

## HISTORIC PRESERVATION COMMISSION

### STAFF REPORT

#### Growth Management Department



<b>MEETING DATE:</b>	March 1, 2023
<b>PROJECT:</b>	Discussion Regarding Potential Amendments to the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance Related to Contributing Resources and Architectural Standards in Old Town Bluffton Historic District
<b>PROJECT MANAGER:</b>	Charlotte Moore, AICP Principal Planner

**REQUEST:** Discussion to seek input regarding potential amendments to the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance (UDO) relating to contributing resources and architectural standards in Old Town Bluffton Historic District.

For UDO amendments, the HPC serves in an informal advisory capacity to the Planning Commission and Town Council. As such, no votes will be taken on these amendments.

**BACKGROUND:** From time to time, amendments to the UDO are necessary to address insufficient procedural processes and standards that are lacking or that may allow development that is inconsistent with Old Town Bluffton's traditional development.

Procedurally, amendments are proposed to provide for a process to remove the “contributing” status for a contributing resource to the Old Town Bluffton Historic District. Additionally, amendments are proposed to provide processes to potentially relocate and demolish contributing and non-contributing structures within the district.

Amendments are also proposed to revise front build-to zones for certain building types on the Neighborhood Center-HD and Neighborhood Core-HD districts, to add or update definitions, and correct typos. In addition, changes to standards for gardens structures, sheds and carriage houses are proposed. 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 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. Staff may continue work on amendments and will present any updates at the meeting.

**SUMMARY:** Town Staff is presenting this item for discussion only. Input from the Historic Preservation Commission will help to inform the recommendation to the Planning Commission by Town Staff.

**ATTACHMENTS:**

1. Attch 1: Sec. 3.25 Contributing Resource Process
2. Attch 2: Sec. 3.18 COFA-HD Process
3. Attch 3: Miscellaneous Amendments
4. Attch 4: Accessory Structures
5. Attch 5: Guidelines Example