

## ATTACHMENT 2

### Sec. 5.8 Lot and Building Standards

#### Sec. 5.8.1 Intent

[No change.]

#### Sec. 5.8.2 Applicability

[No change.]

#### Sec. 5.8.3 Standards

*Purpose of amendments for Table 5.8.3.A.: 1) To remove the asterisks because the footnote for these lot types appears in Table 5.8.3.B; 2) To remove the "Live/Work Lot" type, which was removed as a permitted lot type in Table 5.8.3.B. in a previous UDO amendment; 3) To correct the Light Industrial abbreviation; and, 4) Revise lot types recommended to be allowed or not allowed in the Light Industrial (LI) zoning district.*

The existing or proposed use in combination with the lot width shall determine the lot type and applicable standards. Lot types shall only be permitted in those Districts listed. The maximum allowed density is based on the dimensional characteristics of the lot type in combination with other site characteristics that may limit the amount of land able to accommodate density. These other site characteristics include, but are not limited to, lot configuration, right-of-way, easements, protected natural resources, open space, and topography.

Table 5.8.3.A Lot Types by District																		
	Estate House Lot	Large House Lot	Medium House Lot	Small House Lot	Duplex House Lot	Small Townhouse Lot <sup>#</sup>	Large Townhouse Lot <sup>#</sup>	Live/Work Lot	Small Multi-family Lot	Medium Multi-family Lot	Large Multi-family Lot	Small Mixed-use Lot	Medium Mixed-use Lot	Large Mixed-use Lot	Small Commercial Lot	Large Commercial Lot	Industrial Lot	Civic Lot
PR																		•
AG	•																	•
RMU	•	•	•			•	•					•			•			•
RG	•	•	•	•	•	•	•											•
NC		•	•	•	•	•	•	•	•	•		•	•		•			•
GM				•	•	•	•	•		•	•	•	•	•	•	•		•
LI <sup>†</sup>		•					•			•	•		•	•	•	•	•	•

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*Purpose of amendments for Table 5.8.3.B.: 1) To remove the Light Industrial (LI) district from the Large Commercial Lot, Large Mixed-Use Lot, and Large Multi-family Lot types as development standards for these lot types are not characteristic of the LI-zoned areas of Buck Island and Goethe roads where most of the LI-zoned property within town limits is located; 2) Related to purpose 1, to allow the LI district in the Medium Multi-family Lot and Medium Mixed-Use Lot types; 3) To increase the rear yard setback for Large Multi-family and Large Mixed Use lot types from 20 feet and 10 feet, respectively, to 30 feet; and, 4) To reduce the maximum height for the Large Commercial Lot and Civic lot types from five (5) stories to four (4) stories as five stories is uncharacteristic of Bluffton.*

Table 5.8.3.B Lot Standards							
Lot Type	Permitted In Districts	Lot Width/Building Width (if specified)	Building Setbacks <sup>2</sup>			Lot Coverage (max)	Height (min/ max in stories <sup>5</sup>
			Front <sup>3</sup>	Rear <sup>4</sup>	Side <sup>3, 4</sup>		
Estate House Lot	AG RMU RG	90 ft. min, no max	30 ft. min	40 ft. min.	15 ft. min	50%	1-3
Large House Lot	RMU RG NC LI	70 ft. min, 89 ft. max	12 ft. min 40 ft. max	30 ft. min.	10 ft. min	60%	1-3
Medium House Lot	RMU RG NC	50 ft. min., 69 ft. max	12 ft. min 30 ft. max	30 ft. min.	8 ft. min	60%	1-3
Small House Lot <sup>6</sup>	RG NC GM	40 ft. min., 49 ft. max	10 ft. min 24 ft. max	25 ft. min.	5 ft. min	65%	1-3
Duplex House Lot	RG NC GM	25 ft. min., 39 ft. max	10 ft. min 24 ft. max	20 ft. min.	0 ft. min. 5 ft. min. total	65%	1-3
Small Townhouse Lot <sup>1</sup>	RG NC GM	16 ft. min., 23 ft. max	0 ft. min 12 ft. max	10 ft. min.	0 ft. min.	80%	1-3
Large Townhouse Lot <sup>1</sup>	RG NC GM LI	24 ft. min., 40 ft. max	0 ft. min 20 ft. max	10 ft. min.	0 ft. min.	70%	2-3
Small Multi-family Lot	NC GM	60 ft. min., 79 ft. max	10 ft. min 20 ft. max	10 ft. min.	6 ft. min.	80%	1-2
Medium Multi-family Lot	NC GM <del>LI</del>	80 ft. min., 119 ft. max	10 ft. min 25 ft. max	20 ft. min.	10 ft. min.	75%	2-3
Large Multi-family Lot	GM <del>LI</del>	120 ft. min., 600 ft. max, provided that no building may exceed 200 ft. in width	10 ft. min 24 ft. max	<del>20</del> 30 ft. min.	15 ft. min.	70%	2-4
Small Mixed-Use Lot	RMU NC GM	22 ft. min., 79 ft. maximum, provided that no building may exceed 79 ft. in width	10 ft. min 24 ft. max	10 ft. min.	0 ft. min. 6 ft. min. total	80%	1-2

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			Front <sup>3</sup>	Rear <sup>4</sup>	Side <sup>3, 4</sup>		
Medium Mixed-Use Lot	NC GM LI	80 ft. minimum, 119 ft. maximum, provided that no building may exceed 119 ft. in width	10 ft. min. 24 ft. max.	10 ft. min.	0 ft. min. 10 ft. min. total	75%	2-3
Large Mixed-use Lot	GM LI	120 ft. minimum, no maximum, provided that no building may exceed 200 ft. in width	10 ft. min. 24 ft. max.	<del>10</del> 30 ft. min.	0 ft. min. 15 ft. min. total	70%	2-4
Small Commercial Lot	RMU NC GM LI	16 ft. min., 199 ft. max	10 ft. min	20 ft. min	5 ft. min	80%	1-2
Large Commercial Lot	GM LI	200 ft. min., no max	10 ft. min	30 ft. min	10 ft. min	75%	1- <del>5</del> 4
Industrial Lot	LI	150 ft. min, no max	30 ft. min	30 ft. min	20 ft. min	60%	1-3
Civic Lot	All Non-HD Districts	50 ft. min., no max	10 ft. min	10 ft. min	10 ft. min.	80%	1- <del>5</del> 4

## Notes:

1 No more than 6 townhouses are permitted in a grouping. Groupings must be separated by a minimum of 10 feet.

2 Where a buffer is required the required setback shall be measured from the buffer line.

3 When a residential use includes a driveway accessed from a street, the driveway shall be at least 22 feet in length as measured from the property line. Covered parking accessed by a driveway, including garages and carports, shall set back at least 22 feet from the property line.

4 Detached accessory structures must be set back a minimum of 3 feet from the property line.

5 See Sec. 9.3.E.

6 Vehicular access is permitted only in the rear lot.