

GARDEN STRUCTURES, SHEDS & ACCESSORY STRUCTURES

Amendments to Sections 3.19 (Site Feature – HD Permit), 5.15 (Old Town Bluffton) & 9.2 (Defined Terms)

Purpose: Presently, the UDO is silent regarding accessory structures that are between 121 square feet and 249 square feet. Any accessory structure less than 121 square feet is a “garden structure,” and any accessory structure greater than 249 square feet is a “carriage house” building type (which could be a stand-alone accessory dwelling, garage or combination thereof). The following amendments are proposed to close this gap, including providing necessary definitions. Amendments to the Carriage House building type are also proposed to update the characteristics of this building type.

Sec. 9.2 Definitions and Interpretation, Defined Terms - Structure, Accessory (New Term)

Purpose: “Accessory Structure” would be a new term. As there are numerous references to “Accessory Structure” throughout the Unified Development Ordinance, a definition will clarify what is meant by “accessory.” The definition for “Structure” already exists in the UDO.

Structure, Accessory: A Structure that is clearly incidental and compatible with the Principal Building or Use located on the same lot, including carriage houses, Sheds and Garden Structures. Accessory Structures shall comply with applicable architectural standards of this Ordinance.

Sec. 9.2 Definitions and Interpretation, Defined Terms - Garden Structure (New Term)

Purpose: This would be a new term to provide a catch-all term for unenclosed structures within Old Town Bluffton Historic District regardless of size.

Structure, Garden: Any unenclosed Accessory Structure, including but not limited to fences, walls, pergolas, gazebos, decks and patios. Garden structures shall comply with all applicable architectural standards of this Ordinance.

Sec. 5.15.5.F.7. OTBHD, General Standards, Garden Structures

Purpose: The term “garden structure” presently appears as a general standard and would be more appropriate as a definition. As a definition for “Garden Structure” is proposed, retention of this section would be redundant and is proposed to be eliminated.

~~7. **Garden Structures.** Garden structures are small accessory buildings which may contain storage space, trash receptacles, or other garden uses. Structures such as sheds, fences, pergolas, and gazebos are considered to be garden structures. Garden structures shall not be greater than 120 square feet in footprint, shall not exceed 1 story in height, and must comply with the architectural standards.~~

ATTACHMENT 4

Sec. 9.2 Definitions and Interpretation, Defined Terms - Shed (New Term)

Purpose: For the purpose of identifying the applicable review process in Old Town Bluffton Historic District (COFA-HD or COFA-Site Permit), the term “Shed” is proposed to distinguish buildings that are 120 square feet or less from larger accessory buildings. Sheds would be reviewed through the Site Feature Permit – Historic District process; larger buildings would be reviewed through the Certificate of Appropriateness – Historic District process.

Shed: A one-story detached Accessory Structure that is less than 120 square feet. Such structures shall not be used as a Dwelling Unit, or for commercial purposes with the exception of storage. No more than three (3) sheds are permitted per lot.

Related Sections to be Amended to Support the Above Amendments

3.19.2 Site Feature – Historic District Permit, Applicability

Purpose: To include the addition of Sheds.



A. Permit Required. A Site Feature - Historic District (HD) Permit is required for the following:

1. Sign, to include new signs, modifications to existing signs, or replacement of existing signs. Certain signs, as indicated in Sec. 5.13.3, are exempt from the Site-Feature-Historic District (HD) Permit requirement.
2. Modifications or improvements to site elements such as changes to parking lots, sidewalks, landscaping, and lighting;
3. Garden Structures **and Sheds**; as specified in Sec. 5.15.5;

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 next page for proposed amendments.]

A. Neighborhood Core Historic District (NC-HD)						
		 <p>The red lines indicate the locations of required setback buildings (Main Street Building, Commercial Cottage, or Live-Work Sideyard). In addition to setback buildings, civic structures are allowed within these areas.</p> <p>NC-HD Regulating Plan</p>				
Front Build to Zone	Lot Width	Frontage Requirement	Rear Setback (from rear lot line)	Side Setback (from side property line)	Height (in feet)	
Neighborhood Core Building Type Requirements:						
Main Street Building	0'-10'	50'-100'	70% - 90%	25'	5'	2-3
Commercial Cottage	5'-15'	50'-75'	40% - 70%	25'	8'	1-1.5
Live-Work Sideyard	0'-5'	50'-65'	50% - 75%	25'	5'	2-2.5
Duplex	5'-15'	55'-70'	N/A	25'	5'	2-3
Triplex	5'-15'	70'-100'	N/A	25'	5'	2-3
Mansion Apartment House	5'-15'	60'-80'	N/A	25'	5'	2-2.5
Civic Building	5'-25'	N/A	N/A	N/A	5'	2.5
Carriage House	5'-25'	N/A	N/A	5'	5'	1-2
Additional Building Types						
As approved by the UDO Administrator or Board/Commission with approval authority in accordance with Article 2 of the Ordinance, additional building types may be allowed in the Neighborhood Core-HD zoning district. Building types not specifically listed shall be regulated by the following general requirements:						
0'-25'	50'-100'		to be determined by UDO Admin.	25'	5'	2 - 3

ATTACHMENT 4

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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5.15.8.F. Building Types, Carriage House

Purpose: Multiple changes are proposed for the Carriage House building type. The proposed amendments include: 1) Revising the minimum size range from 200 square feet to 121 square feet, the square footage at which a building permit is required; 2) Changing the word “Notes” to “Characteristics”; 3) Clarifying how a Carriage House building type can be used and cross-referencing the use table; 4) Changing the word “cars” to “vehicles” to include other forms of transportation that may be housed in a garage other than cars (e.g., boats) and to indicate that garage doors are limited to no more than two, and that an additional bay door not exceeding six feet in width (for golf carts and other equipment) may be provided; and, 5)





ATTACHMENT 4

Requiring that Carriage Houses attached to the Principal Dwelling must be clearly incidental to and distinct from the main building form.

The sections proposed to be amended are highlighted below with a red box. Proposed text is shown in the next page.

F. Carriage House			
General: Accessory Structure.			CORE ●
Size Range: 200 – 1,200 sq. ft. (per unit).			CENTER ●
Maximum Footprint (not including porches): 800 sq. ft.			GENERAL ●
Height: 1 – 2 stories.			CONSERVE ●
Notes: Must be an accessory structure.			RIVER EDGE ●
Only one permitted per lot, unless otherwise noted.			
May be used as a garage, living unit or home business (or combination).			
May function as a small-scale shop, studio or workshop.			
Garages are limited to 2 cars, with maximum garage door widths of 12' each.			
Must be of same general character as primary structure.			
Must be placed behind the primary structure and towards the back of the lot			

Carriage House Precedent Imagery

*Precedent images are for illustrative purposes only, with no regulatory effect. They are provided as examples, and shall not imply that every element in the photograph is permitted.

ATTACHMENT 4

F. Carriage House
General: Accessory Structure
Size Range: 200-121 – 1,200 sq.ft. (per unit)
Maximum Footprint (not including porches): 800 sq.ft.
Height: 1-2 stories
<p>Notes: Characteristics: Must <u>May</u> be <u>a detached or</u> an <u>attached</u> accessory structure. <u>An attached structure must be clearly incidental to and distinct from the principal building form.</u></p> <p>Only one permitted per lot, unless otherwise noted <u>except within the RV-HD district where two may be allowed for lots of at least one acre.</u></p> <p>May be used as a garage, living unit or home business (or combination).</p> <p>May function as a small scale shop, studio or workshop. <u>May be used as a garage, dwelling unit, small-scale shop, studio, workshop (or combination thereof) as permitted by Sec. 4.3.</u></p> <p>Garages are limited to 2 cars, with maximum garage door widths of 12' each. Garages limited to two bays not exceeding 12ft in width. One additional bay not exceeding 6ft in width may be allowed provided building footprint is not exceeded.</p> <p>Must be of the same general character as primary structure.</p> <p>Must be placed behind the primary structure and towards the back of the lot. <u>For lots with a Contributing Resource, the UDO Administrator may consider an alternate location.</u></p>