

ATTACHMENT 3

Sec. 5.15 MISCELLANEOUS OLD TOWN BLUFFTON HISTORIC DISTRICT

Purpose: The following are miscellaneous amendments related to Old Town Bluffton Historic District.

Sec. 5.15.5.A. Neighborhood Core Historic District, Building Type Requirements, Front Build-to Zone

Purpose: To change the Additional Building Type front build-to zone to be consistent with the Additional Building Type in the Neighborhood Center-HD. Additionally, adjustments to the front build-to zone for other building types is proposed for greater consistency with the traditional development pattern of Old Town. The proposed changes would not affect developments where the front build-to zone has been previously approved, including Promenade.

Neighborhood Core Building Type Requirements	Front Build-to Zone
Main Street Building	0' – 10' <u>10' – 20'</u>
Commercial Cottage	5' – 15' <u>10' – 15'</u>
Live-Work Sideyard	0' – 5' <u>10' – 15'</u>
Duplex	5' – 15' <u>10' – 15'</u>
Triplex	5' – 15' <u>10' – 15'</u>
Mansion Apartment House	5' – 15' <u>10' – 25'</u>
Civic Building	5' – 25' <u>10' – 25'</u>
Additional Building Type	0' – 25' <u>10' – 25'</u>

Sec. 5.15.5.B. Neighborhood Center Historic District, Building Type Requirements, Front Build-to Zone

Purpose: The Live-Work Sideyard building type is the only building type in the Neighborhood Center district that allows buildings to be constructed on the property line, which can create an inconsistent placement of buildings in this area of Old Town. Additionally, adjustments to the front build-to zone for other building types is proposed for greater consistency with the traditional development pattern of Old Town. The proposed changes would not affect developments where the front build-to zone has been previously approved.

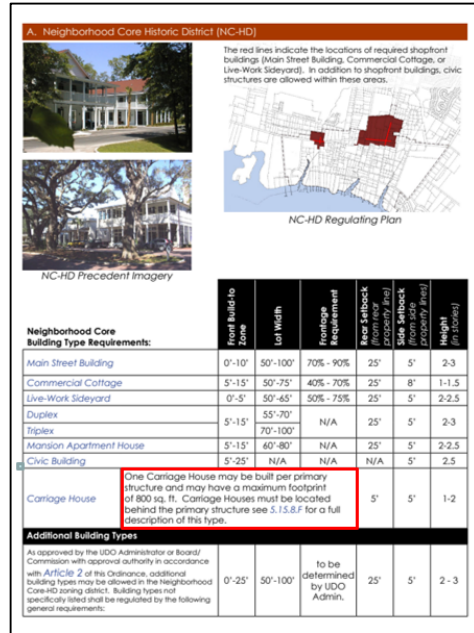
Neighborhood Center Building Type Requirements	Front Build-to Zone
Main Street Building	10' – 25'
Commercial Cottage	5' – 20' <u>10' – 20'</u>
Live-Work Sideyard	0' – 5' <u>5' – 10'</u>
Duplex	5' – 15' <u>10' – 15'</u>
Triplex	5' – 15' <u>10' – 15'</u>
Mansion Apartment House	5' – 15' <u>10' – 25'</u>
Cottage	5' – 15' <u>10' – 15'</u>
Village House	5' – 15' <u>10' – 15'</u>
Sideyard House	5' – 10' <u>10' – 15'</u>
Vernacular House	10' – 20'
Civic Building	5' – 25' <u>10' – 25'</u>
Additional Building Type	10' – 25'

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5.15.5.A-E. General Standards

Purpose: For the five Old Town Bluffton zoning districts, NC-HD, NCE-HD, NG-HD, NCV-HD and RV-HD, the Carriage House building type text is proposed to reference the Carriage House Building type in Sec. 5.15.8.F. so that Carriage House standards are in one location.

[Right: Example graphic to show where change is proposed. See below for proposed amendments.]



5.15.5.A. Neighborhood Core Historic District

Carriage House	One Carriage House may be built per primary structure and may have a maximum footprint of 800 sq.ft. Carriage Houses must be located behind the primary structure see 5.15.8.F. for a full description of this type. See Sec. 5.15.8.F. for placement and other requirements.
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5.15.5.B. Neighborhood Center Historic District

Carriage House	One Carriage House may be built per primary structure and may have a maximum footprint of 800 sq.ft. Carriage Houses must be located behind the primary structure. See 5.15.8.F. for a full description of this type. See Sec. 5.15.8.F. for placement and other requirements.
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5.15.5.C. Neighborhood General Historic District

Carriage House	One Carriage House may be built per primary structure and may have a maximum footprint of 800 sq.ft. Carriage Houses must be located behind the primary structure. See 5.15.8.F. for a full description of this type. See Sec. 5.15.8.F. for placement and other requirements.
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5.15.5.D. Neighborhood Conservation Historic District

Carriage House	One Carriage House may be built per primary structure and may have a maximum footprint of 800 sq.ft. Carriage Houses must be located behind the primary structure. See 5.15.8.F. for a full description of this type. See Sec. 5.15.8.F. for placement and other requirements.
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5.15.5.E. Riverfront Edge Historic District

Carriage House	Two carriage houses may be built per primary structure and may have a maximum footprint of 800 sq.ft. each. They must be placed between the primary structure and the street. See Sec. 5.15.8.F. for placement and other requirements.
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5.15.5.C. Neighborhood General Historic District (NG-HD)

Purpose: To be clearer that the residential component is about building form and scale, not use. Combines existing #1 and #2 into one paragraph.

~~1. The Neighborhood General HD zoning district shall be primarily residential in nature. All commercial or mixed-use development within this zoning district must maintain a predominantly residential character.~~

~~2. A waiver of the mandatory residential component may be granted by the UDO Administrator for commercial properties with direct frontage on SC Highway 46 or Bruin Road. While these commercial properties may have retail shopfronts or have awning/marquees or colonnades/arcades and be at grade, in accordance with this Ordinance, they must still maintain residential scale.~~

~~Within the NG-HD district, building form and scale shall be primarily residential to maintain the predominantly residential character of this district. The UDO Administrator may waive the mandatory residential component for properties with frontage on SC Highway 46 and Bruin Road; buildings on these properties may be constructed at grade with retail shopfronts, awnings, marquees, colonnades, or arcades in accordance with this UDO but must be residential in scale.~~

Sec. 5.15.5.E. General Standards, Riverfront Edge Historic District

Purpose: The Town uses Zoning District instead of Transect Zones

In the Riverfront Edge ~~Transect Zone-~~ [HD district](#), the river shall be the focus of each lot abutting it and therefore acts as the “front” of the lot.

Sec. 5.15.5.F.11. Old Town Bluffton Historic District, General Standards, Large Footprint Buildings

Purpose: This section is no longer needed as the UDO was amended in 2021 to limit building square footage in the NC-HD District to 8,000 square feet (with a maximum footprint of 3,500 square feet and minimum-maximum height of 2-3 stories).

~~11. Large Footprint Buildings~~

~~a. Large footprint buildings can only be located in the Neighborhood Core Historic District Zoning District.~~

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- ~~b. Buildings may be one story in height, but shall be at least 24 feet in height. This may be accomplished with Liner Buildings or higher ceiling heights and/or parapets.~~
- ~~c. To encourage use by pedestrians and decrease the need for solely auto-oriented patronage, Large Footprint Buildings must reinforce the character of the Old Town Bluffton Historic District and shall therefore front the buildings to the sidewalks, providing windows and doors at frequent intervals. Operable doorways should occur on an average of every 50 feet for the whole length of the street frontage.~~
- ~~d. Building footprints shall not be larger than a single block. Floor area of buildings shall not cantilever over public rights-of-way.~~
- ~~e. Loading docks, service areas and trash disposal facilities shall not face streets, parks, squares, waterways, or significant pedestrian spaces.~~

Sec. 5.15.6.E.8.b., Chimneys, Roof Appurtenances, and Roof Penetrations

Purpose: Format issue—move standard “b” to correct location (appears under “Chimneys Precedent Imagery”)

Sec. 5.15.6.E.8.d., Chimneys, Roof Appurtenances, and Roof Penetrations

Purpose: To allow metal spark arrestors, exposed metal flues and pre-fabricated chimney caps with a provision that they must be screened by an architectural feature.

- d. In keeping with masonry building technology, metal spark arrestors, exposed metal flues, ~~or~~ and pre-fabricated chimney caps are ~~not~~ permitted only when concealed within a masonry architectural feature.

Sec. 5.15.6.G. OTBHD, Architectural Standards, Building Walls

Purpose: Remove the word “bulkhead” from the following photograph as it is not a term used in the UDO.



Sec. 5.15.6.N.7.a. OTBHD, Architectural Standards, General Standards, Corners and Water Tables, Water Table Trim

Purpose: To insert the word "trim."

- a. Drip boards shall be a minimum 5/4 stock with a bevel (any exposed flashing must be copper or match color of water table trim);

Table 5.15.6.Q.4.a. OTBHD, Architectural Standards, Signs

Purpose: To correct the reference to the road designation.

S-R-SC 46 / Bruin Road Square Footage & Height (Maximum)

5.15.8.A. thru M. Building Types "Note"

Purpose: To change the word "Notes" to "Characteristics" for building types "A" (Main Street Building) thru "M" (River House). This includes: 1) "A" (Main Street Building); 2) "B" (Commercial Cottage); 3) "C" Live-Work Sideyard; 4) "D" Duplex/Triplex; 5) "E" (Mansion Apartment House); 6) "F" Carriage House; 7) "G" Bungalow Court; 8) "H" (Cottage); 9) "I" (Village House); 10) "J" (Sideyard House); 11) "K" Vernacular House; 12) "L" (Center Hall House); and, 13) "M" (River House).

Sec. 9.2 Definitions and Interpretation, Defined Terms - Basement

Purpose: To provide clarity as to the building space that constitutes a basement, as well as a measurement to determine when basement space is a building story.

Basement: ~~That portion of a building having its floor sub grade (below ground level) on all sides.~~ That portion of a floor of a building which is one-half or more below the average grade of the ground level adjoining the building shall constitute a basement; provided, however, that if the height from the average grade level to the lowest portion of the floor beam joists are greater than three (3) feet, such basement shall be considered a story.

Sec. 9.2 Definitions and Interpretation, Defined Terms - Raised Basement

Purpose: Proposed to be eliminated to avoid redundancy with the term "basement," which already exists and is proposed to be revised.

~~**Raised Basement:** A ground story that has the appearance of a raised foundation and is used primarily as a garage or storage area.~~

Sec. 9.2 Definitions and Interpretation, Defined Terms - Building

Purpose: To remove the sentence that indicates that areas within a building separated by a firewall will be treated as separate buildings. The reason for this requirement is unclear. Additionally, it is suggested that the definition be revised to indicate that a building is a structure with a roof that is intended for shelter or occupancy.

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Building: ~~Any structure used or intended for supporting or sheltering any use or occupancy. Each portion of a building separated from other portions by a firewall shall be considered as a separate building.~~ Any structure with a roof supported by columns or walls and used or intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods, or materials of any kind.

Sec. 9.2 Definitions and Interpretation, Defined Terms – Historic Integrity (New Term)

Purpose: As this term is proposed to be used in the revised Sec. 3.18 (Certificate of Appropriateness – HD), there could be varying interpretations without a definition.

Historic Integrity: The ability of a property to convey its historical associations or attributes through seven aspects that include location, setting, design, materials, workmanship, feeling and association. The National Register Bulletin “How to Apply the National Register Criteria for Evaluation” produced by the National Park Service shall serve as the reference document for interpretation of these aspects.

Sec. 9.2 Definitions and Interpretation, Defined Terms – Principal Building

Purpose: To include that garden structures and sheds are accessory buildings.

Building, Principal: The building in which is conducted the principal use of the zone lot on which it is located. Zone lots with multiple principal uses may have multiple principal buildings, but storage buildings, Garden Structures, Sheds, garages, and other buildings containing clearly accessory uses shall not be considered principal buildings.

Sec. 9.2 Definitions and Interpretation, Defined Terms – Stucco (New Term)

Purpose: Requested by the Historic Preservation Commission to avoid ambiguity in absence of an undefined term.

Stucco: A coarse plaster composed of Portland or masonry cement, sand and hydrated lime, mixed with water and applied to form a hard covering.

Sec. 9.3.E. Interpretation of Dimensional Standards, Story

Purpose: To add a provision to clarify when a basement is considered a story.

E. Story: Where building height is expressed as a “stor(ies),” the interpretation in this section shall apply, unless otherwise required by this Ordinance. Please see Figure 9-1, Building Height. “Story” shall be interpreted as follows:

1-5 [No Change.]