T1 and T2, as set forth on Table 7.3.B.
 - c. RLDs shall be a minimum of 5 acres in size.
2. **Rural Clustered Land Development (RCLD).** Rural Clustered Land Developments are structured by 3/4 of a standard Pedestrian Shed oriented toward a Common Destination in a rural setting.
 - a. An RCLD shall be comprised of T-Zones T1, T2, and/or T4, as set forth on Table 7.3.B.
 - b. RCLDs shall consist of no less than 30 acres and no greater than 80 acres of community unit net site area.
3. **Clustered Land Development (CLD).** Clustered Land Developments are structured by a standard Pedestrian Shed oriented toward a Common Destination such as a general store, meeting hall, schoolhouse, or place of worship. When a CLD is used alone, it takes the form of a small settlement standing free in the countryside such as a Corner.
 - a. A CLD shall be comprised of T-Zones T1, T2, T3, and T4, as set forth on Table 7.3.B.
 - b. CLDs shall consist of no less than 80 acres and no more than 160 acres of community unit net site area.
4. **Traditional Neighborhood Development (TND).** Traditional Neighborhood Developments are structured by a standard Pedestrian Shed and are oriented toward a Common Destination consisting of a mixed-use center or corridor. TNDs should typically be located near a transportation route.
 - a. A TND shall be comprised of T-Zones T1, T3, T4, and T5, as set forth on Table 7.3.B.
 - b. TNDs shall consist of no less than 80 acres and no more than 160 acres of community unit net site area.
5. **Regional Center Development (RCD).** Regional Center Developments are structured by a long Pedestrian Shed or linear Pedestrian Shed and consist of high-density, mixed-use development connected to other centers by transit.
 - a. An RCD shall be comprised of T-Zones T4 and T5, as set forth on Table 7.3.B.
 - b. RCDs shall consist of no less than 100 acres and may be up to 320 acres of community unit net site area.

C. A Community Unit may adjoin or be in proximity with another Community Unit.

D. Community Units shall be utilized to organize Settlements as described in Table 7.4.A, Minimum and Maximum Community Unit Composition by Settlement.

Table 7.4.A Minimum and Maximum Community Unit Composition by Settlement (Table not subject to change by applicant)		
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



Table 7.4.A Minimum and Maximum Community Unit Composition by Settlement (Table not subject to change by applicant)

Settlement Type	Minimum Composition	Maximum Composition
Town*	1 RCD	2 RCDs + 2 TNDs

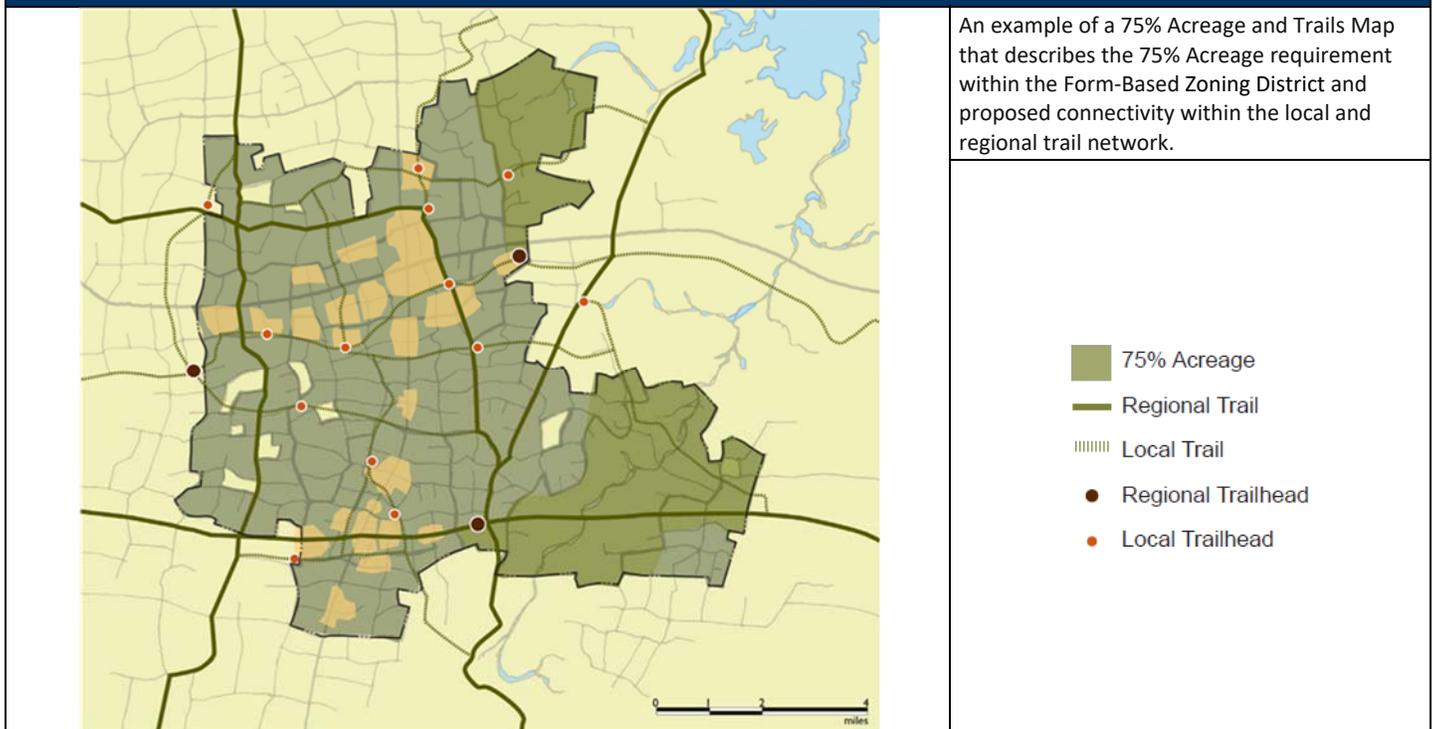
*Note: RLDs are permitted within Corners, Villages, and Towns, provided that all requirements of this Chapter and the Form District Master Plan are met.

Effective on: 11/20/2001, as amended

§7.4.2 75% Acreage

- A. General.** FBZD applications shall include 75% Acreage, as defined in [ARTICLE 3.17](#), Developments of County Significance, and this [CHAPTER 7](#), to be located outside of Special Districts and clustered Community Units.
- B. FBZD Application - Standards.**
 1. Applicants shall submit the range of minimum and maximum anticipated density in the 75% Acreage.
 2. The 75% Acreage shall be designated on a 75% Acreage and Trails map.
 - a. The 75% Acreage and Trails Map shall establish the general location of the 75% Acreage, including trails and greenways, in accordance with [3.17.4.A.2.a](#), Developments of County Significance, and the Settlement Types Map with the intent to establish direction for areas that are to count toward the 75% Acreage.
 - b. The 75% Acreage and Trails Map may be updated at the request of the applicant and/or Planning Director at the time of subsequent Community Plan submittal(s) in order to refine the location, type, and/or disposition of proposed 75% Acreage, regional open space and trails. Changes or updates to the 75% Acreage and Trails Map shall be processed without requiring amendments to the FBZD if the Planning Director can make the following findings:

Figure 7.4.B Example 75% Acreage and Trails Map



- (1). That such changes or updates are in compliance with the applicable Rural Guidelines and requirements of the Charleston County Comprehensive Plan;



- (2). That such changes or updates are in compliance with the standards for 75% Acreage found in this Article; and
- (3). That such changes or updates do not contemplate a decrease in the 75% Acreage, as required by Section 3.17.4.A.2.a, Developments of County Significance.

c. The 75% Acreage should, to the maximum extent practicable, be organized to establish a system of adjoined, extended, and enlarged open areas, trails, parks, or other open space resources.

C. **Calculation of 75% Acreage.** In accordance with 3.17.4.A.2.a, Developments of County Significance, the following items shall be counted toward the 75% Acreage requirement:

1. Private land permanently restricted by deed restriction or conservation easement to unclustered rural densities;
2. Areas proposed for private and/or public ownership pursuant to Section 3.17.4.A.2.a;
3. Preserved historic and/or cultural areas;
4. Preserved areas of biological significance, including freshwater wetlands and waterways;
5. Agricultural and silvicultural areas; and
6. Areas to be purchased by the County's Greenbelt Bank or other open space preservation organizations.
7. Land within OCRM Critical Line Areas shall be excluded from the calculation.

D. **Ownership and Maintenance of 75% Acreage.** The ownership and maintenance of the 75% Acreage shall be in compliance with ARTICLE 3.17, Developments of County Significance, of this Ordinance.

Effective on: 11/20/2001, as amended

§7.4.3 Civic Space

A. **General.** FBZD applications shall include Civic Space to be located within Community Units. Civic Space includes, but is not limited to, Civic Buildings, public spaces, schools, churches, and Thoroughfares. Civic Space provides gathering places and access to outdoor activities, and can protect natural habitat, maintain rural character, and enhance water quality for the County.

B. **FBZD Application - Standards.** The Form District Master Plan submitted at the time of initial FBZD application shall include documentation that subsequent land development will comply with Table 7.4.C, Civic Space Types.

C. **Ownership and Maintenance of Civic Space.** Civic Space shall be owned/ maintained through one or more of the following options:

1. Establishment of an entity to manage and maintain the land by the property owner, in a form that ensures long-term maintenance and management;
2. Conveyance of the land to a property owners' or homeowners' association that holds the land in common ownership and will be responsible for managing and maintaining it for its intended purposes;
3. Conveyance of the land to a third party beneficiary, such as a nonprofit environmental or civic organization (e.g., the County Greenbelt Bank), that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes; or
4. Dedication of the land to the County or other appropriate public agency that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes.

D. **Community Plan Submittals - Standards.** Community Plan applications shall designate Civic Space on a Civic Space Regulating Plan, in accordance with the procedures for Community Plans in Section 7.2.3.B, Community Plans, and the following standards:

1. Civic Space shall meet the standards set forth in Table 7.4.C, Civic Space Types.
2. Each Community Unit other than an RLD shall have the following features:
 - a. At least 5% of its Community Unit Net Site Area shall be assigned to Civic Space as identified in Table 7.4.C, Civic Space Types.
 - (1). Freshwater Wetlands and Waterways may be credited towards Civic Space requirements when integrated into the development as site amenities.



- (2). If a Community Plan application involves multiple phases, either: (a) each phase shall maintain 5% of its Community Unit Net Site Area assigned to Civic Space; or (b) the applicant shall provide a financial guarantee pursuant to Section 8.14.1, Performance Guarantees, of the ZLDR.

TABLE 7.4.C: Civic Space Types

This table describes the various Civic Space Types that are allowed by right within the specified transect zones. (Table not subject to change by applicant)

<p>a. Sports Complex: 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. Park: 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 linear, following the trajectories of natural corridors. The minimum size shall be 8 acres.</p>	
<p>c. Greenway: 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>	

TABLE 7.4.C: Civic Space Types

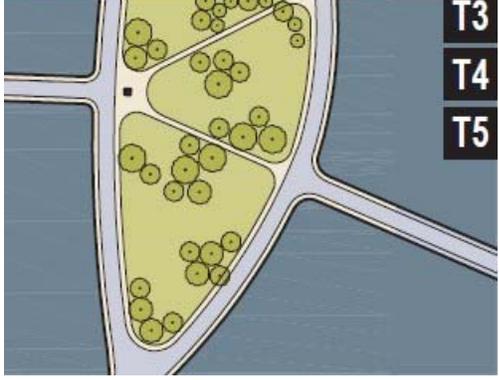
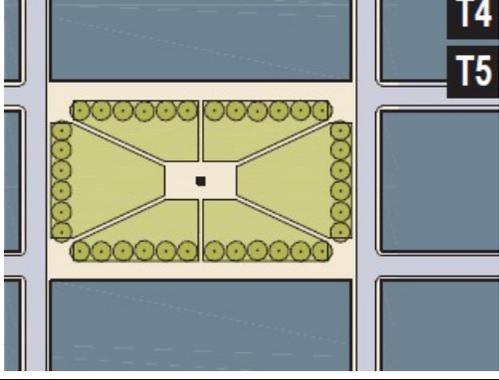
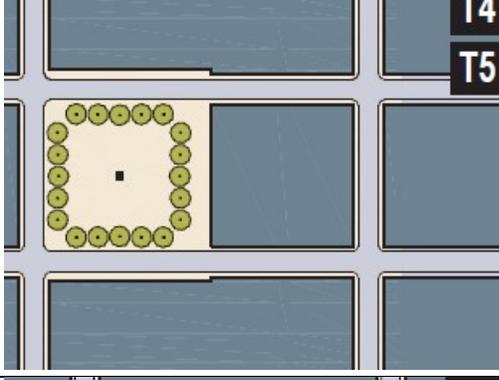
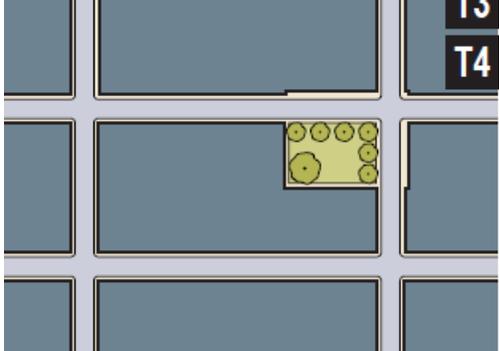
<p>d. Green: A Civic Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.</p>	 <div style="position: absolute; top: 10px; right: 10px; background-color: black; color: white; padding: 2px;">T3</div> <div style="position: absolute; top: 15px; right: 10px; background-color: black; color: white; padding: 2px;">T4</div> <div style="position: absolute; top: 20px; right: 10px; background-color: black; color: white; padding: 2px;">T5</div>
<p>e. Square: 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>	 <div style="position: absolute; top: 10px; right: 10px; background-color: black; color: white; padding: 2px;">T4</div> <div style="position: absolute; top: 15px; right: 10px; background-color: black; color: white; padding: 2px;">T5</div>
<p>f. Plaza: 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>	 <div style="position: absolute; top: 10px; right: 10px; background-color: black; color: white; padding: 2px;">T4</div> <div style="position: absolute; top: 15px; right: 10px; background-color: black; color: white; padding: 2px;">T5</div>
<p>g. Pocket Park: 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>	 <div style="position: absolute; top: 10px; right: 10px; background-color: black; color: white; padding: 2px;">T3</div> <div style="position: absolute; top: 15px; right: 10px; background-color: black; color: white; padding: 2px;">T4</div>

TABLE 7.4.C: Civic Space Types

<p>h. Playground: 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>		T1
		T2
		T3
		T4
		T5

- b. At least one principal Civic Space identified in Table 7.4.C, Civic Space Types, as a Green, Square, or Plaza.
 - (1). The principal Civic Space(s) shall be within 800 feet of the geographic center of each Community Unit, unless topographic conditions, pre-existing road, street or Thoroughfare alignments or other circumstances prevent such location.
- c. A minimum of one Playground in conformance with Table 7.4.C, Civic Space Types. Additional playgrounds should be provided if the Community Unit is in excess of 250 dwelling units.
- 3. Civic Space acreage in excess of 20% of a Community Unit Net Site Area shall require approval by the Planning Director.
- 4. Civic Space acreage in excess of 30% of a Community Unit Net Site Area shall not be permitted in any Community Unit.
- 5. Each Community Unit shall provide a Civic Space within 1200 feet of every residential lot in each CLD, TND or RCD.

Figure 7.4.D Example Civic Space Regulating Plan





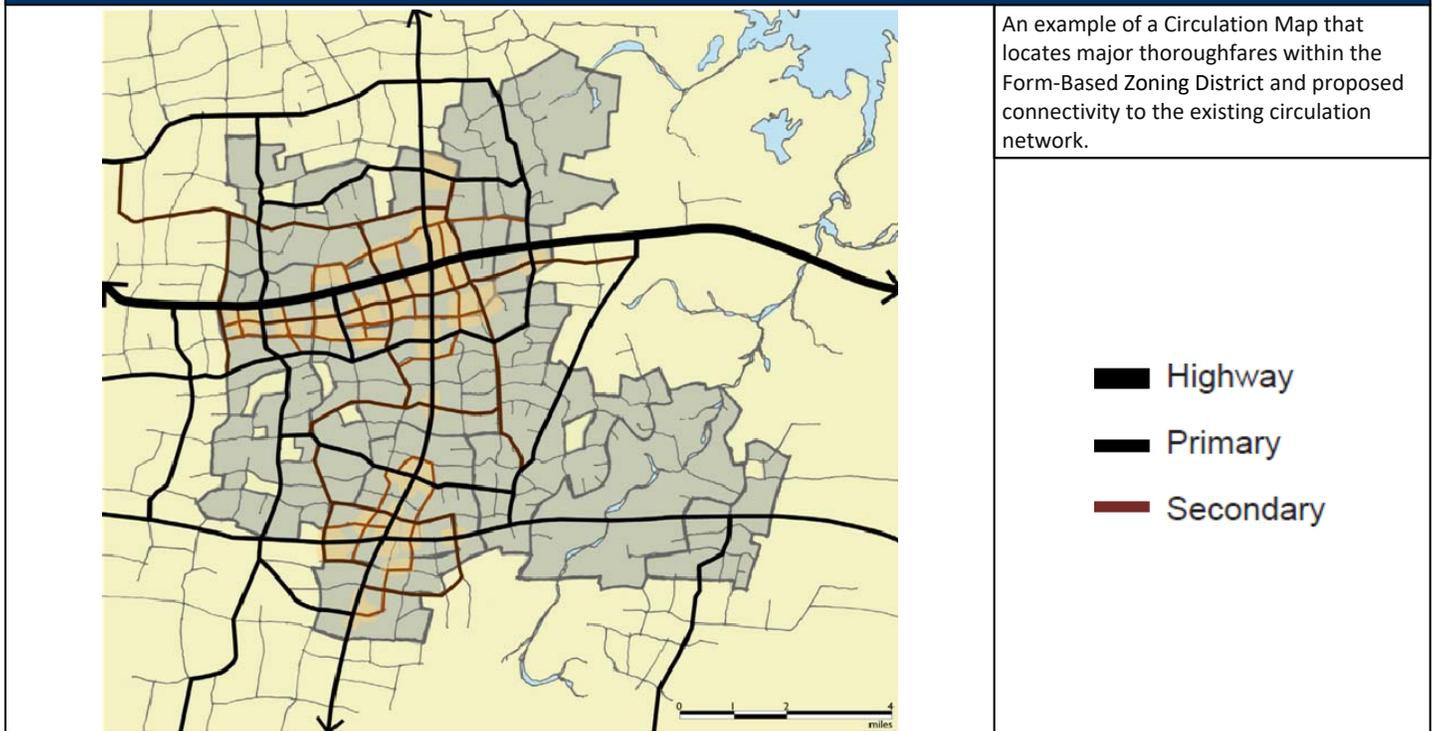
6. Civic Space Design.
 - a. **Uses.** Civic Space may be established for community, religious, governmental, transit or parking purposes to the extent specified in Table 7.5.A, Specific Function and Use.
 - b. **Public Frontage.** Each Civic Space other than a Playground, Park or Pocket Park should have a minimum of 25% of its perimeter enfronting a Thoroughfare.
 - c. **Parking.** Parking required for Civic Space and Civic Buildings shall be determined in accordance with Table 7.5.D, Parking Calculations.
 - d. **Civic Building Location and Siting.** Civic Building sites should be located within or Adjacent to a Civic Space, or at the axial termination of a significant Thoroughfare.
 - e. **Churches and Educational Facilities.** Churches and educational facilities, to the maximum extent feasible, shall be integrated into the design of Community Units.
 - f. **Civic Building and Accessory Structure Design.** All civic buildings and accessory structures within Civic Space shall be designed and furnished to be consistent with the character of the Transect Zone in which they are located. Such consistency may require accessory structures to maintain building setbacks, frontage, massing, disposition and character similar to adjacent development.

Effective on: 11/20/2001, as amended

§7.4.4 Circulation and Thoroughfare Design

- A. Thoroughfares are intended for use by vehicular and pedestrian traffic and provide access to Lots and Civic Spaces. Thoroughfares define the public streets that refine Pedestrian Sheds into walkable environments.
- B. **FBZD Application - Standards.**
 1. **Traffic Impact Study Required.** The Thoroughfare network shall serve as the basis for the required Traffic Impact Analysis in conjunction with the anticipated density for the proposal. Traffic Impact Studies shall be prepared in compliance with [ARTICLE 9.9](#), Traffic Impact Studies.
 2. **Circulation Map Required.** At the time of initial FBZD application, highways, regional Thoroughfares, and primary Thoroughfares shall be designated on a Circulation Map.
 - a. The Circulation Map shall establish the general location and alignment of primary and secondary Thoroughfares, including anticipated long-distance bicycle routes in accordance with the Settlement Types Map with the intent to establish connections between development areas, community resources, and existing infrastructure.

Figure 7.4.E Example Circulation Map



- b. The Circulation Map is intended to be conceptual and may be updated at the request of the applicant and/or Planning Director at the time of subsequent Community Plan submittal(s) in order to refine the location, type, and/or disposition of proposed Thoroughfares. Changes or updates to the Circulation Map shall be processed without requiring amendments if the Planning Director can make the following findings:
 - (1). That such changes or updates are in compliance with the applicable Rural Guidelines and DCS requirements of the Charleston County Comprehensive Plan and this Ordinance; and
 - (2). That such changes or updates are in compliance with the standards for Thoroughfares found in the approved Form District Master Plan, this Article and this Ordinance.
- c. **Circulation Map Standards.** The Circulation Map shall demonstrate compliance with the following:
 - (1). Thoroughfares shall be organized to establish a system of arterials, collectors, and local access streets that provide connectivity between existing and proposed settlements.
 - (2). Thoroughfares shall, to the maximum extent practicable, extend and utilize existing roadways and infrastructure within and adjacent to the development site.
 - (3). Thoroughfare network shall demonstrate evacuation routes in coordination with an established Evacuation Plan.
- 3. **Thoroughfare Types and Assemblies.** At the time of initial FBZD application, the applicant shall establish a catalog of acceptable Thoroughfare Types and Assemblies for the property based on the components listed in Table 7.4.G, Thoroughfare Components, and the Assemblies listed in Table 7.4.L, Vehicular Lane/Parking Assemblies. Applicants shall utilize Table 7.4.K, Example Thoroughfare Assemblies, to prepare Thoroughfare Types. These standards shall be assembled as Form District Master Plan for the property. Figure 7.4.F, Thoroughfare Process Diagram, summarizes how this information is utilized.
 - a. Thoroughfare types shall provide cross-sections utilizing Table 7.4.K, Example Thoroughfare Assemblies, as a template that describes the conceptual design of each Thoroughfare indicating the widths and location of travel lanes, parking lanes, bicycle lanes, walkway types, planter types, public landscaping and public lighting per appropriate Transect Zone.
 - b. Thoroughfare Assemblies shall provide the range of anticipated lane configurations per Transect Zone as indicated in Table 7.4.L, Vehicular Lane/Parking Assemblies.

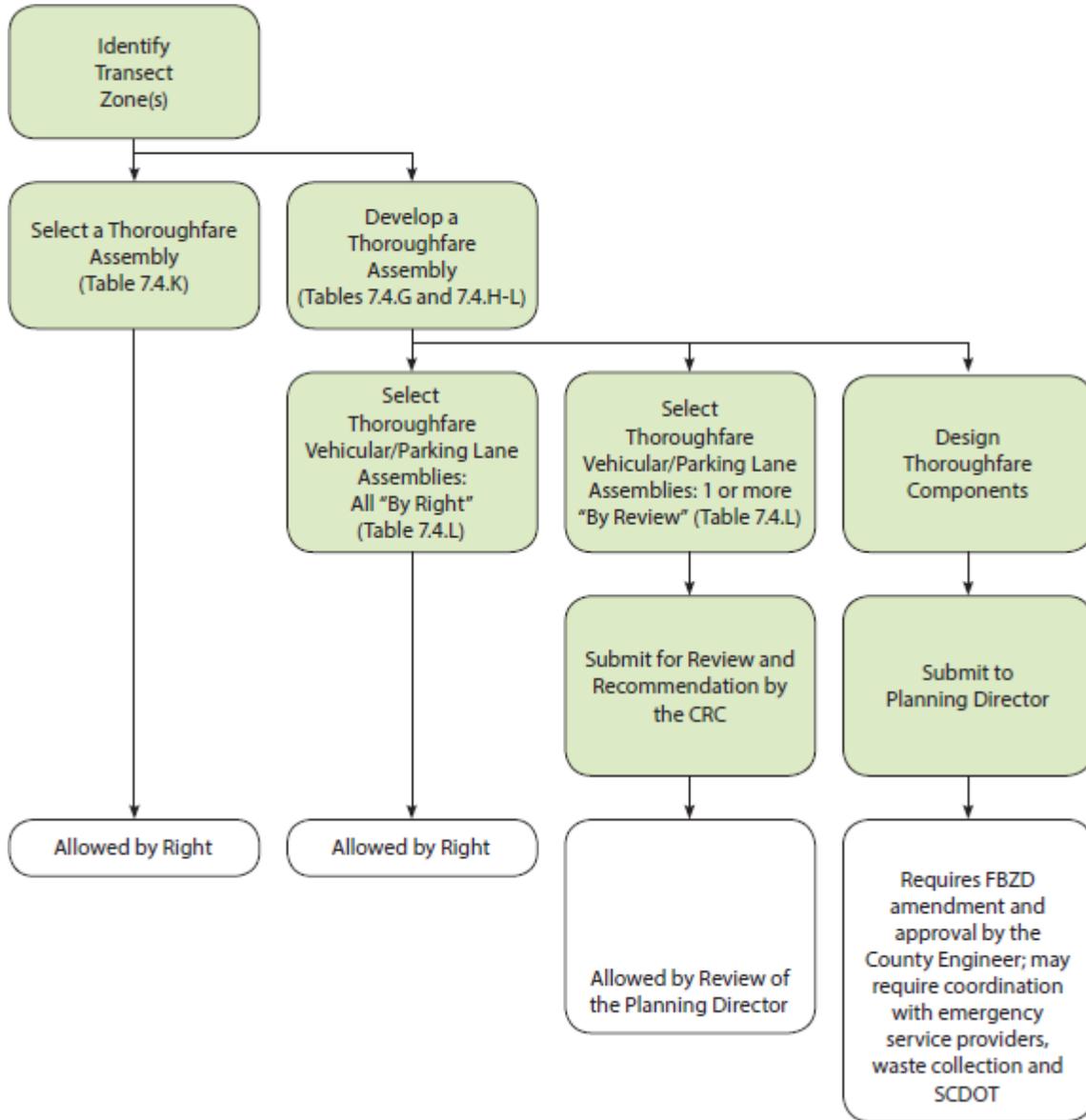


- (1). Utilization of Thoroughfare Assemblies in Table 7.4.K of the approved Form District Master Plan shall be allowed by right.
 - (2). Thoroughfare Assemblies developed utilizing Tables 7.4.G, Thoroughfare Components, Table 7.4.H, Bicycle Facilities Standards, Table 7.4.I, Curb Radius, Table 7.4.J, Thoroughfare Nomenclature, Table 7.4.K, Example Thoroughfare Assemblies, and Table 7.4.L, Vehicular Land/Parking Assemblies (permitted by right) of the approved Form District Master Plan shall be allowed by right.
 - (3). Thoroughfare Assemblies developed utilizing Tables 7.4.G, Thoroughfare Components, Table 7.4.H, Bicycle Facilities Standards, Table 7.4.I, Curb Radius, Table 7.4.J, Thoroughfare Nomenclature, Table 7.4.K, Example Thoroughfare Assemblies, and Table 7.4.L, Vehicular Land/Parking Assemblies (permitted by review) of the approved Form District Master Plan shall require review and recommendation of the CRC and approval of the Planning Director.
 - (4). Complex Thoroughfare Types and Assemblies established in subsequent Community Plans that utilize components not listed in Table 7.4.G, Thoroughfare Components, and Table 7.4.L, Vehicular Lane/Parking Assemblies and new Thoroughfare Types proposed at time of Community Plan submittal shall require a FBZD text amendment as well as approval by the County Transportation Engineer. Coordination with emergency services providers, waste collection and/or SCDOT may also be required.
- c. The applicant shall establish Specific Public Frontage Types per Transect Zone for use with Thoroughfares, including the following components:
- (1). Curb Types in accordance with Table 7.4.N.b, Public Frontages-Specific;
 - (2). Walkway Types in accordance with Table 7.4.N.c, Public Frontages-Specific;
 - (3). Planter Types in accordance with Table 7.4.N.d, Public Frontages-Specific;
 - (4). Public Landscaping Street Tree palette in accordance with Table 7.4.N.e, Public Frontages-Specific; and
 - (5). Public Lighting palette in accordance with Table 7.4.N.f, Public Frontages-Specific.



FIGURE 7.4.F: Thoroughfare Process Diagram

(Figure not subject to change by applicant)



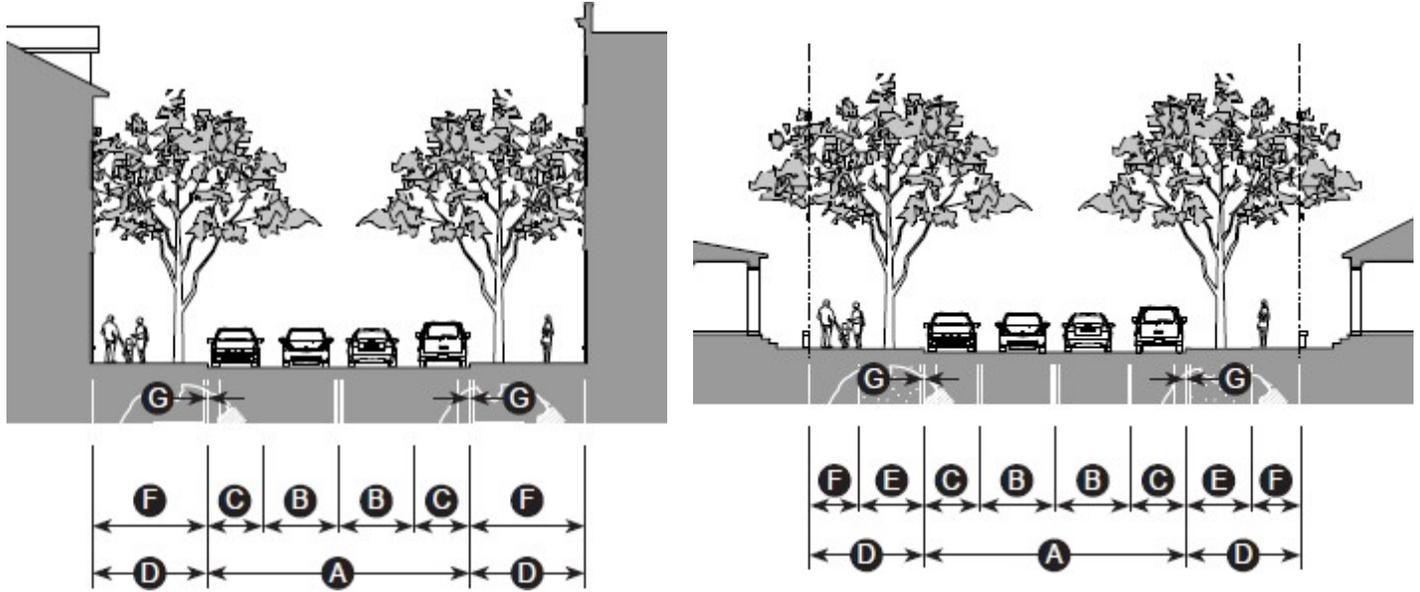


Table 7.4.G Thoroughfare Components (Table not subject to change by applicant)

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	20-25 mph	9'	-		5' min.	8' min.	14' min.
Low: 30	30 mph	10'	-		5' min.	8' min.	14' min.
Low: 35	35 mph	11'	-		5' min.	8' min.	14' min.
T3							
Yield 1	<20 mph	12'	7'		5' min.	5' min.	10' min.
Yield: Rear Lane	10 mph	12'	-		4' min.	-	4' min.
Slow: 20	20 mph	9'	7'		5' min.	5' min.	10' min.
Slow: 25	25 mph	10'	7'		5' min.	5' min.	10' min.
Low: 30	30 mph	10'	8'		5' min.	5' min.	10' min.
T4, T5							
Yield (T4 only) 1	<20 mph	12'	7'		5' min.	6' min.	12' min.
Yield: Alley	10 mph	21'	-		-	-	1.5' min.
Slow: 20	20 mph	9'	7'		5' min.	6' min.	12' min.
Slow: 20 w/ 45° angle parking	20 mph	12'	16'		5' min.	6' min.	12' min.
Slow: 25	25 mph	10'	7'		5' min.	6' min.	12' min.
Low: 30	30 mph	10'	8'		5' min.	6' min.	12' min.
Low: 35	35 mph	11'	8'		5' min.	7' min.	12' min.
End Notes:							
1 Parking is required on at least one side in order to facilitate yield movement.							
Key R = Rural Edge Treatment C = Curb Edge Treatment RB = Ribbon Curb (18")							



Table 7.4.H Bicycle Facilities Standards (Table not subject to change by applicant)	
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 7.4.I Curb Radius (Table not subject to change by applicant)		
This table provides the radius for curbs at the intersection of thoroughfares.		
Movement Type	Speed	Curb Radius ¹
Yield	<20 mph	5' - 10'
Slow	20-25 mph	10' - 15'
	Low	30-35 mph
End Notes 1 With on-street parking, or bike lanes and no curb extensions or bulb-outs.		

FIGURE 7.4.J: Thoroughfare Nomenclature (Table not subject to change by applicant.)				
Key	ST	57	20	BL
Public Frontage Type	↔	↑	↑	↑
Right of Way Width	—	┘		
Pavement Width	—	—	┘	
Transportation	—	—	—	┘
Transportation				
Bicycle Trail:			BT	
Bicycle Lane:			BL	
Bicycle Route:			BR	
Path:			PT	
Passage:			PS	
Transit Route:			TR	
Public Frontage Types				
Highway:				HW
Boulevard:				BV
Avenue:				AV
Commercial Street:				CS
	DR			Drive:
	ST			Street:
	RD			Road:
	RA			Rear Alley:
	RL			Rear Lane:

TABLE 7.4.K: Example Thoroughfare Assemblies		
Thoroughfares are assembled from the elements that appear in Tables 7.4.G and 7.4.H and incorporate the Public Frontages of Table 7.4.N. The key gives the Thoroughfare Type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability. (Table and Figures to be defined by applicant. Applicant shall provide a Thoroughfare Assembly and cross-section for all proposed street types. Tables are provided as templates to be completed by the applicant. The information within these tables provides general standards that may be used.)		
	ST-50-26	
Thoroughfare Type	Street	
Transect Zone Assignment	T4, T5	
Right-of-Way Width	50 feet	A
Pavement Width	26 feet	B
Movement	Slow Movement	

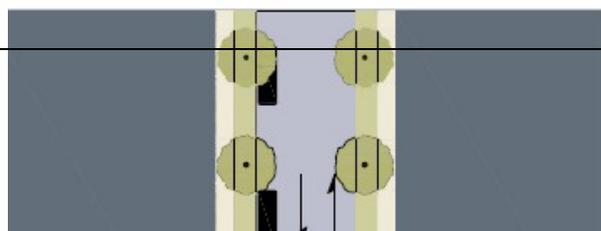
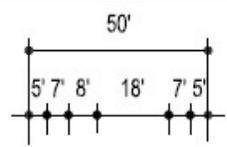




TABLE 7.4.K: Example Thoroughfare Assemblies

Design Speed	20 MPH	
Pedestrian Crossing Time	7.4 seconds	
Traffic Lanes	2 lanes @ 9 feet	C
Parking Lanes	One side @ 8 feet marked	D
Curb Radius	10 feet	
Walkway Type	5 foot Sidewalk	E
Planter Type	7 foot continuous Planter	F
Curb Type	Curb	
Landscape Type	Trees at 30' o.c. Avg.	
Transportation Provision	BR	

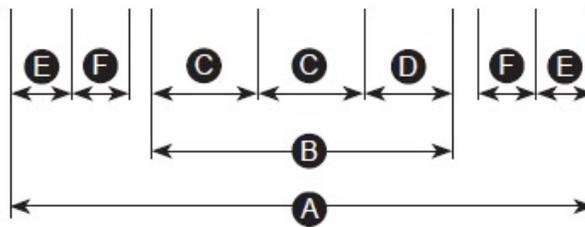
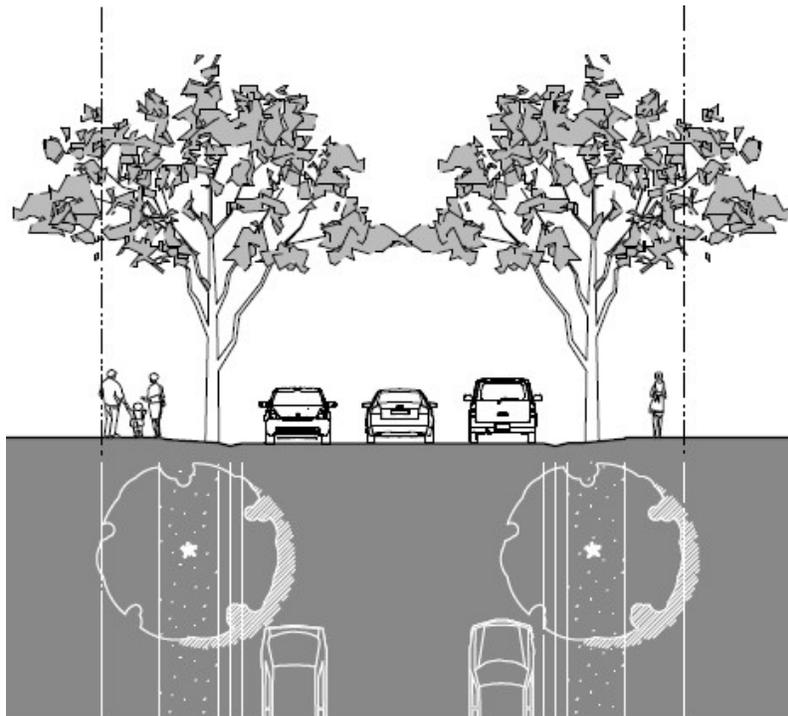


TABLE 7.4.L: Vehicular Lane/Parking Assemblies

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. (Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant. The information within these tables provides general standards that may be used.)

Bold denotes By Director
Normal denotes By Right

a. No parking	T1, T2, T3	T1, T2, T3	T1, T2, T3	T1, T2	T1, T2
---------------	------------	------------	------------	--------	---------------

TABLE 7.4.L: Vehicular Lane/Parking Assemblies

b. Yield parking					
c. Parking one side parallel					
d. Parking both sides parallel					
e. Parking both sides diagonal					
f. Parking Access					

TABLE 7.4.M: Public Frontages - General

<p>The Public Frontage is the area between the private Lot line and the edge of the vehicular lanes. Dimensions are given in Table 7.4.N (Table not subject to change by applicant)</p>	<p>PLAN Lot > < R.O.W. Private Frontage > < Public Frontage</p>
<p>a. 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>	
<p>b. 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>	



TABLE 7.4.M: Public Frontages - General

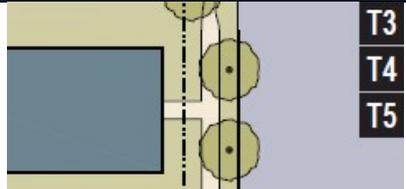
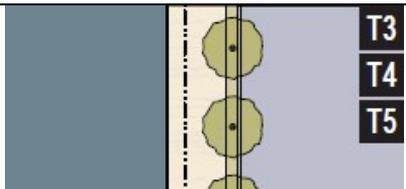
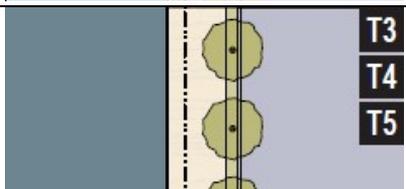
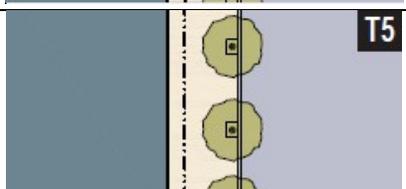
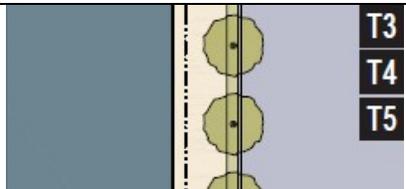
<p>c. For Street: This Frontage has raised Curbs drained by inlets and Sidewalks separated from the vehicular lanes by individual or continuous Planters, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced row, with the exception that Streets with a right-of-way (R.O.W.) width of 40 feet or less are exempt from tree requirements.</p>	
<p>d. 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>	
<p>e. 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>	
<p>f. (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>	
<p>g. 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>	

Table 7.4.N: Public Frontages - Specific

This table assembles prescriptions and dimensions for the Public Frontage elements - Curbs, walkways and Planters – relative to specific Thoroughfare Types within Transect Zones. Table 7.4.N assembles all of the elements for the various street types. (Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant. The information within these tables provides general standards that may be used.)

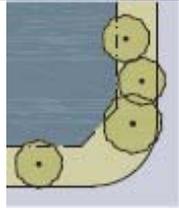
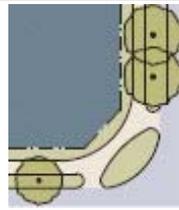
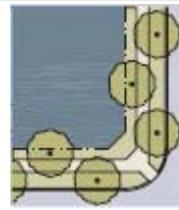
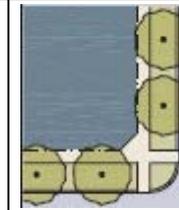
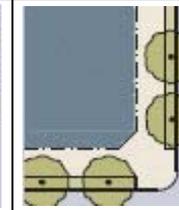
		RURAL		TRANSECT			URBAN
TRANSECT ZONE		T1, T2, T3	T1, T2, T3	T3, T4	T4, T5	T5	T5
Public Frontage Type		HW & RD	RD & ST	ST-DR-AV	ST-DR-AV-BV	CS-DR-AV-BV	CS-DR-AV-BV
a.	Assembly: The principal variables are the type and dimension of Curbs, walkways, Planters and landscape.						
	Total Width	16-24 feet	12-24 feet	12-18 feet	12-18 feet	18-24 feet	18-30 feet



Table 7.4.N: Public Frontages - Specific

b.	Curb: The detailing of the edge of the vehicular pavement, incorporating drainage.						
	Type	Open Swale	Open Swale	Raised Curb	Raised Curb	Raised Curb	Raised Curb
	Radius	10-30 feet	10-30 feet	5-20 feet	5-20 feet	5-20 feet	5-20 feet
c.	Walkway: The pavement dedicated exclusively to pedestrian activity.						
	Type	Path Optional	Path	Sidewalk	Sidewalk	Sidewalk	Sidewalk
	Width	n/a	4-8 feet	4-8 feet	4-8 feet	12-20 feet	12-30 feet
d.	Planter: The layer which accommodates street trees and other landscape.						
	Arrangement	Clustered	Clustered	Regular	Regular	Regular	Opportunistic
	Species	Multiple	Multiple	Alternating	Single	Single	Single
	Planter Type	Continuous Swale	Continuous Swale	Continuous Planter	Continuous Planter	Continuous Planter	Tree Well
	Planter Width	8 feet-16 feet	8 feet-16 feet	8 feet-12 feet	8 feet-12 feet	4 feet-6 feet	4 feet-6 feet
e.	Landscape: The recommended plant species.	(See Table 7.4.O)					
f.	Lighting: The recommended Public Lighting.	(See Table 7.4.P)					

TABLE 7.4.O: Public Planting

This table shows six common types of street tree shapes and their appropriateness within the Transect Zones. The Applicant shall select species appropriate for the bioregion. (Table may be changed by applicant. Locally appropriate planting species should be filled in by the applicant and calibrated to the specific site.)

	T1	T2	T3	T4	T5	SD	Example Tree Species or Varietals
Pole 	■	■	■	■	■		
Oval	■	■	■	■	■		



TABLE 7.4.O: Public Planting

							
Ball	■	■	■	■	■		
	■	■	■	■			
Pyramid	■	■	■	■			
	■		■	■			
Umbrella	■		■	■			
	■	■	■	■			
Vase	■	■	■	■			

Note: Tree shapes must be established on this table at the time of rezoning application. During the land development process, the Planning Director may approve subsequent changes to the approved tree shapes contained in this table.

TABLE 7.4.P: Public Lighting

Lighting varies in brightness and also in the character of the fixture according to the Transect. The table shows five common types. A listed set of streetlights corresponding to these types must be approved by the utility company and listed on the page. (Table may be changed by applicant. Locally appropriate lighting fixtures should be filled in by the Applicant and calibrated to the specific site.)

	T1	T2	T3	T4	T5	SD	Example
Cobra Head	■					■	

TABLE 7.4.P: Public Lighting

							
Pipe 	■	■	■				
Post 		■	■	■			
Column 			■	■	■		
Double Column 					■		

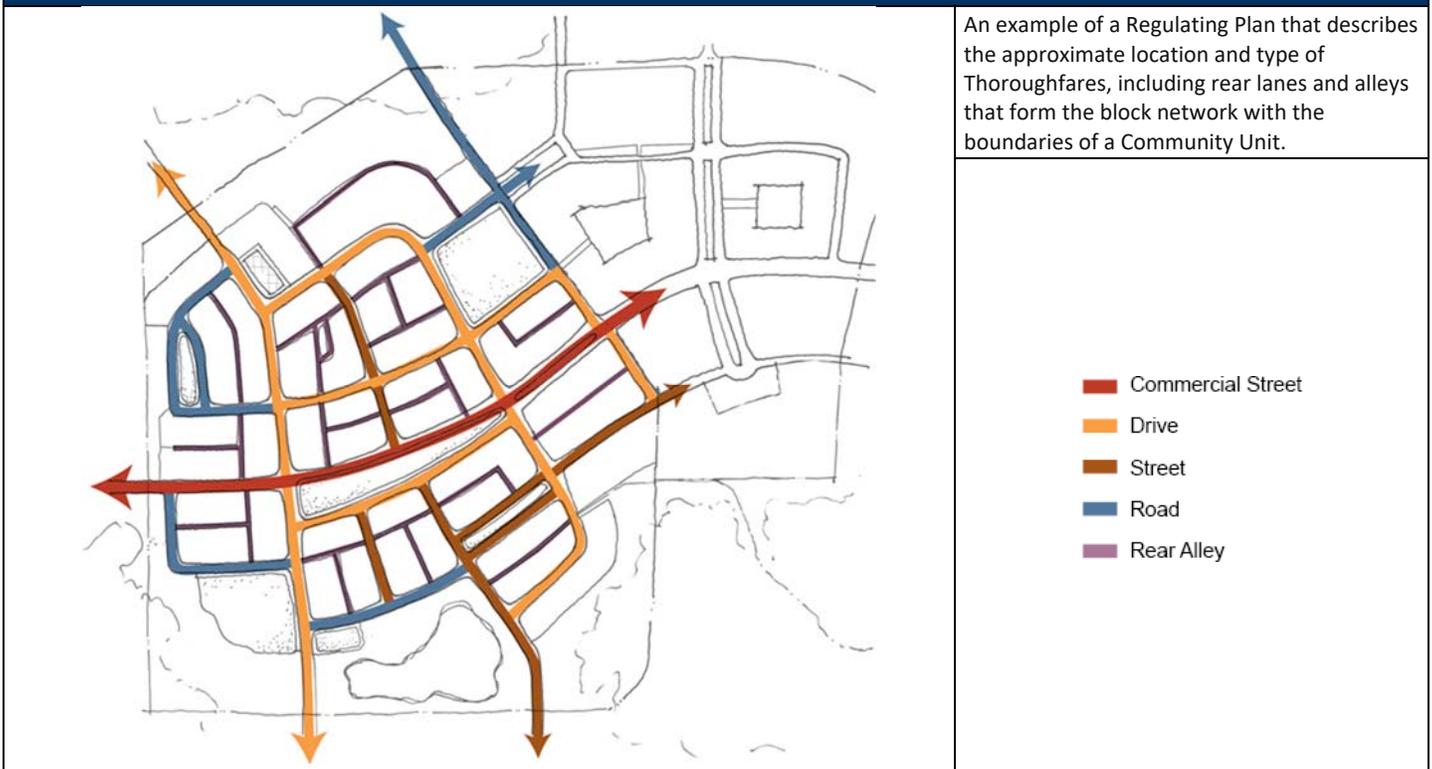
Note: Lighting types must be established on this table at the time of rezoning application. During the land development process, the Planning Director may approve subsequent changes to the approved lighting types contained in this table.

C. **Community Plan Submittals - Standards.** Subsequent Community Plan applications shall designate types of Thoroughfares and rear lanes/alleys on a Street and Circulation Regulating Plan that indicates the layout of the block network, in accordance with the procedures for Community Plans in Section 7.2.3.B, Community Plans, and the following:

1. Conceptual design for new Thoroughfare Types indicating the widths and location of travel lanes, parking lanes, bicycle lanes, walkway types, planter types, public landscaping and public lighting, subject to the review requirements of 7.4.4.B.3.b (2-4).
2. Applicants shall demonstrate that proposed developments provide an interconnected and complete transportation network that is supportive of public transit as well as alternative transportation.
3. Thoroughfares shall meet the standards set forth in Table 7.4.G, Thoroughfare Components, and the following:

- a. Thoroughfares shall generally consist of vehicular lanes, public frontages, and multipurpose trails. Thoroughfares may include vehicular lanes in a variety of widths for parked and moving vehicles, including bicycles.
 - b. The requirement for pedestrian and bicyclist safety, comfort and access shall establish Thoroughfare movement type and design speed. The movement and design speed then determine the dimensions of each Thoroughfare element, such as vehicular lanes and turning (curb) radii, as indicated in Tables 7.4.H, Bicycle Facilities Standards, and 7.4.I, Curb Radius.
 - c. A bicycle network consisting of bicycle trails, bicycle routes, and bicycle lanes shall be provided throughout and allocated as specified in Tables 7.4.H, Bicycle Facilities Standards. The community bicycle network shall be connected to existing or proposed regional networks wherever possible.
4. Thoroughfares shall be designed in context with the urban form and desired design speed of the applicable Transect Zone through which they pass.
- a. The Public Frontages of Thoroughfares that pass from one Settlement, T-Zone or Special District to another shall be adjusted accordingly to meet the character of the Transect Zone through which it passes.
 - b. Within the most rural Zones (T1 and T2) Pedestrian comfort shall be a secondary consideration of the Thoroughfare design. Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the vehicle.

Figure 7.4.Q Example Thoroughfares Regulating Plan



- c. Within the more urban Transect Zones (T3 through T5) pedestrian comfort shall be a primary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian movement shall be decided in favor of the pedestrian.
5. The Thoroughfare network for Community Units shall be designed to define Blocks not exceeding the size prescribed in Table 7.4.S.c, Transect Zone Standards Summary, for each Transect Zone in accordance with Section 7.4.5.C.4, Transect Zones. The Block perimeter shall be measured as the sum of Lot Frontage Lines of the Block.
6. All Thoroughfares should terminate at other Thoroughfares, forming a network. Thoroughfare networks within individual Community Units should establish multimodal connections to those of adjacent Community Units.



- a. Dead end streets and cul-de-sacs included in Community Plans shall require review and approval of the Planning Director. Cul-desacs approved by the Planning Director shall meet the following standards:
 - (1). Permanent dead end streets shall be no longer than 300 feet and shall be provided with a cul-de-sac;
 - (2). Temporary dead end streets shall be provided with a temporary turnaround area;
 - (3). Cul-de-sacs shall have a minimum right-of-way radius of 50 feet and a paved circular or elliptical area with a minimum radius of 40 feet
 - (4). Cul-de-sacs may contain a central planted median; and
 - (5). Whenever cul-de-sac roads are created, at least one pedestrian access easement shall be provided, to the extent practicable, between each cul-de-sac head or road turnaround and the sidewalk system of the closest adjacent road or pedestrian pathway. The access easement shall be direct with a minimum width of 12 feet.
- 7. At least 80% of the lots within a Community Unit shall enfront a vehicular Thoroughfare; 20% of the lots within each Transect Zone of a Community Unit may enfront a passage or Civic Space.
- 8. Thoroughfare Plans shall demonstrate connectivity to Civic Space and other Community Plans.
- D. **Detailed Traffic Analysis.** Community Plan and Special District applications shall require additional Traffic Analysis in accordance with the Form District Master Plan procedures and regulations for traffic impact studies.
- E. **Public Dedication.** Thoroughfares may be made public upon dedication to and acceptance by the Charleston County Council in compliance with Appendix A of the ZLDR, or by other jurisdictions as may be applicable, provided that they have been designed and constructed to County standards. Thoroughfares need not be made public and may be developed, owned, and maintained privately in compliance with the Private Road Standards contained in Appendix A of the ZLDR, and may be subjected to Restrictive Covenants, at the discretion of the Property Owner.

Effective on: 11/20/2001, as amended

§7.4.5 Transect Zones

- A. Transect Zones provide tools to establish mixed-use development patterns in keeping with Charleston County character that range in function and density from undeveloped areas (e.g., T1) to rural, sparsely developed areas (e.g., T2) to primarily residential areas with a mix of building types (e.g., T3), to medium density neighborhoods and other commercial and retail areas (e.g., T4) and mixed-use centers of villages and towns (e.g., T5).
- B. **Transect Zone Descriptions.** The intent of Transect Zones is described in Table 7.4.R, Transect Zone Descriptions.
- C. **FBZD Application - Standards.** The Form District Master Plan for an FBZD shall establish a Rural-to-Urban Transect and related standards for the property based on the Charleston County Transect described in Figure 7.1.A in accordance with Section 7.2.2, FBZD Application [Rezoning]. The Form District Master Plan shall:
 - 1. Designate each proposed Transect Zone in accordance with Table 7.4.S, Transect Zone Standards Summary.
 - a. Applicants may elect to provide subsets of Transect Zones in order to provide additional specificity and/or to better describe the range of development intensities proposed. Additional Transect Zones added by the Applicant (e.g., T2-1, T2-2, T4-1) must (1) fall within the parameters of the basic descriptions for each respective Transect and (2) comply with the parameters for each respective Transect contained in the prescriptive tables in this Chapter.
 - 2. Allocate percentages of Transect Zones applicable to each Community Unit in compliance with Table 7.3.B, Sector/Settlement/Community Allocation.
 - 3. Establish a Maximum Density per Transect Zone.
 - 4. Establish a Maximum Block Size per Transect Zone.
 - 5. Establish Thoroughfare Assemblies and Types in accordance with Table 7.4.G, Thoroughfare Components, and Section 7.4.4, Circulation and Thoroughfare Design.
 - 6. Establish a range of prescribed Civic Space Types per Transect Zone in accordance with Table 7.4.C, Civic Space Types.
 - 7. Provide development standards for each proposed Transect Zone as described in Table 7.4.S, Transect Zone Standards Summary, and Table 7.4.T, Transect Zone Development Standards, including the following:



- a. Range of prescribed Lot Widths;
- b. Range of prescribed Lot Coverage by Building;
- c. Range of prescribed Front Setbacks, Side Setbacks, and Rear Setbacks for Principal Buildings;
- d. Range of prescribed Front Setbacks, Side Setbacks, and Rear Setbacks for Outbuildings;
- e. Range of prescribed Building Disposition requirements;
- f. Range of prescribed Frontage Types in accordance with Table 7.4.U, Private Frontages;
- g. Range of prescribed Building Heights;
- h. Range of prescribed Specific Functions and Uses for Buildings and Lots in accordance with Table 7.5.A, Specific Function and Use; and
- i. Range of Building and Lot Parking requirements, calculated in accordance with Table 7.5.D, Parking Calculations.

TABLE 7.4.R: Transect Zone Descriptions

This table provides descriptions of the character of each T-zone. (Table not subject to change by applicant. Additional T-Zones proposed by the Applicant (e.g., T2-1, T2-2, T4-1) must fall within the parameters of the basic descriptions for each respective Transect (T1, T2, T3, T4, T5).)

T1		<p>T-1 NATURAL 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>	General Character:	Natural landscape with some agricultural use
			Building Placement:	Not applicable
			Frontage Types:	Not applicable
			Typical Building Height:	Not applicable
			Type of Civic Space:	Parks, Greenways
			General Land Use Mix:	Limited agricultural and civic/institutional uses
T2		<p>T-2 RURAL 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>	General Character:	Primarily agricultural with woodland & wetland and scattered buildings
			Building Placement:	Variable Setbacks
			Frontage Types:	Not applicable
			Typical Building Height:	1- to 2-Story
			Type of Civic Space:	Parks, Greenways
			General Land Use Mix:	Agricultural with limited residential and civic/institutional uses
T3		<p>T-3 SUB-URBAN 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>	General Character:	Lawns, and landscaped yards surrounding detached singlefamily houses; pedestrians occasionally
			Building Placement:	Large and variable front and side yard Setbacks
			Frontage Types:	Porches, fences, naturalistic tree planting
			Typical Building Height:	1- to 2-Story with some 3-Story
			Type of Civic Space:	Parks, Greenways
			General Land Use Mix:	Residential, with limited civic/institutional and agricultural uses
T4		<p>T-4 GENERAL URBAN 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</p>	General Character:	Mix of Houses, Townhouses & small Apartment buildings, with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians
			Building Placement:	Shallow to medium front and side yard Setbacks
			Frontage Types:	Porches, fences, Dooryards
			Typical Building	2- to 3-Story with a few taller Mixed Use buildings



TABLE 7.4.R: Transect Zone Descriptions

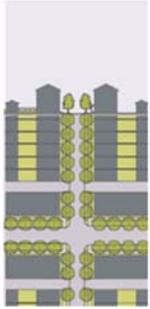
		define medium-sized blocks.	Height:	
			Type of Civic Space:	Squares, Greens
			General Land Use Mix:	Residential, with limited commercial and civic/institutional uses
T5		T-5 URBAN CENTER T-5 Urban Center Zone consists of higher density mixed use building that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.	General Character:	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
			Building Placement:	Shallow Setbacks or none; buildings oriented to street defining a street wall
			Frontage Types:	Stoops, Shopfronts, Galleries
			Typical Building Height:	3- to 5-Story with some variation
			Type of Civic Space:	Parks, Plazas and Squares, median landscaping
			General Land Use Mix:	Commercial, residential, and civic/institutional uses

TABLE 7.4.S Transect Zone Standards Summary

(Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)

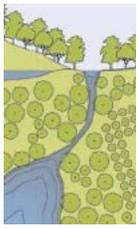
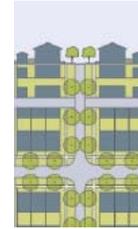
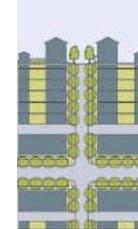
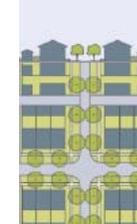
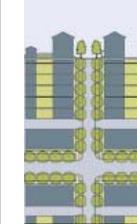
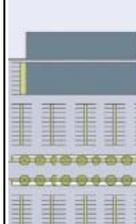
Note: All requirements in this Table are subject to calibration for local context.							
	T1	T2	T3	T4	T5	SD	
	Natural Zone	Rural Zone	Sub-Urban Zone	General Urban Zone	Urban Center Zone	Special District	
	a. ALLOCATION OF ZONES per Pedestrian Shed						(see Table 7.4.Y)
	RCLD requires	50% max.	50% min	not permitted	10 - 40%	not permitted	
	CLD requires	no minimum	50% min	10 - 30%	20 - 40%	not permitted	
	TND requires	no minimum	no minimum	10 - 30%	30 - 60 %	10 - 30%	
RCD requires	no minimum	no minimum	not permitted	10 - 30%	10 - 30%		
b. MAXIMUM TRANSECT DENSITY							
Density Units per Acre	not applicable	3 du / ac	10 du / ac	20 du / ac	36 du / ac		
c. BLOCK SIZE							
Block Perimeter	no maximum	no maximum	3000 ft. max	2400 ft. max	2000 ft. max		
d. THOROUGHFARES (see Article 7.4.4)				* 3000 ft. max with parking structures			
HW	permitted	permitted	permitted	not permitted	not permitted		
BV	not permitted	not permitted	permitted	permitted	permitted		
AV	not permitted	not permitted	permitted	permitted	permitted		
CS	not permitted	not permitted	not permitted	not permitted	permitted		
DR	not permitted	not permitted	permitted	permitted	permitted		
ST	not permitted	not permitted	permitted	permitted	permitted		



TABLE 7.4.S Transect Zone Standards Summary

(Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)

<p>Note: All requirements in this Table are subject to calibration for local context.</p>							
		T1 Natural Zone	T2 Rural Zone	T3 Sub-Urban Zone	T4 General Urban Zone	T5 Urban Center Zone	SD Special District
RD	permitted	permitted	permitted	not permitted	not permitted		
Rear Lane	permitted	permitted	permitted	permitted	not permitted		
Rear Alley	not permitted	not permitted	permitted	required	required		
Path	permitted	permitted	permitted	permitted	not permitted		
Passage	not permitted	not permitted	permitted	permitted	permitted		
Bicycle Trail	permitted	permitted	permitted	not permitted *	not permitted		
Bicycle Lane	permitted	permitted	permitted	permitted	not permitted		
Bicycle Route	permitted	permitted	permitted	permitted	permitted		
e. CIVIC SPACE (see Article 7.4.3)				* permitted within Open Spaces			
Park	permitted	permitted	permitted	Subject to Conditions	Subject to Conditions		
Green	not permitted	not permitted	permitted	permitted	permitted		
Square	not permitted	not permitted	not permitted	permitted	permitted		
Plaza	not permitted	not permitted	not permitted	not permitted	permitted		
Playground	permitted	permitted	permitted	permitted	permitted		
f. LOT OCCUPATION							
Lot Width	not applicable	Subject to Conditions	72 ft. min 120 ft. max	18 ft. min 96 ft. max	18 ft. min 180 ft. max		
Lot Coverage	not applicable	Subject to Conditions	60% max	70% max	80% max		
g. SETBACKS - PRINCIPAL BUILDING (see Table 7.4.T)							
(g.1) Front Setback (Principal)	not applicable	48 ft. min	24 ft. min	6 ft. min 18 ft. max	2 ft. min 12 ft. max		
(g.2) Front Setback (Secondary)	not applicable	48 ft. min	12 ft. min	6 ft. min 18 ft. max	2 ft. min 12 ft. max		
(g.3) Side Setback	not applicable	96 ft. min	12 ft. min	0 ft. min	0 ft. min 24 ft. max		
(g.4) Rear Setback	not applicable	96 ft. min	12 ft. min	3 ft. min *	3 ft. min *		
Frontage Buildout	not applicable	not applicable	40% min	60% min	80% min		
h. SETBACKS - OUTBUILDING (see Table 7.4.T)							
(h.1) Front Setback	not applicable	20 ft. min +bldg setback	20 ft. min +bldg setback	20 ft. min +bldg setback	40 ft. max from rear prop		
(h.2) Side Setback	not applicable	3 ft. or 6 ft.	3 ft. or 6 ft.	0 ft. min or 3 ft.	0 ft min		
(h.3) Rear Setback	not applicable	3 ft. min	3 ft. min	3 ft.	3 ft. max		
i. BUILDING DISPOSITION (see Table 7.4.V)							
Edgeward	permitted	permitted	permitted	permitted	not permitted		
Sideward	not permitted	not permitted	not permitted	permitted	permitted		

DISPOSITION



TABLE 7.4.S Transect Zone Standards Summary

(Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)

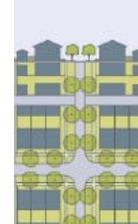
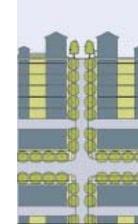
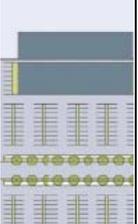
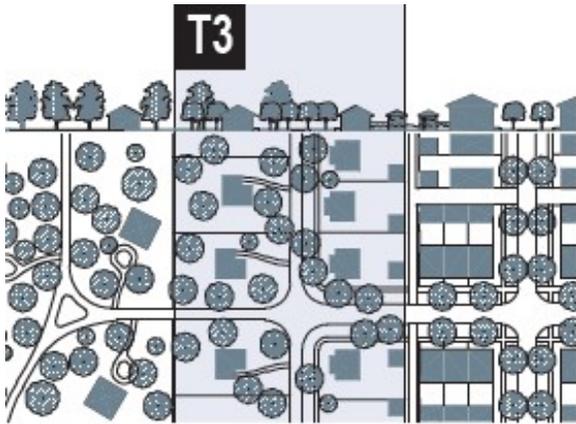
<p>Note: All requirements in this Table are subject to calibration for local context.</p>								
		T1 Natural Zone	T2 Rural Zone	T3 Sub-Urban Zone	T4 General Urban Zone	T5 Urban Center Zone	SD Special District	
	Rearyard	not permitted	not permitted	not permitted	permitted	permitted		
	Courtyard	not permitted	not permitted	not permitted	not permitted	permitted		
j. PRIVATE FRONTAGES (see Table 7.4.U)								
	Common Yard	not applicable	permitted	permitted	not permitted	not permitted		C O N F I G U R A T I O N
	Porch & Fence	not applicable	not permitted	permitted	permitted	not permitted		
	Terrace or Dooryard	not applicable	not permitted	not permitted	permitted	permitted		
	Forecourt	not applicable	not permitted	not permitted	permitted	permitted		
	Stoop	not applicable	not permitted	not permitted	permitted	permitted		
	Shopfront & Awning	not applicable	not permitted	not permitted	permitted	permitted		
	Gallery	not applicable	not permitted	not permitted	permitted	permitted		
	Arcade	not applicable	not permitted	not permitted	not permitted	permitted		
j. BUILDING CONFIGURATION								
	Principal Building	not applicable	2 Stories max	2 Stories max	3 Stories max, 2 min	5 Stories max, 2 min		F U N C T I O N
	Outbuilding	not applicable	2 Stories max	2 Stories max	2 Stories max	2 Stories max		
i. BUILDING FUNCTION (see Table 7.5.A)								
	Residential	not applicable	restricted use	restricted use	limited use	open use		F U N C T I O N
	Lodging	not applicable	restricted use	restricted use	limited use	open use		
	Office	not applicable	restricted use	restricted use	limited use	open use		
	Retail	not applicable	restricted use	restricted use	limited use	open use		



TABLE 7.4.T: Example Transect Zone Development Standards

(Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant. Applicant shall provide development standards for each proposed Transect Zone.)



l. BUILDING FUNCTION (see Table 7.5.A)	
Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use
k. BUILDING CONFIGURATION	
Principal Building	2 stories max.
Outbuilding	2 stories max.
f. LOT OCCUPATION	
Lot Width	72 ft. min 120 ft. max
Lot Coverage	60% max
i. BUILDING DISPOSITION (see Table 7.4.V)	
Edgeyard	permitted
Sideyard	not permitted
Rearyard	not permitted
Courtyard	not permitted
Edgeyard	permitted
g. SETBACKS - PRINCIPAL BUILDING	
(g.1) Front Setback Principal	24 ft. min
(g.2) Front Setback Secondary	12 ft min.
(g.3) Side Setback	12 ft min.
(g.4) Rear Setback	12 ft min.
Frontage Buildout	40% min at setback
h. SETBACKS - OUTBUILDING	
(h.1) Front Setback	20 ft. min. + bldg setback
(h.2) Side Setback	3 ft. or 6 ft at corner
(h.3) Rear Setback	3 ft. min
j. PRIVATE FRONTAGES (see Table 7.4.U)	
Common Lawn	permitted
Porch & Fence	permitted
Terrace or L.C.	not permitted
Forecourt	not permitted

BUILDING CONFIGURATION

- Building height shall be measured in number of Stories, excluding Attics and raised basements.
- 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.
- Height shall be measured to the eave or roof deck as specified on Table 8.

SETBACKS - PRINCIPAL BLDG

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

SETBACKS - OUTBUILDING

- The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.

PARKING PLACEMENT

- Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 7.6.1).

TABLE 7.4.T: Example Transect Zone Development Standards

(Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant. Applicant shall provide development standards for each proposed Transect Zone.)

Stoop	not permitted
Shopfront & Awning	not permitted
Gallery	not permitted
Arcade	not permitted
Refer to Summary Table 7.4.S	
PARKING PROVISIONS	
See Table 7.5.D	
*or 15 ft. from center line of alley "N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.	

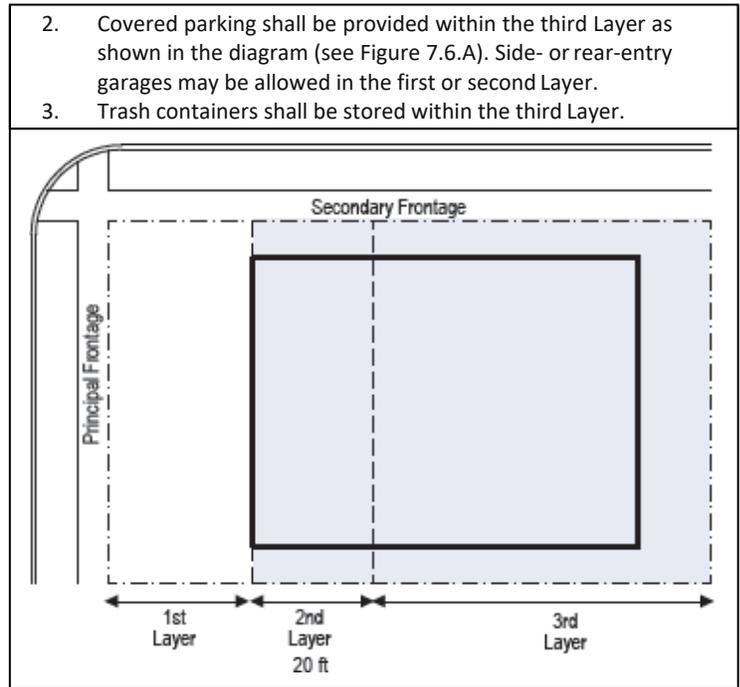


TABLE 7.4.U: Private Frontages

The Private Frontage is the area between the building Facades and the Lot lines. (Table not subject to change by applicant)

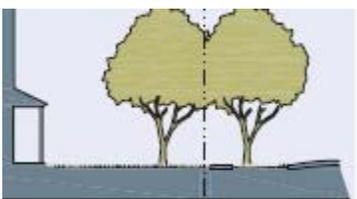
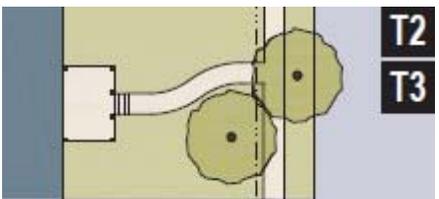
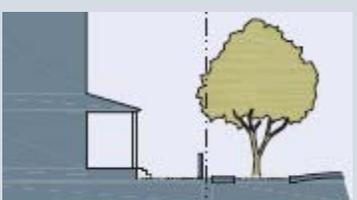
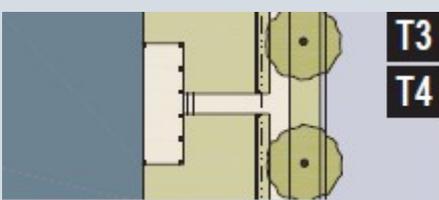
	SECTION Lot > < R.O.W. Frontage Frontage	PLAN Lot > < R.O.W. Private > < Public Frontage Frontage
a. Common Yard: a planted Frontage wherein the Facade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.		
b. Porch & Fence: 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.		

TABLE 7.4.U: Private Frontages

The Private Frontage is the area between the building Facades and the Lot lines. (Table not subject to change by applicant)

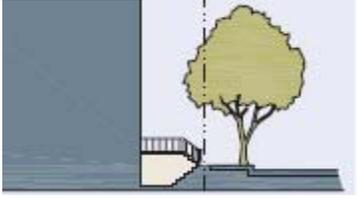
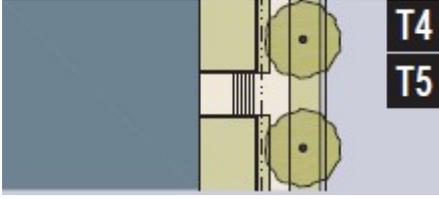
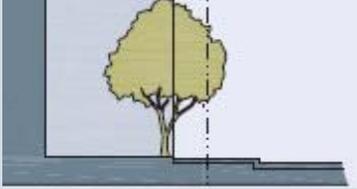
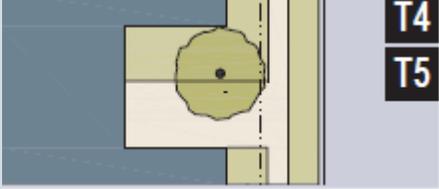
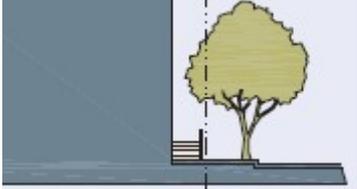
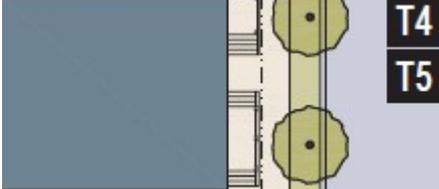
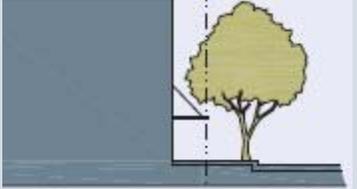
	SECTION Lot > < R.O.W. Frontage Frontage	PLAN Lot > < R.O.W. Private > < Public Frontage Frontage
<p>c. Terrace or Lightwell: a Frontage wherein the Facade is set back from the Frontage line by an elevated terrace or a sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public Encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard.</p>		
<p>d. Forecourt: 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>		
<p>e. Stoop: 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>		
<p>f. Shopfront: 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: Retail Frontage.</p>		

TABLE 7.4.U: Private Frontages

The Private Frontage is the area between the building Facades and the Lot lines. (Table not subject to change by applicant)

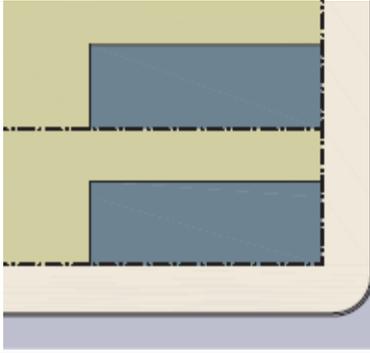
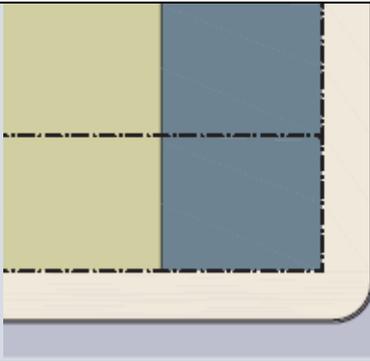
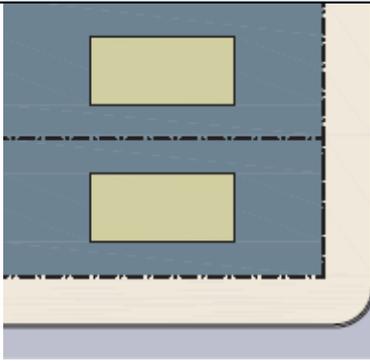
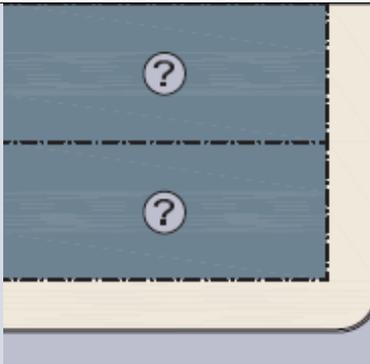
	SECTION Lot > < R.O.W. Frontage Frontage	PLAN Lot > < R.O.W. Private > < Public Frontage Frontage
g. Gallery: a Frontage wherein the Facade is aligned close to the Frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery shall be no less than 10 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.		
h. Arcade: 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.		

TABLE 7.4.V: Building Disposition

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. (Table not subject to change by applicant)

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.	
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TABLE 7.4.V: Building Disposition

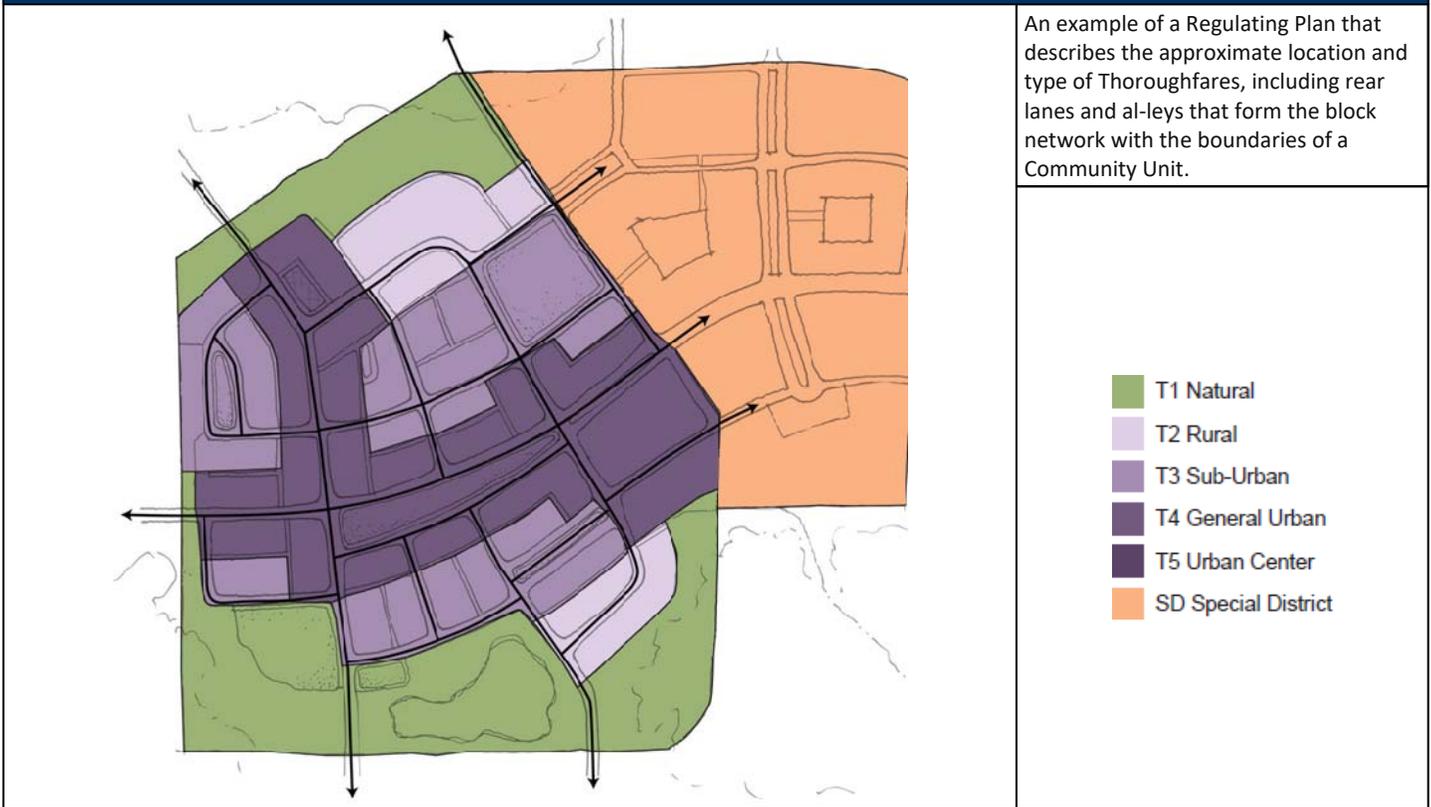
<p>b. Sideyard: A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response 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.</p>		<p>T4 T5</p>	
<p>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.</p>		<p>T4 T5</p>	
<p>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.</p>		<p>T5</p>	
<p>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.</p>		<p>SD</p>	

D. **Community Plan Submittals - Standards.** Subsequent Community Plan applications shall designate Transect Zones on a Regulating Plan, in accordance with the procedures for Community Plans in Section 7.2.3.B, Community Plans, and the following standards:

1. **Transition between Transect Zones.** When applying Transect Zones, transitions between the T5, T4, and T3 Transect Zones are encouraged to occur within the block or across alleys but may occur across a street.

2. **Transect Organization.** Transects shall be organized in a manner that responds appropriately to a site’s context. More intense Transect Zones shall be organized around neighborhood centers and neighborhood main streets in visible and accessible locations suitable for greater intensities, typically at or near the center of a Pedestrian Shed. Less intense Transect Zones shall generally be organized farther from the center and serve as a transition to natural and open space, and 75% Acreage.
3. **Transect Allocation.** Community Plans for Community Units shall assign and map Transect Zones to each Pedestrian Shed according to the percentages allocated in Table 7.3.B, Sector/Settlement/Community Allocation.

Figure 7.4.Q Example Thoroughfares Regulating Plan



Effective on: 11/20/2001, as amended

§7.4.6 Density Calculations

- A. **FBZD Application - Standards.** At the time of initial FBZD Application, the applicant shall establish a minimum and maximum anticipated density for each proposed Settlement.
 1. Density shall be expressed in terms of Density Units as described in Table 7.4.X, Density Equivalency Calculations.
- B. **Community Plan Submittals - Standards.**
 1. Community Plans shall designate Transect Zones that establish maximum densities in accordance with Section 7.4.5, Transect Zones.
 2. All areas of a Community Plan site (outside of the P-1 Preserved Sector, if applicable) shall be cumulatively considered the Community Unit Net Site Area. The Community Unit Net Site Area shall be allocated to the various Transect Zones according to the standards established in the applicable Form District Master Plan in accordance with Table 7.3.B, Sector/Settlement/Community Allocation.
 - a. OCRM Critical Line Areas shall be excluded from the Net Site Area.



3. The Density for each Transect Zone of a Community Unit shall be expressed in terms of Density Units per acre of Transect Zone Net Site Area. The Transect Zone Net Site Area shall include Thoroughfare rightof-ways but exclude OCRM Critical Line Areas and Civic Space from this calculation.
 4. Density within any Special District shall be provided on Table 7.4.Y, Special District Development Standards. Density calculations shall utilize the functions in Table 7.4.X, Density Calculations, in calculating Special District density.
 5. There shall be no maximum density per Transect Zone applicable to Transect Zone T-1 as that Transect Zone does not contemplate any Uses or Functions creating density.
 6. Lot, Block, and Building Plans shall establish a fixed number of units and related nonresidential program, where applicable.
 7. The total aggregate density of Community Units making up a Settlement shall remain within the minimum and maximum anticipated density ranges established at time of initial FBZD Application.
- C. Table 7.4.X, Density Equivalency Calculations, summarizes the number of density units utilized when making density calculations:

Table 7.4.X Density Equivalency Calculations (Table not subject to change by applicant)	
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.

Effective on: 11/20/2001, as amended

§7.4.7 Special Districts

- A. **Applicability.** In order to maintain sufficient predictability when utilizing the FBZD, Special Districts shall be utilized sparingly, and only when community planning efforts demonstrate that there are areas that, by their intrinsic size, function, or configuration, cannot conform to the requirements of any Transect Zone(s). Special Districts may be initiated in one of two ways as described in Figure 7.2.B (Summary of Special District Review Process), either as a “stand alone” special district established and mapped at time of FBZD Application, or as a component of a Community Unit established in a subsequent Land Development Plan. Special Districts shall be mapped and established with development standards at time of rezoning application.
1. **FBZD Application - Standards.** The applicant shall provide the following information for Special Districts established and mapped at the time of rezoning:
 - a. The geographical boundaries of such Special District(s) delineated on the Sector Map;
 - b. Development standards for such Special District(s) recorded on Table 7.4.Y, Special District Development Standards, including the following:
 - (1). Maximum Density for the applicable Special District(s);
 - (2). Maximum Block Size for the applicable Special District(s);



- (3). Thoroughfare Assemblies and Types for the applicable Special District(s) in accordance with Table 7.4.G, Thoroughfare Components;
 - (4). A range of prescribed Civic Space Types for the applicable Special District(s) in accordance with Table 7.4.C, Civic Space Types;
 - (5). Range of prescribed Lot Widths;
 - (6). Range of prescribed Lot Coverage by Building;
 - (7). Range of prescribed Front Setbacks, Side Setbacks, and Rear Setbacks for Principal Buildings;
 - (8). Range of prescribed Front Setbacks, Side Setbacks, and Rear Setbacks for Outbuildings;
 - (9). Range of prescribed Building Disposition requirements;
 - (10). Range of prescribed Private Frontage Types in accordance with Table 7.4.U, Private Frontages;
 - (11). Range of prescribed Building Heights;
 - (12). Range of prescribed Specific Functions and Uses for Buildings and Lots in accordance with Table 7.5.A, Specific Function and Use;
 - (13). Range of Building and Lot Parking requirements, calculated in accordance with Table 7.5.D, Parking Calculations; and
 - (14). Any applicable Bufferyard or Screening standards.
2. **Supplemental Standards.** When appropriate, the Planning Director may request supplemental standards to appropriately describe Special Districts including, but not limited to, the following:
- a. Bufferyard and Screening standards; if applicable, to supplement those found in Section 7.4.8, Buffer Requirements and Tree Protection and Preservation; and
 - b. Supplemental Standards and Guidelines in Section 7.5.3.
- B. **Community Plan Submittals - Standards.** At the time of Community Plan submittal(s), the applicant shall comply with the requirements of Section 7.2.3 and provide the following information:
- 1. The geographical boundaries of such Special District(s) delineated on the Community Plan map in compliance with the location approved in the Form District Master Plan; and
 - 2. Applicant shall show compliance with the requirements of subsection A.1.b above.
- C. **Special Districts Mapped at Time of Community Plan Submittal.** Special Districts shall require Planning Commission approval for geographic location in compliance with Table 7.2.A under the following conditions:
- 1. Special Districts that were established in compliance with this Chapter but not mapped at the time of rezoning;
 - 2. When an applicant requests a new or different location for a Special District that was defined and mapped at the time of rezoning; or
 - 3. When an applicant requests the removal of a Special District that was defined and mapped at the time of rezoning.

TABLE 7.4.Y: Special District Development Standards							
The metrics for each column of this table (SD1, SD2, etc.) are to be filled in for each Special District proposed at time of initial FBZD rezoning application. More pages can be added. Special Districts that do not have provisions within the approved Master Plan shall require FBZD amendments. (Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)							
	SD1	SD2	SD3	SD4	SD5	SD6	SD7
a. ALLOCATION OF ZONES							
CLD	X						
TND	X						
TOD	X						
b. BASE RESIDENTIAL DENSITY							
By Right	X						
By TDR	X						
Other Functions	X						



TABLE 7.4.Y: Special District Development Standards

The metrics for each column of this table (SD1, SD2, etc.) are to be filled in for each Special District proposed at time of initial FBZD rezoning application. More pages can be added. Special Districts that do not have provisions within the approved Master Plan shall require FBZD amendments. (Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)

	SD1	SD2	SD3	SD4	SD5	SD6	SD7
c. BLOCK SIZE							
Block Perimeter	X						
d. THOROUGHFARES							
HW	X						
BV	X						
AV	X						
CS	X						
DR	X						
ST	X						
RD	X						
Rear Lane	X						
Rear Alley	X						
Path	X						
Passage	X						
Bicycle Trail	X						
Bicycle Lane	X						
Bicycle Route	X						
e. CIVIC SPACE							
Park	X						
Green	X						
Square	X						
Plaza	X						
Playground	X						
f. LOT OCCUPATION							
Lot Width	X						
Lot Coverage	X						
g. SETBACKS - PRINCIPAL BUILDING							
Front Setback	X						
Side Setback	X						
Rear Setback	X						
h. BUILDING Disposition							
Edgeyard	X						
Sidyard	X						
Rearyard	X						
i. PRIVATE FRONTAGES							
Common Yard	X						
Porch & Fence	X						
Terrace, Dooryard	X						
Forecourt	X						
Stoop	X						
Shopfront	X						



TABLE 7.4.Y: Special District Development Standards

The metrics for each column of this table (SD1, SD2, etc.) are to be filled in for each Special District proposed at time of initial FBZD rezoning application. More pages can be added. Special Districts that do not have provisions within the approved Master Plan shall require FBZD amendments. (Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)

	SD1	SD2	SD3	SD4	SD5	SD6	SD7
Gallery	X						
Arcade	X						
Parking Lot	X						
j. BUILDING CONFIGURATION							
Principal Building	X						
Outbuilding	X						
k. BUILDING FUNCTION							
Residential	X						
Lodging	X						
Office	X						
Retail	X						

Effective on: 11/20/2001, as amended

§7.4.8 Buffer Requirements and Tree Protection and Preservation

- A. Landscape buffers and screening shall not be required between any Transect Zone and another Transect Zone within the FBZD, with the following exceptions:
 1. Agricultural uses and functions on any parcel within the FBZD shall be buffered from adjacent areas zoned T3, T4, or T5 by a 100' minimum buffer (Type "F") as described in Table 9.5.4.B.5, Buffer Depth and Landscaping Standards.
 2. Special Districts containing Industrial and/or Commercial uses that would otherwise be incompatible, as determined by the Planning Director, with anticipated uses and functions within Transect Zones shall be buffered from adjacent Transect Zones in accordance with Table 7.4.Z(1), Buffer Requirements for Transect Zones, and the requirements listed in Table 9.5.4.B.5, Buffer Depth and Landscaping Standards.

Table 7.4.Z(1) Buffer Requirements for Transect Zones
(Table not subject to change by applicant)

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

*Refer to Table 9.5.4.B.5, Buffer Depth and Landscaping Standards, for an explanation of Buffer Types B,C,D,E.

3. Wetlands, Waterways, and OCRM Critical Line Areas.

- a. **OCRM Critical Line Areas and Waterways.** All waterways and OCRM Critical Lines Areas shall be protected in compliance with [ARTICLE 9.7](#), Wetlands, Waterways and the OCRM Critical Line. Table 7.4.Z(2) establishes minimum wetland/waterway buffers/setbacks for the Transect Zones.

Table 7.4.Z(2) Minimum Buffers/Setbacks for Transect Zones
(Table not subject to change by applicant)

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



b. Freshwater Wetlands. A 15 foot buffer, or other buffer as determined by the US Army Corps of Engineers, whichever is greater, shall be provided for all Jurisdictional wetlands.

B. Tree Protection and Preservation. Development in the FBZD shall comply with the standards of [ARTICLE 9.4](#), Tree Protection and Preservation.

Effective on: 11/20/2001, as amended

ARTICLE 7.5. BUILDING SCALE PLANNING - REQUIREMENTS

§7.5.1 Function and Use

A. Purpose and Intent. This Chapter provides for a variety of mixed-use environments of varying intensity and type within Community Units organized by Transect Zone.

B. FBZD Application - Standards. Table 7.5.A, Specific Function and Use, establishes principal use categories and allowable land use types for Lots and Structures by Transect Zone. At time of initial FBZD application the applicant shall establish uses allowed by right and Uses Subject to Conditions for each Transect Zone and any Special District(s), in accordance with the Purpose and Intent of each Zone, as stated in Table 7.4.R, Transect Zone Descriptions.

1. One or more Principal Functions may be located on any Lot or in any Building.
2. Uses Allowed by Right shall be subject to compliance with all other regulations of this Chapter and those in the approved Form District Master Plan.
 - a. Such regulations may include Conditions specific to a use as may be included by the applicant in the Form District Master Plan.
 - b. Use conditions set forth in ZLDR [CHAPTER 6](#), Use Regulations, shall not apply to any use except when expressly adopted in the Form District Master Plan.
3. Uses Subject to Conditions shall be reviewed according to the procedures in Section [7.2.5.B](#), Uses Subject to Conditions.
4. New or Unlisted Uses and Use Interpretation. In accordance with Section [6.3.5](#), New or Unlisted Uses and Use Interpretation, the Planning Director shall be authorized to make use determinations whenever there is a question regarding the category of use based on the definitions contained in [CHAPTER 12](#) of the ZLDR. New/unlisted uses may require FBZD amendments if they are not included in the Form District Master Plan or the definitions of [CHAPTER 12](#), as determined by the Planning Director.
 - a. Nothing contained herein shall be construed as restricting, limiting or prohibiting a mix of Principal Functions on a Lot or within a Structure. In no event shall a Principal Function be deemed to be an Accessory Use.

C. Accessory Uses.

1. Any accessory use or accessory structure that is incidental and customarily subordinate to principal uses shall be treated as a permitted use so long as such uses are located on the same site at the principal use or on a contiguous lot under the same ownership, and so long as they comply with the following standards:
 - a. Be customarily accessory and clearly incidental and subordinate to the Principal Function or Building;
 - b. Be subordinate in area, extent, and purpose to the Principal Function or Building;
 - c. Be owned or operated by the same person as the Principal Function or Building;
 - d. Together with the Principal Function or Building, not violate the standards of this Chapter or those in the approved Form District Master Plan;
 - e. Not be constructed or established prior to the time the Principal Function or Structure is constructed or established; and
 - f. Not constitute a combination use, which is the combination of two principal uses (combination uses will not meet the above standards in terms of being subordinate or providing service to the principal use).
2. **FBZD Application - Standards.** At time of initial FBZD application the applicant shall establish the Accessory Uses allowed by right for each Transect Zone.



- a. Table 7.5.B establishes a range of typical accessory uses, structures, and activities calibrated to the Transect Zones. The applicant may identify additional accessory uses not listed here. If the accessory use or structure is not allowed in a zone, the column is left blank.
- b. The restrictions enumerated for Accessory Uses and Structures in ZLDR CHAPTER 6, Use Regulations, shall not apply to any Accessory Use of Structures except when expressly adopted in the Form District Master Plan.

TABLE 7.5.A: Specific Function & Use													
This table delegates specific Functions and uses within Transect Zones and shall be customized for local character and requirements. (Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)													
	T1	T2	T3	T4	T5	SD		T1	T2	T3	T4	T5	SD
a. AGRICULTURAL USES							c. CIVIC/INSTITUTIONAL cont.						
Grain Storage	■	■				□	Sports Stadium						■
Livestock Pen	□	□				□	Surface Parking Lot				□	□	■
Greenhouse	■	■	□			□	Trade School					□	■
Stable	■	■	□			□	d. COMMERCIAL						
Kennel	■	■	□	□	□	□	Adult Entertainment						□
b. RESIDENTIAL												Automobile Service	■
Mixed Use Block				□	■		Billboard						□
Flex Building				■	■		Display Gallery				■	■	□
Apartment Building				■	■		Drive -Through Facility					□	■
Live/Work Unit			■	■	■	□	Gasoline		□			□	■
Townhouse				■	■		Hotel (no room limit)					■	□
Duplex/Triplex/Quadplex			■	■	■		Inn (up to 12 rooms)		□		■	■	
Courtyard House				■	■		Kiosk				■	■	□
Sideyard House			■	■	■		Live-Work Unit			■	■	■	□
Single-Family: Cottage			■	■			Liquor Selling Establishment					□	□
Single-Family: House		■	■	■			Office Building				■	■	□
Single-Family: Villa		■					Open-Market Building		■	■	■	■	■
Accessory Unit		■	■	■	■		Push Cart					□	□
Dwelling Group		■	□				■	■				Rest Stop	□
c. CIVIC/INSTITUTIONAL							Restaurant				■	■	□
Bus Shelter			■	■	■	■	Retail Building				■	■	□
Cemetery		■	□	□		■	Roadside Stand	■	■				□
Childcare Center		■	■	■	■	□	School Dormitory				■	■	■
College					□	■	Shopping Center						□
Convention Center						■	Shopping Mall						□
Conference Center					□	■	Vehicle Maintenance						■
Elementary School			□	■	■	■	e. INDUSTRIAL						
Exhibition Center						■	Heavy Industrial Facility						■
Fire Protection			■	■	■	■							



TABLE 7.5.A: Specific Function & Use

This table delegates specific Functions and uses within Transect Zones and shall be customized for local character and requirements. (Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)

	T1	T2	T3	T4	T5	SD		T1	T2	T3	T4	T5	SD
Fountain or Public Art		■	■	■	■	■	Light Industrial Facility						■
Funeral Home				■	■	■	Truck Depot						■
High School				□	□	■	Laboratory Facility						■
Hospital					□	■	Water Supply Facility						■
Library				■	■	■	Sewer and Waste Facility						■
Live Theater					■	■	Electric Substation	□	□	□	□	□	■
Medical Clinic				□	■	■	Wireless Transmitter	□	□				■
Movie Theater					■	■	Cremation Facility						■
Museum					□	■	Warehouse						■
Outdoor Auditorium		□	■		■	■	Produce Storage						■
Parking Structure					■	■	Mini-Storage						■
Passenger Terminal					□	■	■ By Right □ Subject to Conditions						
Playground		■	■	■	■	■							
Police Protection				■	■	■							
Religious Assembly		■	■	■	■	■							

Table 7.5.B: Permitted Accessory Uses (Table not subject to change by applicant, except the Applicant may elect to provide additional accessory uses calibrated to the Transect.)

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		✓	✓	✓	

D. **Accessory Dwelling Units.** Accessory/Secondary dwelling units shall be allowed as accessory uses to single-family detached residential dwelling units in accordance with Table 7.5.B and shall comply with the following standards:

1. Mobile homes, recreational vehicles, and travel trailers shall not be used as accessory dwelling units;
2. There shall be no more than one accessory dwelling unit on a lot in addition to the principal single-family dwelling;



- 3. The maximum heated gross floor area of the accessory dwelling unit is described in Table 7.5.C, Maximum Gross Floor Area for Accessory Dwelling Units;

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

- 4. Accessory dwelling units shall comply with all dimensional and development standards established in Table 7.4.T, Transect Zone Development Standards;
- 5. Accessory dwelling units shall not count toward any applicable maximum residential density requirements; and
- 6. Accessory dwelling units shall not be sold apart from the principal dwelling upon the same lot where they are located.

E. **Temporary Uses.** The standards of Article 6.6, Temporary Uses, shall apply to all development within the FBZD. The applicant may include additional temporary uses in the Form District Master Plan.

Effective on: 7/24/2018, as amended

§7.5.2 Parking

- A. **FBZD Application - Standards.** At the time of FBZD application the applicant shall provide parking requirements for the calibrated Functions and Uses proposed in Table 7.5.A, Specific Function and Use.
 - 1. Applicants shall utilize Table 7.5.D, Parking Calculations, to determine parking requirements for specific uses.
- B. **Community Plan Submittals - Standards.** Subsequent Community Plan submittals shall utilize the following when designing parking:
 - 1. **Parking Space and Lot Design.** Parking spaces and parking lots shall be designed in accordance with Section 9.3.6, Parking Space and Lot Design.
 - 2. **Accessible Parking.** Accessible parking for the physically disabled shall be provided in accordance with Section 9.3.5, Accessible Parking for Physically Disabled Persons.
 - 3. **Parking Reduction Strategies.**
 - a. When multiple functions are proposed for one site, Table 7.5.D, Parking Calculations may be utilized to establish a reduction in parking through the Shared Parking Factor.
 - b. Applicants may utilize the standards found in 9.3.4.B, Off-site and Shared Parking, when proposing subsequent Community Plans, to reduce the number of on-site spaces required and/or reduce the total number of spaces through Shared Parking.
 - 4. **Bicycle Parking.** Bicycle parking shall be provided at key destinations and along principal bicycle routes in order to facilitate alternative transportation options within the CLD, TND, and RCD Community Units. Bicycle spaces shall be provided in accordance with the following standards:
 - a. Bicycle parking shall consist of either a lockable enclosure (locker) in which the bicycle is stored or a rack to which the bicycle can be locked;
 - b. Lockers and racks shall be securely anchored to the pavement or a structure;
 - c. Racks shall be designed and installed to permit the frame and one or both wheels to be secure;
 - d. Areas containing bicycle spaces shall be surfaced with impervious surfaces such as concrete or pavers. Pervious pavements or gravel may be used where appropriate;
 - e. When located within a parking area: curbs, fences, planter areas, bumpers, or similar barriers shall be installed and maintained for the mutual protection of bikes, motor vehicles and pedestrians, unless determined by the Planning Director to be unnecessary; and
 - f. Bicycle parking shall be placed in a convenient, highly-visible, active, and well-lit location not more than 100 feet walking distance from key destinations, but shall not interfere with pedestrian movements.
 - g. **Bicycle Parking Space Dimensions.** All bicycle parking shall meet the following minimum dimensions:



- (1). Each bicycle parking space shall include a minimum area of 72 inches in length and 24 inches in width that is clear of obstructions;
- (2). No part of the rack shall be located closer than 30 inches to a wall or other obstruction; and
- (3). A minimum of 30 inches shall be provided between adjoining racks.

TABLE 7.5.D: Parking Calculations				
The 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. (Table not subject to change by applicant)				
	REQUIRED PARKING			SHARED PARKING FACTOR
	T2, T3	T4	T5	
RESIDENTIAL	2.0 / dwelling	1.5 / dwelling	1.0 / dwelling	
LODGING	1.0 / bedroom	1.0 / bedroom	1.0 / bedroom	
OFFICE	3.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.	
RETAIL	4.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.	
CIVIC	To be determined by Planning Director			
OTHER	To be determined by Planning Director			

Effective on: 11/20/2001, as amended

§7.5.3 Supplemental Standards and Guidelines

- A. The Form District Master Plan shall include standards for Building Types, Architectural Design, Site Landscaping, Site Lighting, and Signage in compliance with this Ordinance through one of the following methods:
 1. Providing the required information in tabular format; and/or
 2. Incorporating graphic illustrations that comply with the information required in subsections 7.5.3.D and 7.5.3.E.1.
- B. **Submittal Requirements.** The information required in subsections 7.5.3.B.1 and 7.5.3.B.2 establish parameters by which the Master Plan Review Board and the Staff Site Plan Review Committee can verify the acceptability of design materials submitted at time of a Lot, Block, and Building Plan.
 1. Information required in subsections 7.5.3.D and 7.5.3.E.1 must be included in the Form District Master Plan at the time of rezoning application.
 2. Information required in subsection 7.5.3.E.2 shall be submitted and reviewed as part of Community Plan applications, pursuant to Section 7.2.3.B, Community Plans, and shall be in the form of proposed private covenants and restrictions. Such proposed private covenants and restrictions shall be recorded prior to approval of Community Plans.
 3. All proposed supplemental standards and guidelines shall be in compliance with other applicable regulations of this CHAPTER 7.
- C. These supplemental standards promote expedited review of Lot, Block, and Building Plans as described in Section 7.2.3.C, Lot, Block and Building Plans. Plans.
- D. **Building Type Standards.** These regulations guide the development of each

Building Type and supplement the standards for each Transect Zone that the Building Types are allowed within. The guidelines are intended to ensure development that reinforces the existing character and scale of Charleston County's Settlements.



1. **FBZD Application - Standards.** Building Types allowed by Transect Zone shall be designed in compliance with the standards described in this Article and shall establish the following standards, to be assembled as part of the Form District Master Plan, for the Building Types applicable to the FBZD:
 - a. Illustrative descriptions that include a prototypical photograph or illustration of each proposed Building Type and how building types would be applied across different Transects, Settlement Types, etc. that express the architecture of the Rural to Urban places;
 - b. Lot size standards, designating the range of lot sizes applicable to the Building Type across different Transects, Settlement Types, etc.;
 - c. Range of Typical Number of Units;
 - d. Range of shopfront and frontage types with an emphasis on articulated simple patterns;
 - e. Range of anticipated Building Sizes and Massing with an emphasis on simple forms over complex forms;
 - f. Range of Typical Frontages;
 - g. Pedestrian Access;
 - h. Vehicle Access and Parking; and
 - i. Private Open Space.
2. **Building Types Allowed by Zone.** Table 7.5.E describes the allowed building types by Transect Zone.

Table 7.5.E Building Types Allowed by Zone (Table not subject to change by applicant)					
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				✓	✓

- a. There are no Building Types applicable to the Special Districts.
- b. The applicant may establish additional building types for inclusion in the FBZD in consultation with the Planning Director.

E. **Architectural Design.** The architectural design within the FBZD shall promote the high quality and character of the Lowcountry and encourage new buildings to reflect the distinct characteristics of Charleston County. Design will be appropriate to the range of Lowcountry styles, building materials described will be appropriate for the climate and use, and simple and varied building compositions and dimensions will be encouraged. Energy conservation will be encouraged.

1. **FBZD Application - Standards.** Standards shall identify patterns and defining characteristics amongst house and building types that are important to maintain throughout the FBZD and shall establish criteria for the following elements, assembled as part of the Form District Master Plan:
 - a. Architectural design shall comply with the architectural design requirements contained in [ARTICLE 9.6](#), Architectural and Landscape Design Standards, of the ZLDR;



- b. Conceptual Architectural Styles and Design Approaches that express the architecture of the Rural to Urban places within Charleston County;
 - c. General and Essential Characteristics;
 - d. Range of Massing and Facade Composition; and
 - e. Range of Anticipated Roof and Eave Details.
2. **Community Plan Applications - Standards.** Each Community Plan application shall include information required under Section 7.5.3.A. Design shall provide aesthetic, ecological, functional and health/safety benefits that are intended to enhance the appearance of private development projects and improve the pedestrian and vehicular experience along the public realm. Plant materials and design will be appropriate to South Carolina. Low impact design, variety of materials, color and texture, and energy conservation dark sky principles will be encouraged. Proposed private covenants and restrictions for architectural and landscape architectural design shall address the following guidelines:
- a. **Architectural Design.**
 - (1). Roof types with roof pitches should be no less than 5:12 (except porches and sheds to be no less than 2:12) and typical treatment for flat roofs (use of parapets);
 - (2). Roof-wall connections demonstrating how eaves and roof overhangs are characterized such as exposed rafters, soffits and corners that are found in the Lowcountry;
 - (3). Vertical building material orientation is discouraged and lighter building materials should be placed above heavier materials;
 - (4). Description of how changes in building materials and corners should be treated;
 - (5). Building bases indicating the wall and foundation intersections and their architectural treatment. Crawl spaces are encouraged to be screened in the T3, T4, and T5 Transect Zones;
 - (6). Building materials shall express their function honestly and shall not appear to be as materials foreign to the area;
 - (7). Conceptual Architectural and Landscape Architectural Styles and Design Approaches that express the architecture of the rural to urban places within Charleston County;
 - (8). General and Essential Characteristics;
 - (9). Range of Massing and Facade Composition;
 - (10). Range of Anticipated Roof and Eave Details;
 - (11). Range of Window and Door types, proportions, configurations, and/or sizes;
 - (12). Range of Anticipated Exterior Elements (Porches, Galleries, Awnings);
 - (13). Range of Anticipated Materials and Colors; and
 - (14). Range of Anticipated Additional Design Elements.
 - b. **Private Realm Landscaping.** Anticipated planting configurations for Lots and/or Building Types organized by Transect Zone and/or Building Type, including the following components:
 - (1). A Plant Palette of anticipated planting materials;
 - (2). Range of anticipated Front Yard planting;
 - (3). Range of anticipated Foundation Planting, sidewalk edging, and hedges;
 - (4). Range of anticipated Walls, Piers, and Steps;
 - (5). Range of anticipated Sidewalk Paving and Driveway Pavement Surfaces;
 - (6). Range of anticipated Fencing and Screening;
 - (7). Range of Garden Features; and
 - (8). Range of Front Yard Lighting Types and Accessories.
- F.
- c. **Public Realm Landscaping.** These regulations shall provide guidance regarding site landscaping for civic and other public spaces.



- (1). A Plant Palette of anticipated planting materials;
 - (2). Range of Public Frontage landscaping for Thoroughfares and other public right-of-ways; and
 - (3). Range of Landscaping standards for Civic Space, including: Foundation Planting, Sidewalk Edging, and Hedges; Walls, Piers, and Steps; Sidewalk Paving and Driveway Pavement Surfaces; Fencing and Screening; Lighting types and Accessories; and Range of Landscaping standards for parking lots.
- d. **Lighting.** Proposed private covenants and restrictions for public realm lighting shall comply with the minimum requirements of Section 9.6.4.C, Site Lighting, of the ZLDR and this CHAPTER 7.
- e. **Signage.** Public realm signage for commercial areas reinforces a vibrant pedestrian environment. Proposed private covenants and restrictions for public realm signage shall comply with the minimum requirements of ARTICLE 9.11, Signage, of the ZLDR and this CHAPTER 7.
- (1). Range of anticipated sign types per Transect Zone;
 - (2). Range of anticipated sizes of each sign type;
 - (3). Range of anticipated location of each sign type;
 - (4). Range of additional anticipated sign characteristics, including materials and colors;
 - (5). Billboards are not considered wall mural signs and are prohibited within FBZDs;
 - (6). Signs that are visible from the Public Frontage shall be regulated to ensure proper dimensioning and placement with respect to existing or planned architectural features, improve public safety, improve aesthetic character of the context in which they are located, and provide legible information for pedestrians, not just for drivers; and
 - (7). Table 7.5.F summarizes the types of signs that are permitted according to 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	Not Permitted				

Effective on: 11/20/2001, as amended

ARTICLE 7.6. DEFINITIONS

§7.6.1 Supplementary Definitions

- A. **Applicability.** The following definitions supplement the definitions found in CHAPTER 12 of the ZLDR and only apply to this CHAPTER 7. Should there be any conflict between a definition listed here and those found in CHAPTER 12, the definition listed here shall apply.

TERM DEFINITION



75% Acreage Private land permanently restricted by deed restriction or conservation easement to unclustered rural densities, or other areas proposed for private and/or public ownership (e.g., parks, lakes, greenways, parkways, buffer zones, agricultural and silvicultural areas, recreational areas, preserved historic and/or cultural areas, preserved areas of biological significance), or areas to be purchased by the County's Greenbelt Bank Board or other open space preservation organizations.

Effective on: 11/20/2001, as amended

A-Grid Cumulatively, those Thoroughfares that by virtue of their pre-existing pedestrian-supportive qualities, or their future importance to pedestrian connectivity, are held to the highest standards prescribed by this Ordinance. See B-Grid. (Syn: primary grid.)

Effective on: 11/20/2001, as amended

Accessory Dwelling Unit 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.

Effective on: 11/20/2001, as amended

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

Effective on: 11/20/2001, as amended

Architectural Elevation Building facades developed to a sufficient level of detail for design review purposes. Architectural elevations must be drawn at an appropriate architectural scale (minimum 1/8" = 1'-0"); include the fronts, sides, and rear elevations; and sufficiently communicate the general design intent of the proposed project including:

1. Building massing and roof forms, including roof pitch and materials;
2. Windows, doors, and associated trim;
3. General types and colors of exterior materials, including siding and roofing;
4. Locations of exterior elements, including porches, canopies, awnings, etc.; and
5. Building heights (measured to eave and height of roof).

Effective on: 11/20/2001, as amended

Awning Sign A traditional storefront fitting that can be used to protect merchants' wares and keep storefront interiors shaded and cool in hot weather. Retail tenant signs may be painted, screen printed, or appliquéd on the awnings.

Effective on: 11/20/2001, as amended

B-Grid Cumulatively, those Thoroughfares that by virtue of their use, location, or absence of pre-existing pedestrian-supportive qualities, may meet a standard lower than that of the A-Grid. See A-Grid. (Syn: secondary grid.)

Effective on: 11/20/2001, as amended

Block Perimeter The aggregate of the area circumscribed by Thoroughfares.

Effective on: 11/20/2001, as amended

Bicycle Lane (BL) A dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping.

Effective on: 11/20/2001, as amended

Bicycle Route (BR) A Thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

Effective on: 11/20/2001, as amended

Bicycle Trail (BT) A bicycle way running independently of a vehicular Thoroughfare.

Effective on: 11/20/2001, as amended

Bioregion A region defined by characteristics of the natural environment rather than by man-made divisions.

Effective on: 11/20/2001, as amended

Blade Sign A sign mounted perpendicular to a building's facade, typically hung from decorative cast or wrought iron brackets in a manner that permits them to swing slightly. These signs are small, pedestrian-scaled, and easily read from both sides. Projecting Signs should be hung well out of reach of pedestrians and all exposed edges of the sign should be finished. (Syn: Projecting Sign.)



Effective on: 11/20/2001, as amended

Building Configuration The form of a building, based on its massing, Private Frontage, and height.

Effective on: 11/20/2001, as amended

Building Disposition The placement of a building or structure on its lot.

Effective on: 11/20/2001, as amended

Building Facade The exterior side of a building, including but not limited to building wall faces, parapets, fascia, windows, doors, canopies, and visible roof structures.

Effective on: 11/20/2001, as amended

Building Function The use or uses accommodated by a building and its lot.

Effective on: 11/20/2001, as amended

Civic Space The public realm, including but not limited to buildings, public spaces, schools, churches, and Thoroughfares.

Clustered Land

Effective on: 11/20/2001, as amended

Development (CLD) A Community Unit oriented around an area of focused community activity such as a general store, meeting hall, school, or church. CLD takes the form of a small Settlement standing free in the countryside.

Effective on: 11/20/2001, as amended

Common Destination An area of focused community activity including but not limited to Civic/Public Spaces, commercial centers, and transit stations.

Effective on: 11/20/2001, as amended

Community Unit A regulatory category defining the physical form, density, and extent of an area within a Sector or Settlement.

Effective on: 11/20/2001, as amended

Conceptual Plan A generalized plan indicating the boundaries of an area proposed for development and identifying proposed land use, land use intensity, and Thoroughfare alignment.

Effective on: 11/20/2001, as amended

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

Effective on: 11/20/2001, as amended

Crossroad, Corner, Town, and/or Village A delineated geographic area within a Sector that is specifically regulated by the Form District Master Plan and is comprised of one or more Community Units.

Effective on: 11/20/2001, as amended

Curb Edge Treatment Delineation of a Thoroughfare edge in semi-urban and urban settings, typically with a raised curb and gutter pan that conveys water.

Effective on: 11/20/2001, as amended

Duplex, Triplex, Quadplex 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.

Effective on: 11/20/2001, as amended

Density Unit A measurement used to describe the density of each Transect Zone of a Community Unit calculated in dwelling units per acre.

Effective on: 11/20/2001, as amended

Double A Sideyard House that abuts a neighboring Sideyard House. See also Duplex.

Effective on: 11/20/2001, as amended

Edgeyard A building that occupies the center of its Lot with Setbacks on all sides.



Effective on: 11/20/2001, as amended

Encroachment Any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Effective on: 11/20/2001, as amended

Facade See Building Facade.

Effective on: 11/20/2001, as amended

Flex Building 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.

Effective on: 11/20/2001, as amended

Form-Based Code Form-Based Codes foster predictable built results and a high-quality public realm by using physical form (rather than the separation of uses) as the organizing principle for the code. These codes are adopted into city or county law as regulations, not mere guidelines. Form-Based Codes are an alternative to conventional zoning.

Effective on: 11/20/2001, as amended

Form District Master Plan A Form District Master Plan is a plan that contains form based zoning regulations that are structured on a Rural to Urban Transect.

Effective on: 11/20/2001, as amended

Freshwater Wetland Those areas of land that are inundated or saturated by fresh water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions and delineated as freshwater wetlands by the U.S. Army Corps of Engineers.

Effective on: 11/20/2001, as amended

Front Building Facade Those portions of a Building Façade which face and are most closely parallel to the front lot line.

Effective on: 11/20/2001, as amended

Frontage The area between a building façade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into Private Frontage and Public Frontage.

Effective on: 11/20/2001, as amended

Frontage Buildout The length of a Front Building Facade compared to the length of the front lot line, expressed as a percentage.

Effective on: 11/20/2001, as amended

Frontage Line A lot line bordering a Public Frontage.

Effective on: 11/20/2001, as amended

Infrastructure Infrastructure includes, but is not limited to transportation systems or facilities, water systems or facilities, wastewater systems or facilities, storm drainage systems or facilities, fire, police and emergency systems or facilities, school systems or facilities, open space/park and recreation systems and facilities, government systems or facilities, electric utilities, gas utilities, cable facilities, or other similar facilities.

Effective on: 11/20/2001, as amended

Land Development The changing of land characteristics through redevelopment, construction, subdivision into parcels, condominium complexes, apartment complexes, commercial parks, shopping centers, industrial parks, mobile home parks, and similar developments for sale, lease, or any combination of owner and rental characteristics.

Effective on: 11/20/2001, as amended

Layer A range of depth of a Lot within which certain elements are permitted.

Effective on: 11/20/2001, as amended

Live/Work 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.



Effective on: 11/20/2001, as amended

Marquee Sign A vertical sign that is located either along the face where it projects perpendicular to the facade; or at the corner of the building where it projects at 45 degree angle. These signs often extend beyond the parapet of the building, but may also terminate below the cornice or eave. Marquee signs often have neon lettering used in conjunction with painted lettering.

Effective on: 11/20/2001, as amended

Master Plan Review Board (MPRB) A private review board set up to review and make recommendations to the County regarding compliance of FBZD applications with private covenants and restrictions.

Effective on: 11/20/2001, as amended

Mixed Use Multiple functions or uses located within the same building or development.

Effective on: 11/20/2001, as amended

Pedestrian Shed Ability of pedestrians to walk to a variety of uses. An area that is centered on a Common Destination. Its size is related to average walking distances for the applicable Community Unit type. Pedestrian Sheds are applied to structure Communities.

Effective on: 11/20/2001, as amended

Principal Building Facade Exterior walls of a building which are adjacent to or front on a public street, park, or plaza.

Effective on: 11/20/2001, as amended

Principal Structure The main building on a lot, usually located toward the Frontage.

Effective on: 11/20/2001, as amended

Private Frontage The privately held layer between the Frontage Line and the Principal Building Façade.

Effective on: 11/20/2001, as amended

Public Frontage The area between the curb of the vehicular lanes and the Frontage Line.

Effective on: 11/20/2001, as amended

Rearyard A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard.

Effective on: 11/20/2001, as amended

Regional Scale Map The general map for the entire area located within a FBZD broken out into Sectors.

Effective on: 11/20/2001, as amended

Regulating Plan A Land Use Map or set of maps that shows the Transect Zones, Civic Space, Special Districts, if any, and Special Requirements, if any, of areas included in a FBZD. The Regulating Plan must be consistent with the approved Form District Master Plan.

Effective on: 11/20/2001, as amended

Ribbon Curb Delineation of a Thoroughfare edge in rural and semi-urban settings, typically with a flat or gently sloped curb that conveys water.

Effective on: 11/20/2001, as amended

Rural Edge Treatment Curbless delineation of a Thoroughfare in rural settings, that typically conveys water to a landscaped swale.

Effective on: 11/20/2001, as amended

Rural Clustered Land Development (RCLD) A Community Unit that is structured by 3/4 of a standard Pedestrian Shed oriented toward a Common Destination in a rural setting.

Effective on: 11/20/2001, as amended

Rural Land Development (RLD) A Community Unit that is structured by single or small clustered groupings of rural Settlements at very low densities that are supportive of rural uses and activities. Also referred to as Unclustered Rural Density.

Effective on: 11/20/2001, as amended



Sector A geographic area of the Regional Scale Map that establishes the boundaries of preserved land and development.

Effective on: 11/20/2001, as amended

Settlement Settlements are defined as a Community Unit or a group of Community Units located in general proximity with each other.

Effective on: 11/20/2001, as amended

Sidewalk Sign A sign that provides secondary signage and may be used to announce daily specials, sales, or point to shops located off the sidewalk. They may be painted wood panels or cut wood shapes. Traditional slate boards are highly recommended. Chaser lights or illuminated signs may not be used. Syn: Sandwich Board

Effective on: 11/20/2001, as amended

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

Effective on: 11/20/2001, as amended

Single-Family: Cottage 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.

Effective on: 11/20/2001, as amended

Single-Family: House 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.

Effective on: 11/20/2001, as amended

Single-Family: Villa 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.

Effective on: 11/20/2001, as amended

Special District An area that, for a specific reason, cannot or should not conform to one or more of the Community Units or Transect Zones specified in a FBZD.

Effective on: 11/20/2001, as amended

Story A habitable level within a building, excluding an attic.

Effective on: 11/20/2001, as amended

Sustainable Development and Sustainable Communities A development practice or type of development that maintains or enhances economic opportunity and community well-being and protects and/or restores the natural environment upon which people and economies depend. Sustainable Development may include, but is not limited to, the following:

- Development or building practices and products that meet the needs of the present without compromising the ability of future generations to meet their own needs.
- Use of durable low maintenance materials, recycled or renewable raw materials used in construction are often referred to as sustainable materials.
- Neighborhood configuration that reduces energy dependence and individual carbon footprints through incorporated pedestrian, bike and mass transit transportation alternatives.
- Architectural design that reduces energy and resource consumption through innovative "green" systems.

Effective on: 11/20/2001, as amended

Terminated Vista In urban design, a Terminated Vista is a building or monument that stands at the end or in the middle of a road, so that when one is looking up the street the view ends with the site.

Effective on: 11/20/2001, as amended

Thoroughfare A way for use by vehicular and pedestrian traffic and to provide access to lots and open spaces, consisting of vehicular lanes and Public Frontage.

Effective on: 11/20/2001, as amended



Townhouse 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. (Syn: Rowhouse.)

Effective on: 11/20/2001, as amended

Traditional Neighborhood Development (TND) A Community Unit structured around the ability of pedestrians to walk to a variety of uses and oriented toward a Common Destination.

Effective on: 11/20/2001, as amended

Transect Zone (T-Zone) One of several areas on a Zoning Map regulated by a FBZD. Each Transect Zone has different regulations including but not limited to building bulk and form, street layout, and general land uses to create the development character desired.

Effective on: 11/20/2001, as amended

Twin A Sideyard House that abuts a neighboring Sideyard House. See also Duplex.

Effective on: 11/20/2001, as amended

Unclustered Rural Density See Rural Land Development (RLD).

Effective on: 11/20/2001, as amended

Uses Subject to Conditions Uses identified by the applicant as being allowed in the respective Transect Zone only if they comply with the use-specific conditions listed in Subsection 7.5.1.B.2 and all other applicable regulations of the Form District Master Plan.

Effective on: 11/20/2001, as amended

Wall Sign A sign that is flat against the facade consisting of individual cut letters applied directly to the building, or painted directly on the surface of the building. These signs are placed directly above the main entrance and often run horizontally along entablature of traditional buildings. Wall signs are typically intended to be seen from a distance and are often accompanied by additional pedestrian-scaled signage. (Syn: Facade Sign.)

Effective on: 11/20/2001, as amended

Wall Mural Sign Signs that are flat against the facade and are located on a secondary facade, typically along a side street, alley, or paseo. These signs are typically painted directly on the building and contain a combination of text and graphic elements. They are intended to be visible from a greater distance and shall be accompanied by additional signage on the primary facade at the business entrance. Wall Mural Signs that provide off-site signage for a business or do not provide signage for a specific business (artistic wall mural) are subject to approval by the Planning Director. Billboards are not considered wall mural signs and are prohibited within FBZDs.

Effective on: 11/20/2001, as amended

Wetland Buffer An area of varying width (ranging from 15 to 35 feet), providing a visual, spatial, and ecological transition zone between the OCRM Critical Line and/or freshwater wetlands and land development, as described in Article 9.7. The wetland buffer is designed to protect water quality and wildlife habitat.

Effective on: 11/20/2001, as amended

Window Sign Signs that are professionally painted consisting of individual letters and designs, applied directly on the inside of a window. These signs offer a high level of craftsmanship and visibility, and are often used for small professional offices. Window signs are often repeated on storefronts with several divided openings, however, repetition should be done with great care to ensure that the entrance to the business is clearly marked.

Effective on: 11/20/2001, as amended

Yard Sign Signs that are mounted on a porch or in a yard between the public right-of-way (ROW) and the building facade. Signs that are mounted on a porch should be placed parallel to the building's facade. Signs mounted in a yard are placed parallel or perpendicular to the ROW. Yard signs work well for home businesses located in mixed-use environments.

Effective on: 11/20/2001, as amended

Yield Characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.



Effective on: 11/20/2001, as amended

Figure 7.6.A: Definition Illustrations

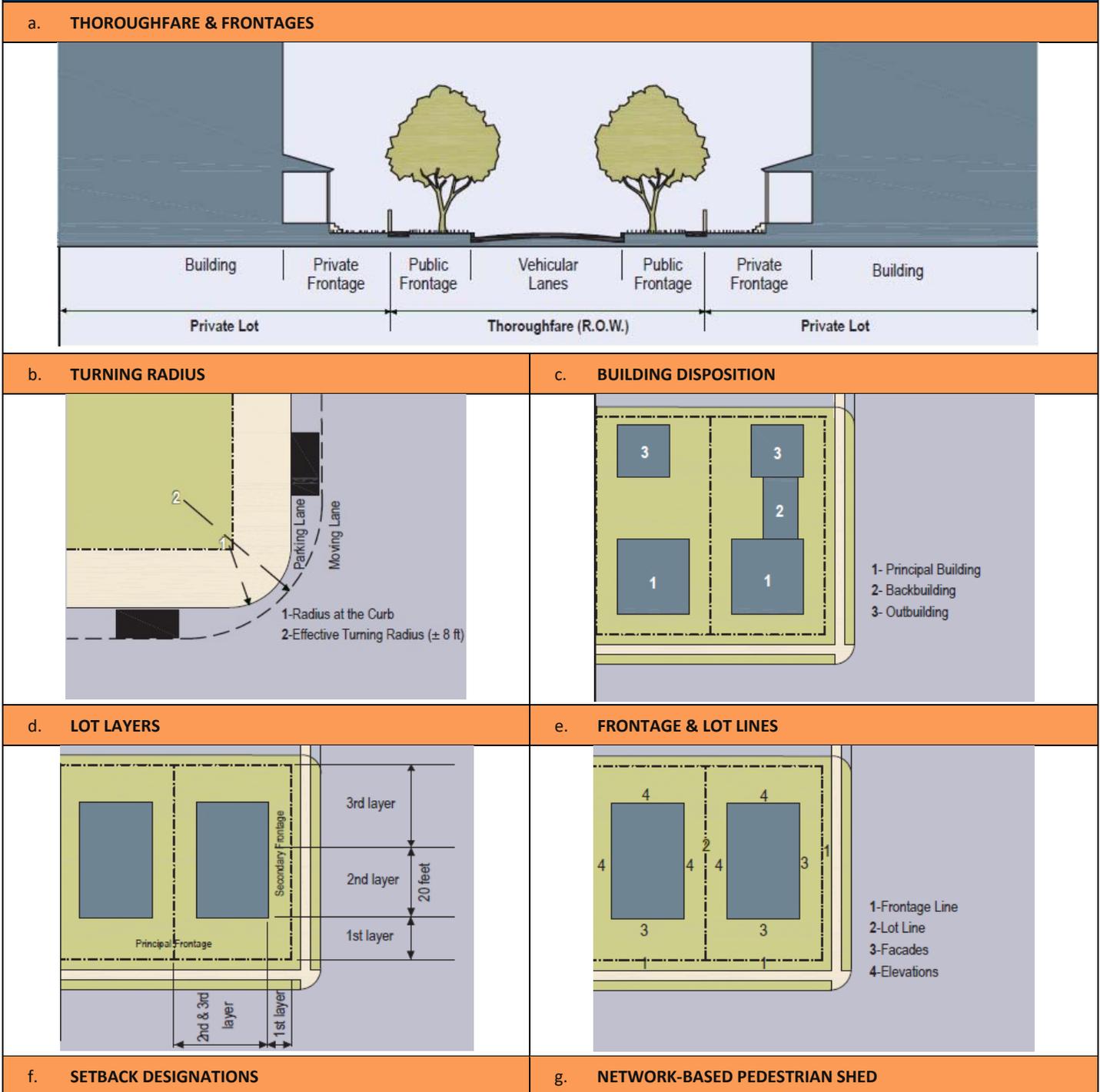
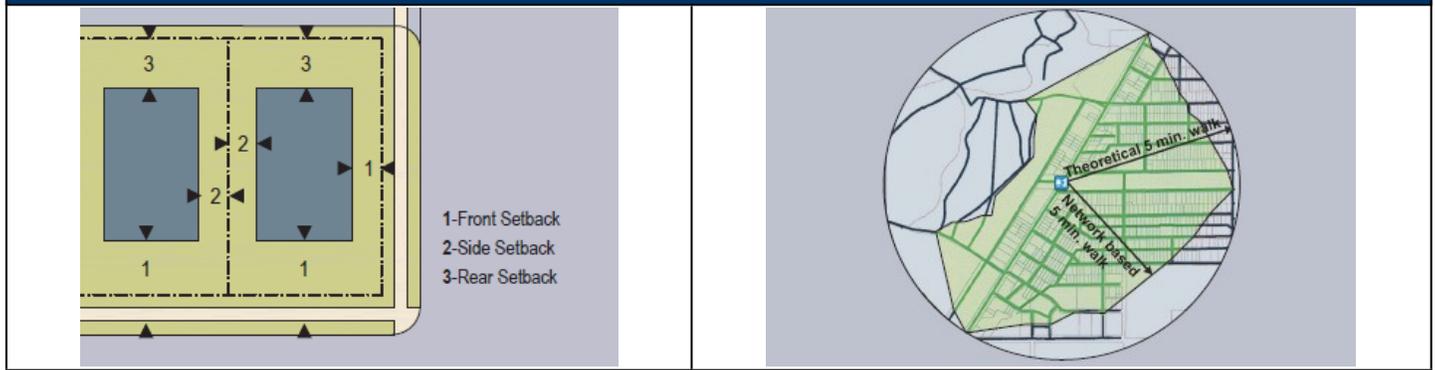


Figure 7.6.A: Definition Illustrations



Effective on: 11/20/2001, as amended