DAUFUSKIE ISLAND DRAFT CHARACTER AREAS AND CURRENT ZONNING CLASSIFICATIONS				DAUFUSKIE ISLAND DRAFT CHARACTER AREAS WITH CHARACTERISTICS, ISSUES AND STRATEGIES FOR EACH AREA		
Draft Character Area	Current Zoning, General Status and Permitted Development Types			Characteristics, Issues and Draft Strategies		
	Primary Current Daufuskie Island Zoning Classification	General Current Allowable Uses	Current Base Residential Density Allowed	Characteristics	Issues	Draft Strategies
South Island Historic	Rural - D2R	<ul> <li>Primarily rural in nature with agricultural uses, residential homes, and adaptive residential commercial uses not to exceed 1,000 square feet.</li> <li>A portion of this area is identified as conservation</li> </ul>	<ul><li>1 DU/Acre</li><li>Max. 2 stories</li></ul>	<ul> <li>Low density rural</li> <li>Some private access to water</li> <li>Public access to water at County dock</li> <li>Small commercial uses</li> <li>Many unpaved roads</li> <li>Community facilities</li> <li>Two cemeteries</li> </ul>	<ul> <li>The Island dump</li> <li>Lack of buffers</li> <li>Abandoned and dilapidated structures</li> <li>Litter</li> <li>County dock has limited docking space and time restrictions</li> </ul>	<ul> <li>County park adjacent to dock and county dock should be preserved for the community</li> <li>Preserve and restore existing historic sites</li> <li>Preserve and enhance remaining Gullah areas</li> <li>Define an area that supports Gullah architecture and heritage</li> </ul>
Mid-Island Historic	Suburban - D3S	<ul> <li>Single family homes; small B&amp;B uses; accessory guest houses; small office and commercial uses</li> <li>A portion of this area is set aside in conservation</li> </ul>	<ul><li>3 DU/Acre</li><li>Max. 2 stories</li></ul>	<ul> <li>Currently undeveloped</li> <li>Portion is in conservation</li> <li>Water access to Cooper River</li> <li>Natural wildlife habitat and environmentally sensitive area</li> </ul>	<ul> <li>Development pressures</li> <li>Preservation of unique environmental resources</li> <li>Runoff from development impacts</li> </ul>	<ul> <li>Support developments that maintain and preserve wildlife habitats</li> <li>Preserve environmental resources</li> <li>Support development that is in keeping with the island character</li> </ul>
North Island Historic	Suburban - D3S	<ul> <li>Single family homes; small B&amp;B uses; accessory guest houses</li> <li>Small office and commercial uses</li> </ul>	<ul><li>3 DU/Acre</li><li>Max. 2 stories</li></ul>	<ul> <li>Mix of housing in a rural setting</li> <li>Tree canopy</li> <li>Many unpaved roads</li> <li>Historic sites</li> <li>Some Gullah areas</li> <li>Public spaces (school and museum)</li> </ul>	<ul> <li>Dilapidated housing structures</li> <li>Runoff from development impacts</li> </ul>	<ul> <li>Preserve historic and Gullah sites</li> <li>Preserve low density character</li> <li>Support development that does not impact runoff into rivers and marshes</li> </ul>
Village	General Urban - D4GU Urban Center - D5UC	<ul> <li>Single family and multi-family residential,</li> <li>Bed and Breakfasts, Inns and Hotels</li> <li>Office and commercial uses</li> </ul>	D4GU:  • 4 DU/Acre  • Max. 2.5 stories D5UC:  • 8 DU/Acre  • Max. 3 stories  • Min. 2 stories	<ul> <li>Primary water and ferry access</li> <li>Largest commercial area on Island</li> <li>Mix of paved and unpaved roads</li> <li>Gullah cemetery site</li> </ul>	<ul> <li>Condition of dock at Melrose Landing which serves the public ferry</li> <li>Haphazard parking around Freeport</li> </ul>	<ul> <li>Encourage a village center development</li> <li>Promote area as access portals for the Island</li> <li>Support development that does not impact runoff into rivers and marshes</li> </ul>

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Draft Character Area	Current Zoning, General Status and Permitted Development Types			Characteristics, Issues and Draft Strategies		
	Primary Current Daufuskie Island Zoning Classification	General Current Allowable Uses	Current Base Residential Density Allowed	Characteristics	Issues	Draft Strategies
Village Gateway Corridor	Public District - PD, Suburban - D3S, General Urban - D4GU, and Urban Center - D5UC	<ul> <li>Public uses and civic sites</li> <li>Uses identified in the D3S, D4GU, and D5UC above</li> </ul>	PD:     Similar to D4GU D4GU:     4 DU/Acre     Max. 2.5 stories D5UC:     8 DU/Acre     Max. 3 stories     Min. 2 stories D3S     3 DU/Acre	<ul> <li>Paved roads connect to Melrose dock</li> <li>Residential is limited along corridor</li> <li>Currently has limited development</li> </ul>	<ul> <li>Currently undeveloped and potential for out of character development</li> <li>Condition of the Melrose dock</li> <li>Parking for public and private ferries</li> </ul>	<ul> <li>Support development that provides a mix of neighborhood commercial uses and housing</li> <li>Encourage pedestrian access</li> <li>Encourage noise and sight buffers between commercial and residential uses</li> </ul>
Heritage Corridor	Rural - D2R	Primarily rural in nature with agricultural uses, residential homes, and adaptive residential commercial uses not to exceed 1,000 square feet	<ul><li>1 DU/Acre</li><li>Max. 2 stories</li></ul>	<ul> <li>Serves as access for the South Island Historic area</li> <li>Serves significant public, historic, cultural and natural resources and sites</li> <li>Corridor has mix of paved and unpaved roads</li> <li>Tree canopies</li> </ul>	Development not in character with the area	<ul> <li>Promote standards and guidelines for signs for landmarks and commercial sites</li> <li>Preserve and/or restore existing historic sites along the corridor</li> <li>Preservation of old growth trees</li> </ul>
Existing Approved PUDs	Existing Planned Unit Developments - PUD	<ul> <li>Uses and densities as allowed by approved PUD.</li> <li>A portion of the Oakridge PUD has been set aside as conservation.</li> </ul>	NA	Approved PUD defined	<ul> <li>Conditions at Melrose</li> <li>Financial instabilities of Melrose and Bloody Point</li> </ul>	Development in accordance with approved PUD ordinances
Coastal Marshlands	Natural Preserve - T1NP	NA	NA	Natural and undeveloped	Impacts of development on the sensitive environment	<ul> <li>Allow no development</li> <li>Promote development of adjacent areas that do not adversely impact the environment</li> </ul>

## DRAFT: OVERALL STRATEGIES

- Historic structures should be preserved whenever possible
- Preserve and protect all elements of Gullah heritage and historic structures
- Preserve the tree canopy
- Enhance/restore vegetative buffers
- Preserve, protect, and enhance community resources, including parks, facilities and services
- Preserve and protect the scenic viewsheds and environmental resources
- Preserve and protect the coastal marshlands and beaches
- Develop guidelines to limit impervious surfaces and protect against stormwater runoff and pollution
- Maintain unpaved road network to preserve island character and minimize runoff impacts
- Review and revise architectural guidelines contained in current code to ensure appropriate and applicable standards
- Development, including new, redevelopment and restoration, should be compatible with the existing character of the area
- Provide guidelines for housing density and height through zoning
- Follow existing Beaufort County Code for calculation of developable land

## Section 6.1.40 F and G – Beaufort County Development Code

"Density and Lot Size. Maximum gross density and minimum/maximum lot size shall meet the standards established in Article 3 (Specific to Zones). Maximum gross density for a site shall be calculated using the Base Site Area. The Base Site Area shall be determined as follows:

Gross site area as determined by actual survey:

- Minus Land separated by a road or utility right-of-way
- Minus Land separated by water and/or marsh
- Minus Land within existing roads' ultimate rights-of-way
- Minus Existing natural water bodies on the property and land/tidal wetlands seaward of the OCRM critical line
- Minus Land previously dedicated as open space

Equals = Base site Area"

Draft Character Area	Primary Current Daufuskie Island Zoning Classification	General Current Allowable Uses	Current Base Residential Density Allowed	Guidance for Update
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Existing Approved PUDs	Existing Planned Unit Developments - PUD	<ul> <li>Uses and densities as allowed by approved PUD.</li> <li>A portion of the Oakridge PUD has been set aside as conservation.</li> </ul>	NA	
Coastal Marshlands	Natural Preserve - T1NP	NA	NA	