

**ORDINANCE NO. 2026 – \_\_\_\_\_**

**TOWN OF BLUFFTON, SOUTH CAROLINA**

**AN ORDINANCE AMENDING THE TOWN OF BLUFFTON'S MUNICIPAL CODE OF ORDINANCES, CHAPTER 23, UNIFIED DEVELOPMENT ORDINANCE, ARTICLE 5 – DESIGN STANDARDS, SECTION 5.15.8 ACCESSORY BUILDINGS AND SECTION 5.15.5. A-E TO ADD MAXIMUM LOT COVERAGE**

**WHEREAS**, the Town of Bluffton desires to improve the general safety, welfare, health and properties of the citizens of the Town of Bluffton; and,

**WHEREAS**, to establish the necessary provisions to accomplish the above, the Town of Bluffton has authority to enact resolutions, ordinances, regulations, and procedures pursuant to South Carolina Code of Laws 1976, Section 5-7-30; and,

**WHEREAS**, the Town of Bluffton's Town Code and Ordinances provide guidance and requirements for development within the Town of Bluffton through regulations set forth to protect and promote the health, safety, and welfare of the Town's citizens, as espoused through the provisions of the Town of Bluffton Comprehensive Plan and as authorized by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Title 6, Chapter 29 of the Code of Laws for South Carolina; and

**WHEREAS**, the Town of Bluffton Town Council adopted the aforementioned standards, which are known as the Unified Development Ordinance, Chapter 23 of the Code of Ordinances for the Town of Bluffton, South Carolina on October 11, 2011 through Ordinance 2011-15; and

**WHEREAS**, the Unified Development Ordinance unifies the subdivision, land use, development/design regulations, as well as the Old Town Bluffton Historic District Code into a single set of integrated, updated, and streamlined standards; and

**WHEREAS**, the Town Council shall from time to time examine ordinances to ensure that they are properly regarded, enforced, sufficient and satisfactory to the needs of the community and can further suggest changes as deemed appropriate; and,

**WHEREAS**, the Strategic Plan for Fiscal Years 2025-26 ("Strategic Plan") serves as a road map for activities and initiatives to implement the Town's Vision and Mission Statement to ensure that Bluffton is poised to capitalize on opportunities that advance key goals, which includes amendments to the Unified Development Ordinance to support these goals; and

**WHEREAS**, the Town of Bluffton Town Council desires to amend the Unified Development Ordinance, Article 5 – Design Standards, Section 5.15.8 to Add Accessory Buildings and Section 5.15.5 A-E to add Maximum Lot Coverage.

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA**, in accordance with the foregoing, the Town hereby amends the Code of Ordinances for the Town of Bluffton, Chapter 23, Unified Development Ordinance as follows:

SECTION 1. AMENDMENT. The Town of Bluffton hereby amends the Code Ordinances for the Town Of Bluffton, South Carolina by adopting and incorporating certain amendments to Chapter 23 – Unified Development Ordinance, Article 5 – Design Standards, Section 5.15.8 to Add Accessory Buildings and Section 5.15.5 A-E to add Maximum Lot Coverage as shown on Exhibit A attached hereto and fully incorporated herein by reference.

SECTION 2. REPEAL OF CONFLICTING ORDINANCES. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3. ORDINANCE IN FULL FORCE AND EFFECT. This entire Ordinance shall take full force and effect upon adoption.

DONE, RATIFIED AND ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

This Ordinance was read and passed on First Reading on December 9, 2025.

\_\_\_\_\_  
Larry C. Toomer, Mayor  
Town of Bluffton, South Carolina

\_\_\_\_\_  
Marcia Hunter, Town Clerk  
Town of Bluffton, South Carolina

A public hearing was held on this Ordinance on \_\_\_\_\_, 2026.

\_\_\_\_\_  
Larry C. Toomer, Mayor  
Town of Bluffton, South Carolina

\_\_\_\_\_  
Marcia Hunter, Town Clerk  
Town of Bluffton, South Carolina

This Ordinance was passed at Second and Final Reading held  
\_\_\_\_\_, 2026.

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Larry C. Toomer, Mayor  
Town of Bluffton, South Carolina

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Marcia Hunter, Town Clerk  
Town of Bluffton, South Carolina

## **EXHIBIT A**

### **PROPOSED UNIFIED DEVELOPMENT ORDINANCE CHANGES**

#### **Section 5.15.8.R. Carports**

**General:** Residential Detached Accessory Structure

**Size Range:** Maximum 600 SF, however, cannot exceed maximum lot coverage based on principal building type

**Maximum Footprint:** 600 SF

**Height:** No taller than the principal structure or 18 feet, whichever is less.

**Characteristics:**

- A detached or an attached accessory structure.
- Only one carport permitted per lot.
- Placement in rear of lot or behind the front plane of the principal structure.
- Must be of same general character as primary structure.
- Solid walls are not permitted. No more than two (2) sides may be enclosed with louvered or horizontal panels or siding.
- Columns, posts and roof material shall be consistent with residential character.
- Roof must have a minimum pitch of 4:12.
- Limited electrical service is permitted. No internal plumbing is permitted.
- Not permitted on commercial or mixed-use lots.

### Section 5.15.5.A Neighborhood Core Historic District

Neighborhood Core Building Type Requirements:	Front Build-to Zone	Lot Width Lot Width	Frontage Requirement	Setback ( <i>from rear property line</i> )	Side Setback ( <i>from side property lines</i> )	Height ( <i>in stories</i> )	Maximum Lot Coverage
Main Street Building	10'-20'	50'-100'	70% - 90%	25'	5'	2-3	<u>80%</u>
Commercial Cottage	10'-15'	50'-75'	40% - 70%	25'	8'	1-1.5	<u>80%</u>

<b>Live-Work Sideyard</b>	10'-15'	50'-65'	50% - 75%	25'	5'	2-2.5	<b><u>80%</u></b>
<b>Duplex</b>	10'-15'	55'-70'	N/A	25'	5'	2-3	<b><u>75%</u></b>
<b>Triplex</b>	10'-15'	70'-100'					<b><u>75%</u></b>
<b>Mansion Apartment House</b>	10'-25'	60'-80'	N/A	25'	5'	2-2.5	<b><u>70%</u></b>
<b>Civic Building</b>	10'-25'	N/A	N/A	N/A	5'	2.5	<b><u>80%</u></b>
<b>Carriage House</b>	See Sec. 5.15.8.F. for placement and other requirements			5'	5'	1-2	
<b>Additional Building Types</b>	10'-25'	50'-100'	TBD by UDO Admin.	25'	5'	2-3	<b><u>80%</u></b>

### Section 5.15.5.B Neighborhood Center Historic District

<b>Neighborhood Center Building Type Requirements:</b>	<b>Front Build-to Zone</b>	<b>Lot Width</b>	<b>Frontage Requirement</b>	<b>Setback (from rear property line)</b>	<b>Side Setback (from side property lines)</b>	<b>Height (in stories)</b>	<b>Maximum Lot Coverage</b>
<b>Main Street Building</b>	10'-25'	50'-80'	75% - 90%	25'	8'	2-2.5	<u><b>80%</b></u>
<b>Commercial Cottage</b>	10'-20'	50'-60'	50% - 70%	25'	8'	1-1.5	<u><b>80%</b></u>
<b>Live-Work Sideyard</b>	5'-10'	50'-60'	40% - 75%	25'	8'	1.5-2.5	<u><b>80%</b></u>
<b>Duplex</b>	10'-15'	55'-70'	N/A	25'	8'	1.5-2.5	<u><b>75%</b></u>
<b>Triplex</b>	10'-15'	70'-100'					<u><b>75%</b></u>
<b>Mansion Apartment House</b>	10'-25'	60'-80'	N/A	25'	10'	2-2.5	<u><b>70%</b></u>
<b>Main Street Building</b>	10'-25'	50'-80'	75% - 90%	25'	8'	2-2.5	<u><b>65%</b></u>
<b>Carriage House</b>	See Sec. 5.15.8.F. for placement and other requirements			5'	5'	1-2	<u><b>65%</b></u>
<b>Cottage</b>	10'-15'	50'-60'	N/A	25'	8'	1-1.5	<u><b>65%</b></u>
<b>Medium House</b>	5'-15'	50'-60'	N/A	25'	8'	1-2	<u><b>65%</b></u>
<b>Village House</b>	10'-15'	50'-60'	N/A	25'	8'	2-2.5	<u><b>65%</b></u>
<b>Sideyard House</b>	10'-15'	50'-65'	N/A	25'	8'	2-2.5	<u><b>65%</b></u>
<b>Vernacular House</b>	10'-20'	60'-80'	N/A	25'	10'	1.5	<u><b>65%</b></u>
<b>Civic Building</b>	10'-25'	N/A	N/A	N/A	8'	2	<u><b>80%</b></u>
<b>Additional Building Types</b>	10'-25'	50'-100'	TBD by the UDO Admin	25'	8'	1-2.5	<u><b>80%</b></u>

### Section 5.15.5.C Neighborhood General Historic District

<b>Neighborhood General Building Type Requirements :</b>	<b>Front Build-to Zone</b>	<b>Lot Width</b>	<b>Frontage Requirement</b>	<b>Setback (from rear property line)</b>	<b>Side Setback (from side property lines)</b>	<b>Height (in stories)</b>	<b>Maximum Lot Coverage</b>
<b>Carriage House</b>	See Sec. 5.15.8.F. for Placement and other requirements.			5'	5'	1-2	
<b>Live-Work Sideyard</b>	10'-20'	50'-100'	N/A	25'	10'	1-2.5	<b><u>60%</u></b>
<b>Commercial Cottage</b>	10'-20'	50'-100'	N/A	25'	10'	1-1.5	<b><u>60%</u></b>
<b>Bungalow Court</b>	10'-20'	60'-100'	N/A	25'	15'	1-1.5	<b><u>65%</u></b>
<b>Cottage</b>	10'-20'	50'-60'	N/A	25'	10'	1-1.5	<b><u>60%</u></b>
<b>Medium House</b>	10'-20'	50'-60'	N/A	25'	10'	1-2	<b><u>60%</u></b>
<b>Village House</b>	10'-20'	50'-65'	N/A	30'	15'	2-2.5	<b><u>60%</u></b>
<b>Sideyard House</b>	10'-15'	50'-65'	N/A	30'	5'	2	<b><u>60%</u></b>
<b>Vernacular House</b>	10'-20'	60'-100'	N/A	30'	15'	1.5	<b><u>60%</u></b>
<b>Center Hall House</b>	15'-25'	70'-100'	N/A	30'	15'	2-2.5	<b><u>60%</u></b>
<b>Civic Building</b>	10'-35'	N/A	N/A	N/A	10'	2	<b><u>80%</u></b>
<b>Additional Building Types</b>	10'-20'	50'-100'	N/A	25'	10'	1-2.5	<b><u>70%</u></b>

#### Section 5.15.5.D Neighborhood Conservation Historic District

<b>Neighborhood Conservation Building Type Requirements :</b>	<b>Front Build-to Zone</b>	<b>Lot Width</b>	<b>Frontage Requirement</b>	<b>Setback (from rear property line)</b>	<b>Side Setback (from side property lines)</b>	<b>Height (in stories)</b>	<b>Maximum Lot Coverage</b>
<b>Carriage House</b>	See. Sec. 5.15.8.F for placement and other requirements			5'	5'	1-2	
<b>Cottage</b>	10'-20'	50'-60'	N/A	30'	10'	1-1.5	<b><u>60%</u></b>
<b>Medium House</b>	10'-20'	50'-70'	N/A	30'	10'	1-2	<b><u>60%</u></b>
<b>Village House</b>	10'-20'	50'-70'	N/A	30'	10'	2-2.5	<b><u>60%</u></b>
<b>Vernacular House</b>	15'-25'	60'-100'	N/A	30'	10'	1.5	<b><u>60%</u></b>
<b>Center Hall House</b>	20'-35'	80'-100'	N/A	30'	15'	2-2.5	<b><u>60%</u></b>
<b>Civic Building</b>	15'-40'	N/A	N/A	N/A	10'	1.5	<b><u>80%</u></b>
<b>Additional Building Types</b>	10'-35'	50'-100'	N/A	30'	10'	1 - 2.5	<b><u>70%</u></b>

#### **Section 5.15.5.E Riverfront Edge Historic District**



<b>Riverfront Edge Building Type Requirements :</b>	<b>Riverfront Build-to Zone</b>	<b>Lot Width</b>	<b>Frontage Requirement</b>	<b>Setback (from rear property line)</b>	<b>Side Setback (from side property lines)</b>	<b>Height (in stories)</b>	<b>Maximum Lot Coverage</b>
<b>Carriage House</b>	See Sec. 5.15.8.F. for placement and other requirements	N/A	N/A	5'	10'	1-2	
<b>Cottage</b>	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥60'	N/A	20'	10'	1-1.5	<b><u>50%</u></b>
<b>Vernacular House</b>	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥75'	N/A	20'	20'	1.5	<b><u>50%</u></b>
<b>Center Hall House</b>	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥75'	N/A	20'	20'	2-2.5	<b><u>50%</u></b>
<b>River House</b>	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥75'	N/A	20'	20'	1.5-2	<b><u>50%</u></b>
<b>Civic Building</b>	15'-50'	≥60'	N/A	N/A	15'	1.5	<b><u>80%</u></b>
<b>Additional Building Types</b>	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥60'	N/A	20'	20'	1-2.5	<b><u>50%</u></b>