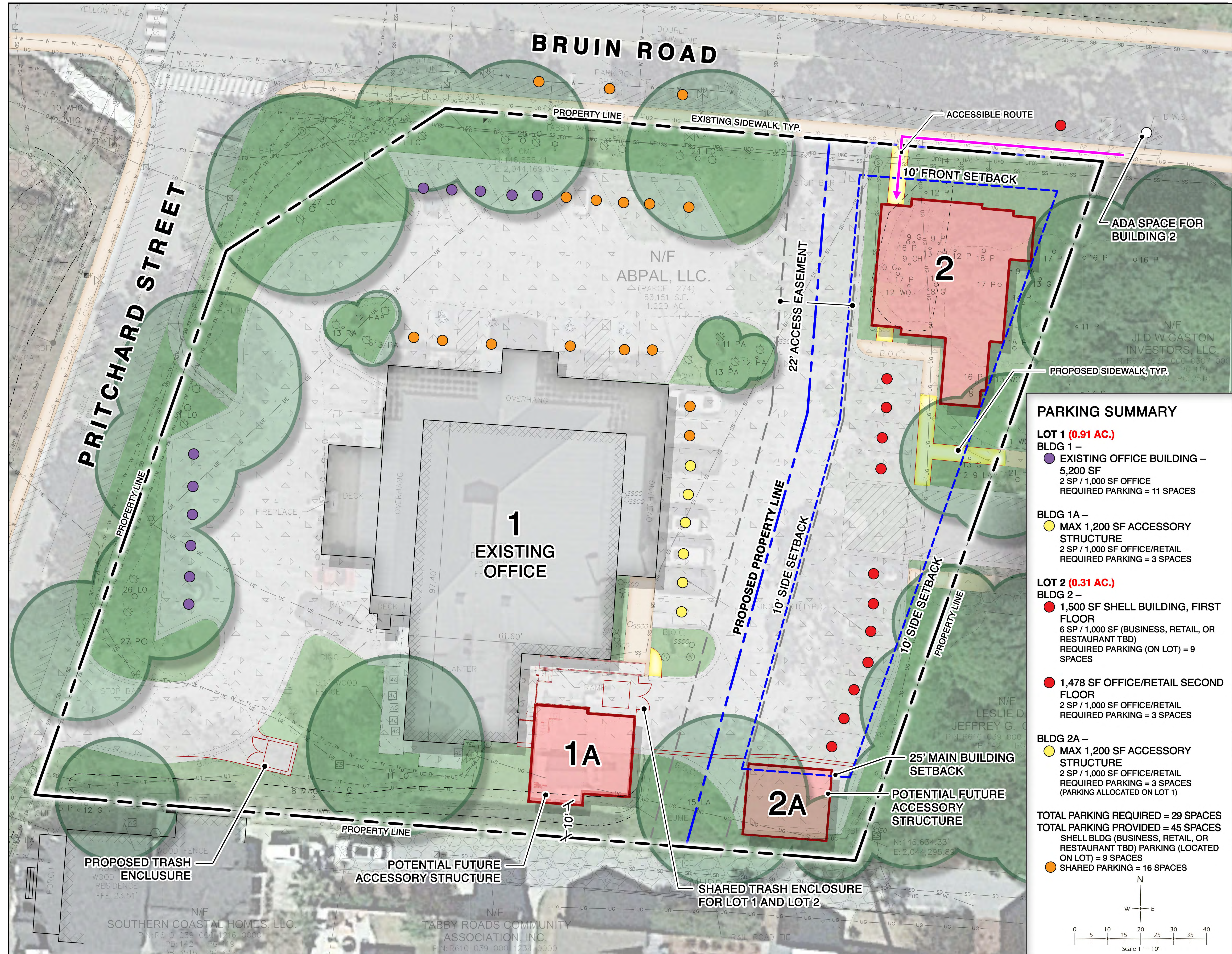




PARKING SUMMARY

LOT 1 (0.91 AC.)

BLDG 1 -

- EXISTING OFFICE BUILDING - 5,200 SF
2 SP / 1,000 SF OFFICE
REQUIRED PARKING = 11 SPACES

BLDG 1A -

- MAX 1,200 SF ACCESSORY STRUCTURE
2 SP / 1,000 SF OFFICE/RETAIL
REQUIRED PARKING = 3 SPACES

LOT 2 (0.31 AC.)

BLDG 2 -

- 1,500 SF SHELL BUILDING, FIRST FLOOR
6 SP / 1,000 SF (BUSINESS, RETAIL, OR RESTAURANT TBD)
REQUIRED PARKING (ON LOT) = 9 SPACES
- 1,478 SF OFFICE/RETAIL SECOND FLOOR
2 SP / 1,000 SF OFFICE/RETAIL
REQUIRED PARKING = 3 SPACES

BLDG 2A -

- MAX 1,200 SF ACCESSORY STRUCTURE
2 SP / 1,000 SF OFFICE/RETAIL
REQUIRED PARKING = 3 SPACES
(PARKING ALLOCATED ON LOT 1)

TOTAL PARKING REQUIRED = 29 SPACES
TOTAL PARKING PROVIDED = 45 SPACES
SHELL BLDG (BUSINESS, RETAIL, OR RESTAURANT TBD) PARKING (LOCATED ON LOT) = 9 SPACES
● SHARED PARKING = 16 SPACES

OPEN SPACE DIAGRAM



TOTAL SITE AREA: 53,151 SF

OPEN SPACE: ±14,570 SF (27.4%)

IMPERVIOUS AREA (EXISTING): ±38,600 SF

NEW IMPERVIOUS AREA TO REPLACE EXISTING PERVIOUS AREA: ±2,200 SF

NEW PERVIOUS AREA TO REPLACE EXISTING IMPERVIOUS AREA: ±350 SF

TOTAL INCREASE TO IMPERVIOUS AREA: ±1,850 SF

DEVELOPMENT SUMMARY

Lot 1-2 Building Square Footage and Parking Summary							
Lot Number	Building Type	Building Footprint*	Maximum Building Square Footage*	Actual Building Square Footage*	Assumed Building Uses	Required Parking	Notes
Lot 1	Existing Building	5,200 S.F.			1st Floor: 5,200 S.F. Office Use	11	Parking based on 2/1,000 S.F. Office Use
Lot 1-A	Carriage House	8,00 S.F.	1,200 S.F.		Residential or Office / Retail Use	3	3 spaces assumes 1200 S.F. max Retail / Office ; Or Residential Use
Lot 2	Live Work Sideyard or Small Commercial Cottage	1,500 S.F.	Per UDO		1st Floor: 1,500 S.F. Shell BLDG Office, Retail, Or Restaurant TBD 2nd Floor: 1,478 S.F. Retail / Office Use	12	Parking based on 6/1,000 S.F. Restaurant 2/1,000 S.F. Retail + Office Use
Lot 2-A	Carriage House	8,00 S.F.	1200 S.F.		Residential or Office / Retail Use	3	3 spaces assumes 1200 S.F. max Retail / Office ; Or Residential Use *Parking Allocated on Lot 1
Total Required Parking						29	Shared parking for Retail / Office Use Buildings
Total Parking Provided						45	

* Square footage does not include porches.
** Building square footage and parking calculations subject to change pending final building uses. Parking will be allocated based on total provided for all uses.

NEIGHBORHOOD GENERAL-HD

C. Neighborhood General Historic District (NG-HD)

- 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.
- 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 owning/marqueses or colonnades/arcades and be at grade, in accordance with this Ordinance, they must still maintain residential scale.



NG-HD Regulating Plan



NG-HD Precedent Imagery



Neighborhood General Building Type Requirements:

Building Type	Front Build-to Zone	Lot Width	Frontage Requirement	Rear Setback (from rear property line)	Side Setback (from side property line)	Height (in stories)
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.			5'	5'	1-2
Live-Work Sideyard	10'-20'	50'-100'	N/A	25'	10'	1-2.5
Commercial Cottage	10'-20'	50'-100'	N/A	25'	10'	1-1.5
Bungalow Court	10'-20' (for foremost bungalow)	60'-100'	N/A	25'	15'	1-1.5
Cottage	10'-20'	50'-60'	N/A	25'	10'	1-1.5
Village House	10'-15'	50'-65'	N/A	30'	15'	2-2.5
Sideyard House	10'-15'	50'-65'	N/A	30'	5'	2
Vernacular House	10'-20'	60'-100'	N/A	30'	15'	1.5
Center Hall House	15'-25'	70'-100'	N/A	30'	15'	2-2.5
Civic Building	10'-35'	N/A	N/A	N/A	10'	2

Additional Building Types

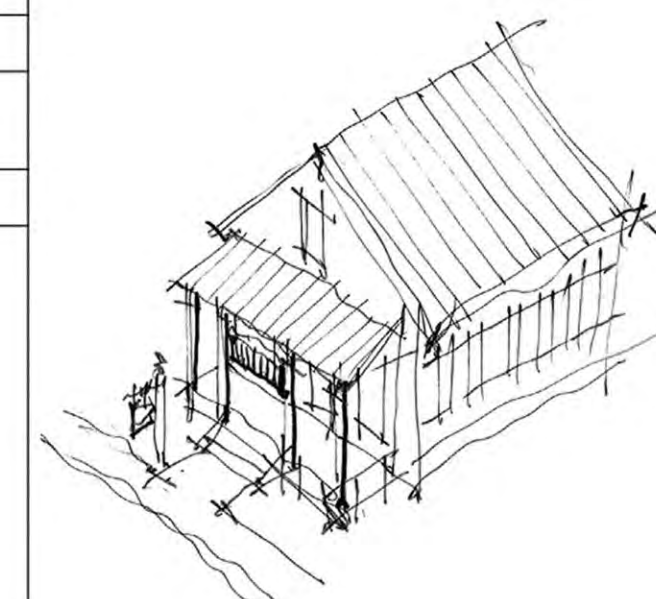
As approved by the UDO Administrator or Board/Commission with approval authority in accordance with Article 2 of this Ordinance, additional building types may be allowed in the Neighborhood General-HD zoning district. Building types not specifically listed shall be regulated by the following general requirements:	10'-20'	50'-100'	N/A	25'	10'	1 - 2.5
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B. Commercial Cottage

General: Detached Mixed Use Building.
Size Range: 600 – 1,800 sq. ft.
Maximum Footprint (not including porches): 1,500 sq. ft.
Height: 1 – 1.5 stories.

Notes:

A shopfront building.
Similar to the historic Peeples' Store on Calhoun Street.
May contain a living unit in the attic space.
Typically 18' - 30' wide, but may vary.



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C. Live-Work Sideyard

General: Detached Mixed Use Building.
Size Range: 1,800 – 3,200 sq. ft.
Maximum Footprint (not including porches): 1,500 sq. ft.
Height: 1.5 – 2.5 stories.

Notes:

A shopfront building.
A retail or office space on the ground floor, with one dwelling unit above.
Must have a single/double story side porch or arcade.
Building tends to be positioned with the non-porch side close to the adjacent side property line, creating a "side yard" which the porch faces onto.
Typically 24' - 40', including the side porch.
May have porch on the front



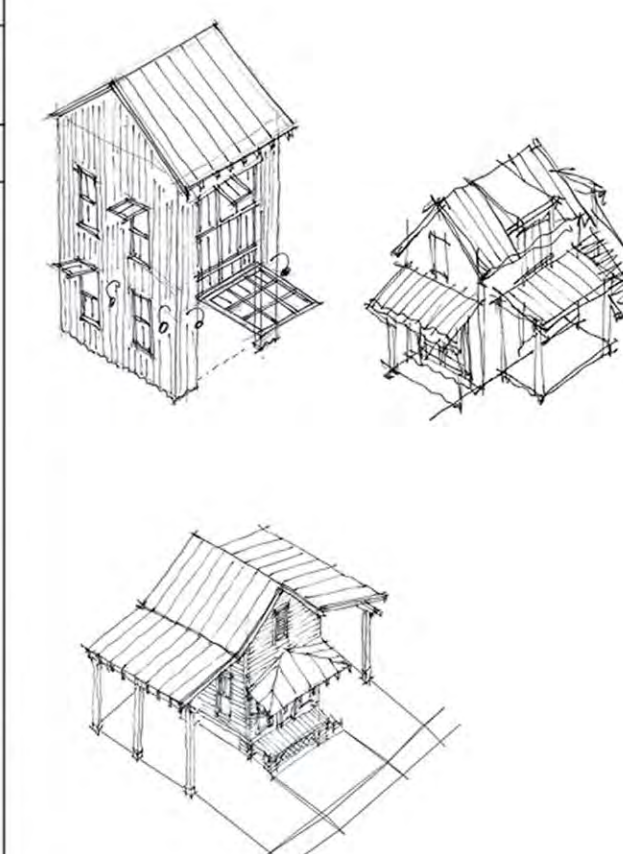
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F. Carriage House

General: Accessory Structure.
Size Range: 200 – 1,200 sq. ft. (per unit).
Maximum Footprint (not including porches): 800 sq. ft.
Height: 1 – 2 stories.

Notes:

Must be an accessory structure.
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 some general character as primary structure.
Must be placed behind the primary structure and towards the back of the lot



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C. Parking Requirements

- The minimum parking count requirement shall be in accordance with the following parking standard in Table 5.15.7.C.1.a:

Use	Parking Standard	Table 5.15.7.C.1.a Parking Spaces
Residential	2 spaces per dwelling unit 1 space per accessory dwelling unit	2 spaces per dwelling unit 1 space per accessory dwelling unit
Lodging	1 space per room for rent plus 2 spaces per 1000 sf of ancillary office use	1 space per room for rent plus 2 spaces per 1000 sf of ancillary office use
Office	2 spaces per 1000 sf	2 spaces per 1000 sf
Health/Human Care	2 spaces per 1000 sf	2 spaces per 1000 sf
Commercial Services	2 spaces per 1000 sf	2 spaces per 1000 sf
Restaurants	6 spaces per 1000 sf	6 spaces per 1000 sf
Restaurant – Carry Out Only	2 spaces per 1000 sf	2 spaces per 1000 sf
Civic/Institutional	2 spaces per 1000 sf	2 spaces per 1000 sf
Religious Assembly	1 space per 6 seats	1 space per 6 seats
School	1 space per instructor	1 space per instructor
Recreation/Entertainment	Number of spaces shown to be necessary and reasonable by data submitted by the Applicant and as approved by the UDO Administrator	Number of spaces shown to be necessary and reasonable by data submitted by the Applicant and as approved by the UDO Administrator

- Credit shall be given for on-street parking spaces located within the public or private right-of-way that are directly in front of or adjacent to a property (except for restaurant uses).
When an on-street parking space is shared between two properties, the following methods shall determine how that parking space will be allocated.
 - If the on-street parking space is demarcated, project the property line or, in the absence of a property line separating the subject building or use from the adjacent building, use a line determined by the midpoint between the closest points of the subject and adjacent buildings or uses, perpendicular to the to the edge of parking pavement. From this point measure the distance along the pavement edge to each parking space marking. The use or parcel having the majority of this distance may count the space towards the required parking.
 - If the on-street parking space is not demarcated, project the property line or, in the absence of a property line separating the subject building or use from the adjacent building, use a line determined by the midpoint between the closest points of the subject and adjacent buildings or uses, perpendicular to the to the edge of parking pavement. From this point measure the total distance along the pavement edge between each property line or adjacent building or use. For parallel parking divide the

SITE DEVELOPMENT PLANS
FOR
ABPAL, LLC.
BRUIN ROAD
BLUFFTON, SC

DATE: JAN 31, 2025
PROJECT NO.: 24-147-01
DRAWN BY: KJ
CHECKED BY: DK

PRELIMINARY
SUBMITTAL
NOT FOR
CONSTRUCTION

REVISIONS:

DRAWING TITLE
SITE DATA AND OPEN SPACE

DRAWING NUMBER
C