



DAUFUSKIE ISLAND  
COMMUNITY  
DEVELOPMENT CODE

May, 2018



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The Daufuskie Island Community Development Code was updated in conjunction with the update of the Daufuskie Island Plan. This initiative of the Daufuskie Island Council was undertaken to simplify the existing code and to ensure a user-friendly approach for the community and County staff.

This update was a collaborative effort and developed in coordination with Beaufort County and is consistent with Beaufort County codes and ordinances.

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## **Article 1: Specific to Zones**

### **Division 1.1: Establishment and Designation of Zones**

- 1.1.10 Purpose
- 1.1.20 Establishment of Zones
- 1.1.30 Transect Zones
- 1.1.40 Overlay Zones
- 1.1.50 Beaufort County Community Development Code

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- 1.2.30 Transect 1:
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- 2.1.20 Applicability
- 2.1.30 Small Lot Cottage Court Subdivisions
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## **Division 1.1: Establishment and Designation of Zones**

### **Sections:**

- 1.1.10 Purpose
- 1.1.20 Establishment of Zones
- 1.1.30 Transect Zones
- 1.1.40 Overlay Zones
- 1.1.50 Beaufort County Community Development Code

### **1.1.10 Purpose**

This Division establishes the zones applied to property within the County on Daufuskie Island and adopts the County 's Zoning Map for Daufuskie Island.

### **1.1.20 Establishment of Zones**

**A. Zoning Map.** The County Council hereby adopts the Daufuskie Island Zoning Map (hereafter referred to as the Zoning Map), which is on file with the Department. See Division 1.5 of the Beaufort County Community Development Code (Official Zoning Map). The Zoning Map is hereby incorporated into this Development Code by reference as though it were fully included here.

**B. Zones Established.** The Daufuskie Island portion of Beaufort County shall be divided into transect zones and overlay zones that implement the Comprehensive Plan. The zones in this Division are hereby established and shall be shown on the Zoning Map.

**C. Interpretation of Zone Boundaries.** Where uncertainty exists as to the boundaries of any of the zones shown on the Zoning Map or maps, the Planning Commission, upon written application, shall determine the location of such boundaries on said Zoning Map or maps and forward its recommendation to County Council as a Map Amendment in accordance Section 7.3.40. In cases where staff determines that an error has been made, there shall be no cost to any citizen who requests to correct the error. All dedicated public streets, and any other streets open and used by the public, on Daufuskie Island shall be zoned.

### **1.1.30 Transect Zones**

The transect zones are described in Division 1.2 (Transect Zones). They primarily focus on rural historic as well as mixed-use, walkable areas of the County and range in function and density from primarily rural to residential areas with a mix of building types.

### **1.1.40 Overlay Zones**

The overlay zones are described in Division 1.3 (Overlay Zones). Overlay zones include areas on Daufuskie Island that are subject to additional design standards or limitations. They primarily focus on the historic areas on the south end of Daufuskie Island.

### **1.1.50 Beaufort County Community Development Code**

These divisions included in this Appendix specifically apply for the Daufuskie Island portion of Beaufort County. Other requirements not addressed in the divisions within this Appendix shall follow the requirements included in the Beaufort County Community Development Code.

## **Division 1.2: Transect Zones**

### **Sections:**

- 1.2.10 Purpose
- 1.2.20 Applicability
- 1.2.30 Transect 1:
  - Natural Preserve (DI-1P) Standards
- 1.2.40 Transect 2:
  - 1.2.40.1 Rural Historic (DI-2R) Standards
  - 1.2.40.2 Rural Historic (DI-2R-CP) Standards
  - 1.2.40.2 Rural Historic (DI-2R-GH) Standards
- 1.2.50 Transect 3:
  - Rural Center (DI-3E) Standards
- 1.2.50 Transect 4:
  - Suburban (DI-4SU) Standards
- 1.2.60 Transect 5:
  - 1.2.60.1 Village Center (DI-5VC) Standards
  - 1.2.60.2 Gateway Corridor (DI-5GC) Standards

### **1.2.10 Purpose**

This Division provides regulatory standards governing land use and building form within the transect zones. The Form-Based Code reflects the community vision for implementing the intent of the Comprehensive Plan to preserve Daufuskie Island’s character and create livable and walkable places. These standards are intended to ensure that proposed development is compatible with existing character and future development on neighboring properties produces an environment of desirable character.

### **1.2.20 Applicability**

The requirements of this Division shall apply to all proposed development within the transect zones and shall be considered in combination with the standards for specific uses in Article 4 (Specific to Use), if applicable, and the development standards in Article 5 of the Beaufort County Community Development Code (Supplemental to Zones). If there is a conflict between any standards, the provisions of Article 4 of the Beaufort County Community Development Code (Specific to Use) control over this Article 3 (Specific to Zones) and Article 5 (Supplemental to Zones).

### 1.2.30 Transect 1: Natural Preserve (DI-1P) Standards

#### A. Purpose

The Natural Preserve (DI-1P) Zone is intended to preserve areas that contain sensitive habitats, open space, and limited agricultural uses. This Zone typically does not contain buildings; however, single-family dwellings, small civic buildings or interpretive centers may be located within this zone if approved as a part of a conservation agreement.

#### B. Building Placement

##### Setback (Distance from ROW or property line)

Front (A):	50 feet minimum
Side Street (B):	50 feet minimum
Side (C):	
Main building	50 feet minimum
Ancillary building	20 feet minimum
Rear (D):	100 feet minimum

##### Lot size (One acre minimum)

Width (E):	150 feet minimum
Depth (F):	NA

#### Miscellaneous

Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the façade of the front-most immediately adjacent property.

#### C. Building Form

##### Building Height

Main building (G):	35 feet with 2 stories maximum
Ancillary building:	35 feet with 2 stories maximum
Ground floor finish level	No minimum

##### Footprint

Maximum lot coverage:	NA
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Lot coverage is the portion of a lot that is covered by any and all buildings, including accessory buildings.

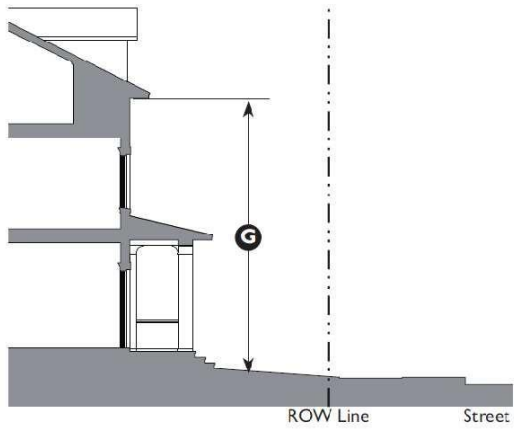
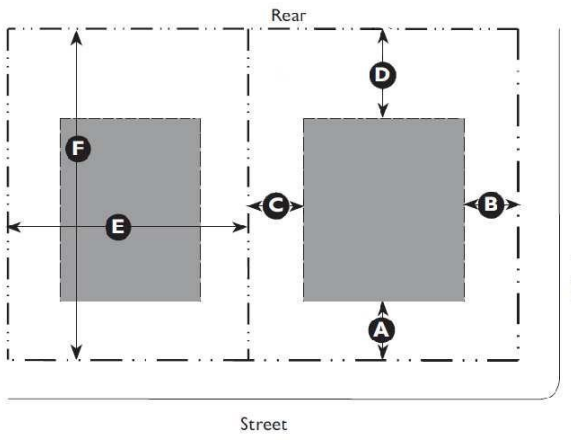
#### Notes

Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.

#### D. Gross Density

Gross density:	.01 du/acre
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The gross density is the total number of dwelling units on a site divided by the Base Site Area as defined in the Beaufort County Community Development Code.



**Key**

- - - - ROW / Property Line
- Building Area
- ▨ Facade Zone
- Setback Line



## **Transect 2: Rural**

The zones within transect 2 are rural in character. This transect, and the zones included, implement the Comprehensive Plan goals of preserving the rural and historic character of Daufuskie Island.

### **1.2.40.1 Transect 2: Rural Historic (DI-2R) Standards**

#### **A. Purpose**

The Rural (DI-2R) Zone is intended to preserve the rural character of Daufuskie Island. This Zone applies to areas that consist of sparsely settled lands in an open or cultivated state. It may include large lot residential, small commercial or restaurant uses, farms where animals are raised, or crops are grown, parks, woodland, grasslands, trails, and open space areas.

The DI-2R Rural Zone implements the Comprehensive Plan goals of preserving the rural and historic character of Daufuskie Island.

#### **B. Subzones**

##### **DI-2R-CP (Rural Conventionally Platted)**

The intent of the DI-2R-CP subzone is to provide a district that preserves the currently approved conventionally platted subdivisions within this area of Daufuskie Island. This subzone allows for smaller lots that have already been approved by Beaufort County, however no further subdivision or recombination of the existing lots is allowed without obtaining a special permit from Beaufort County.

##### **DI-2R-GH (Rural Gullah Heritage)**

The intent of the DI-2R-GH subzone is to provide a district that preserves the Gullah heritage, while maintaining the rural character within this area of Daufuskie Island. This subzone preserves the Gullah heritage sites and ensures that new development is in character with the Gullah heritage.

#### **C. Allowed Building Types and Architectural Guidelines**

<b>Building/Architecture Type</b>	<b>Specific Examples</b>
Carriage House	5.1.30.A
Lowcountry Vernacular	5.3.40.B

The preferred architectural style in Transect 2 is Lowcountry Vernacular as illustrated in (A.) of 5.3.40.B of the Beaufort County Community Development Code. Building types allowed apply in all zones and subzones in Transect 2.

## D. Building Placement

### Setback (Distance from ROW or property line)

Front (A):	50 feet minimum
Side Street (B):	50 feet minimum
Side (C):	
Main building	20 feet minimum
Ancillary building	20 feet minimum
Rear (D):	50 feet minimum

### Lot size (One acre minimum in zone DI-2R and subzone DI-2R-GH, and as currently defined in the approved and conventionally platted subdivisions in subzone DI-2R-CP)

Width (E):	100 feet minimum in DI-2R and DI-2R-GH As platted in DI-2R-CP
Depth (F):	NA

### Miscellaneous

Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the façade of the front-most immediately adjacent property. Loading docks, overhead doors, and other service entries may not be located on street-facing facades.

## D. Building Form

### Building Height

Main building (G):	2 stories maximum
Ancillary building:	2 stories maximum
Ground floor finish level	No minimum

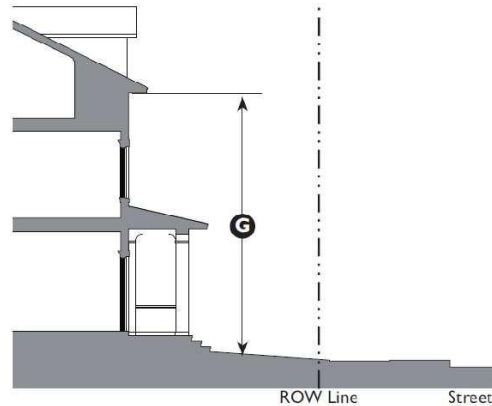
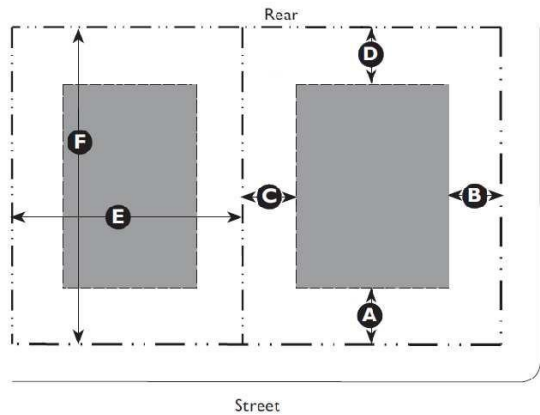
### Footprint

Maximum lot coverage:	NA
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Lot coverage is the portion of a lot that is covered by any and all buildings, including accessory buildings.

### Notes

Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.



**Key**

- - - - ROW / Property Line
- - - - Setback Line
- Building Area
- ▨ Facade Zone

**E. Gross Density**

Gross density:

1.0 du/acre (DI-2R and DI-2R-GH)

As platted in DI-2R-CP

The gross density is the total number of dwelling units on a site divided by the Base Site Area as defined in the Beaufort County Community Development Code.

**F. Encroachment and Frontage Types**

**Encroachment**

- Front (H): 5 feet minimum
- Side Street (I): 5 feet minimum
- Side (J): 5 feet maximum
- Rear (K): 5 feet minimum

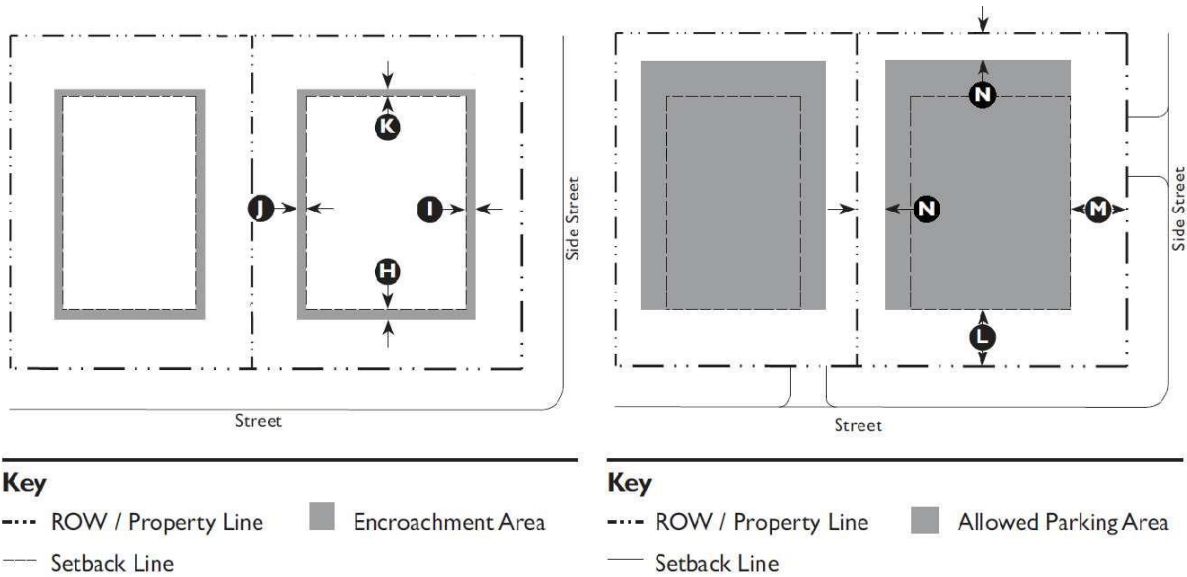
Encroachments are not allowed within a Street ROW/Alley ROW, or across a property line.

**G. Buffers**

In both DI-2R and DI-2R-HC a buffer of natural vegetation and trees shall be retained when developed. If the buffer area has been cleared prior to development, or does not exist, a buffer consisting of natural vegetation and trees shall be installed. Minimum buffer requirements are:

- Front (A): 20 feet minimum
- Side Street (B): 20 feet minimum
- Side (C):
  - Main building 10 feet minimum
  - Ancillary building 10 feet minimum
- Rear (D): 20 feet minimum

All development in both DI-2R and DI-2R-HC abutting any street or road open and used by the public shall be subject to the requirements of the thoroughfare buffer for 2 or 3 lanes as described in Division 5.8.50 of the Beaufort County Community Development Code.



## 1.2.50 Transect 3: Edge (DI-3E) Standards

### A. Purpose

The (DI-3E) Zone is intended to preserve the historic character and natural environment of Daufuskie Island. The (DI-3E) Zone is intended to provide a walkable, predominantly single-family neighborhood that integrates compatible multi-family housing types, such as duplexes and cottage courts within walking distance to village centers and commercial areas.

The DI-3E Zone implements the Comprehensive Plan goals of preserving and building upon the walkable character of portions of Daufuskie Island.

### B. Allowed Building Types

- 1) Carriage House (see 5.1.40 of Beaufort County Community Development Code)
- 2) Estate House (see 5.1.50 of Beaufort County Community Development Code)
- 3) Village House (see 5.1.60 of Beaufort County Community Development Code)
- 4) Cottage Court (see 5.1.80 of Beaufort County Community Development Code)
- 5) Duplex (see 5.1.90 of Beaufort County Community Development Code)
- 6) Mansion Apartment (see 5.1.110 of Beaufort County Community Development Code)

### C. Building Placement

#### Setback (Distance from ROW or property line)

Front (A):	15 feet minimum, 50 feet maximum
Side Street (B):	10 feet minimum, 50 feet maximum
Side (C):	
Main building	7.5 feet minimum
Ancillary building	5 feet minimum
Rear (D):	
Main building	15 feet minimum
Ancillary building	5 feet minimum

#### Lot size (43,560 square feet maximum)

Width (E):	100 feet maximum
Depth (F):	200 feet maximum

Maximum lot size does not apply to Recreation, Education, Safety, Public Assembly uses

### Miscellaneous

Loading docks, overhead doors, and other service entries may not be located on street-facing facades.

### D. Building Form

#### Building Height

Main building (G):	2 stories maximum
Ancillary building:	2 stories maximum
Ground floor finish level (H):	18 inches minimum
Upper floor(s) ceiling (I):	8 foot minimum clear

**Footprint**

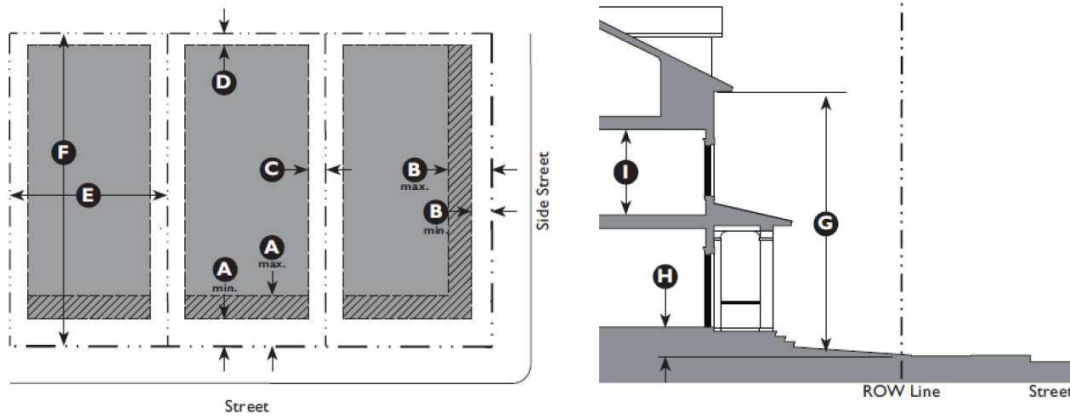
Maximum lot coverage:

30% of lot area

Lot coverage is the portion of a lot that is covered by any and all buildings, including accessory buildings.

**Notes**

Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.



**Key**

- ROW / Property Line
- Setback Line
- Building Area
- ▨ Facade Zone

**E. Gross Density**

Gross density:

3.0 du/acre

The gross density is the total number of dwelling units on a site divided by the Base Site Area as defined in the Beaufort County Community Development Code.

**F. Encroachment and Frontage Types**

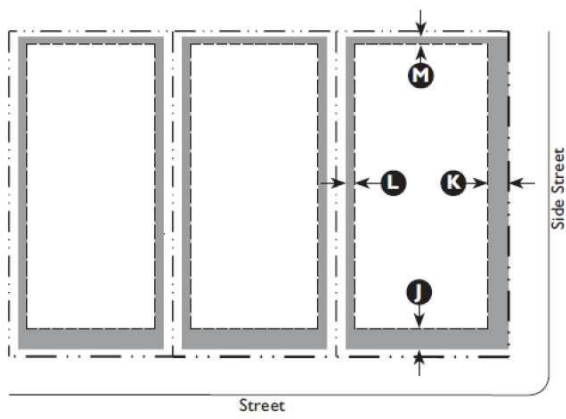
**Encroachment**

- Front (J): 5 feet maximum
- Side Street (K): 5 feet maximum
- Side (L): 3 feet maximum
- Rear (M): 5 feet maximum

Encroachments are not allowed within a Street ROW/Alley ROW, or across a property line.

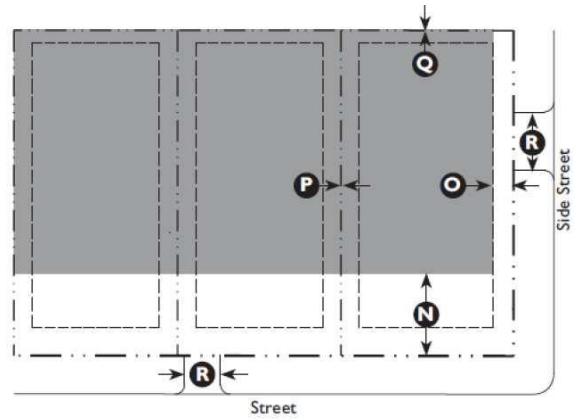
**Allowed Frontage Types**

- Common yard
- Porch projecting
- Porch: Engaged
- Porch: Side yard



**Key**

- ROW / Property Line
- Setback Line
- Encroachment Area



**Key**

- ROW / Property Line
- Setback Line
- Allowed Parking Area

## 1.2.50 Transect 4: Suburban (DI-4SU) Standards

### A. Purpose

The Suburban (DI-4SU) Zone is intended to integrate vibrant residential, commercial and retail environments, providing access to day-to-day amenities within walking distance within the zone as well as to the village centers.

The Suburban Zone implements the Comprehensive Plan goals of creating areas of higher intensity residential and commercial uses for Daufuskie Island.

### B. Allowed Building Types

- 1) Carriage House (see 5.1.40 of Beaufort County Community Development Code)
- 2) Small Lot House (see 5.1.70 of Beaufort County Community Development Code)
- 3) Cottage Court (see 5.1.80 of Beaufort County Community Development Code)
- 4) Duplex (see 5.1.90 of Beaufort County Community Development Code)
- 5) Townhouse (see 5.1.100 of Beaufort County Community Development Code)
- 6) Mansion Apartment (see 5.1.110 of Beaufort County Community Development Code)
- 7) Apartment House (see 5.1.120 of Beaufort County Community Development Code)
- 8) Industrial/Agricultural (see 5.1.140 of Beaufort County Community Development Code)

### C. Building Placement

#### Setback (Distance from ROW or property line)

Front (A):	15 feet minimum, 30 feet maximum
Side Street (B):	10 feet minimum, 30 feet maximum
Side (C):	
Main building	7.5 feet minimum
Ancillary building	5 feet minimum
Rear (D):	
Main building	15 feet minimum
Ancillary building	5 feet minimum

#### Lot size (20,000 square feet maximum)

Width (E):	100 feet maximum
Depth (F):	200 feet maximum

Maximum lot size does not apply to Recreation, Education, Safety, Public Assembly uses and uses developed on existing lots of record

### Miscellaneous

Loading docks, overhead doors, and other service entries may not be located on street-facing facades.



## D. Building Form

### Building Height

Main building (G):	2 stories maximum
Ancillary building:	2 stories maximum
Ground floor finish level (H):	18 inches minimum
Upper floor(s) ceiling (I):	8 foot minimum clear

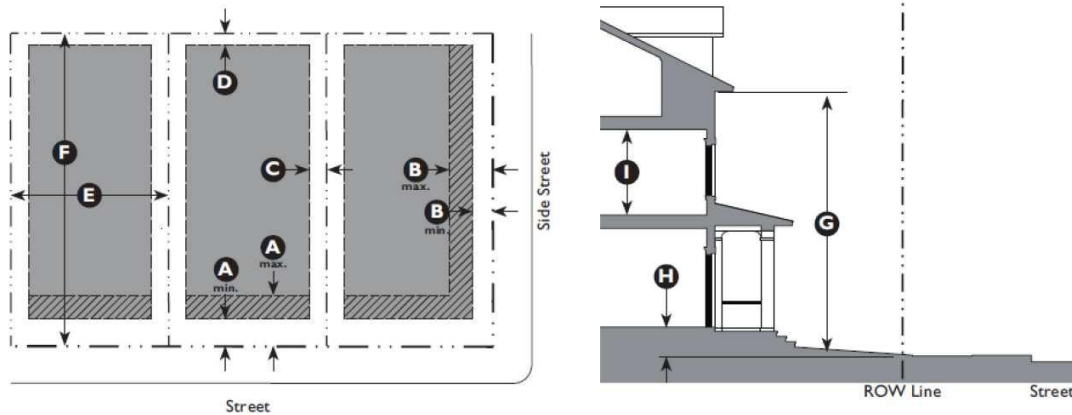
### Footprint

Maximum lot coverage:	30% of lot area
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Lot coverage is the portion of a lot that is covered by any and all buildings, including accessory buildings.

### Notes

Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.



### Key

--- ROW / Property Line	■ Building Area
— Setback Line	▨ Facade Zone

## E. Gross Density

Gross density:	4.0 du/acre
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The gross density is the total number of dwelling units on a site divided by the Base Site Area as defined in the Beaufort County Community Development Code.

## F. Encroachment and Frontage Types

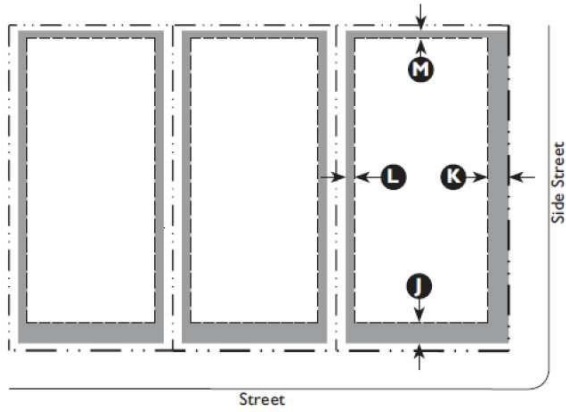
### Encroachment

Front (J):	5 feet maximum
Side Street (K):	5 feet maximum
Side (L):	3 feet maximum
Rear (M):	5 feet maximum

Encroachments are not allowed within a Street ROW/Alley ROW, or across a property line.

**G. Allowed Frontage Types**

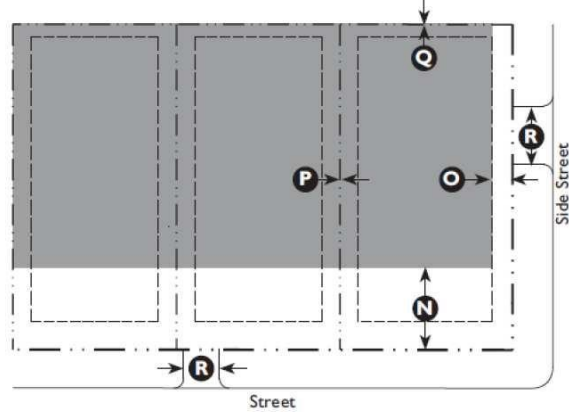
Common yard  
Porch projecting



**Key**

- ROW / Property Line
- Setback Line
- Encroachment Area

Porch: Engaged  
Porch: Side yard



**Key**

- ROW / Property Line
- Setback Line
- Allowed Parking Area

### 1.2.60 Transect 5:

The zones within transect 5 are the most urban in character. This transect, and the zones included, implement the Comprehensive Plan goals of preserving the character of Daufuskie Island while providing for the commercial needs of the island.

#### 1.2.60.1 Transect 5: Village Center (DI-5VC) Standards

##### A. Purpose

The Village Center (DI-5VC) Zone is intended to integrate vibrant main-street commercial and retail environments, providing access to day-to-day amenities within walking distance, creating potential for water ferry embarkation points, and serving as a focal point for Daufuskie Island.

The Village Center Zone implements the Comprehensive Plan goals of creating areas of higher intensity residential and commercial uses for Daufuskie Island

##### B. Allowed Building Types

- 9) Carriage House (see 5.1.40 of Beaufort County Community Development Code)
- 10) Small Lot House (see 5.1.70 of Beaufort County Community Development Code)
- 11) Cottage Court (see 5.1.80 of Beaufort County Community Development Code)
- 12) Duplex (see 5.1.90 of Beaufort County Community Development Code)
- 13) Townhouse (see 5.1.100 of Beaufort County Community Development Code)
- 14) Mansion Apartment (see 5.1.110 of Beaufort County Community Development Code)
- 15) Apartment House (see 5.1.120 of Beaufort County Community Development Code)
- 16) Main Street Mixed Use (see 5.1.130 of Beaufort County Community Development Code)
- 17) Industrial/Agricultural (see 5.1.140 of Beaufort County Community Development Code)

##### C. Building Placement

###### Setback (Distance from ROW or property line)

Front (A):	15 feet minimum, 20 feet maximum
Side Street (B):	10 feet minimum, 20 feet maximum
Side (C):	
Main building	7.5 feet minimum
Ancillary building	5 feet minimum
Rear (D):	
Main building	15 feet minimum
Ancillary building	5 feet minimum

###### Lot size (20,000 square feet maximum)

Width (E):	100 feet maximum
Depth (F):	200 feet maximum

Maximum lot size does not apply to Commercial, Recreation, Education, Safety, Public Assembly uses and uses developed on existing lots of record.

**Miscellaneous**

Loading docks, overhead doors, and other service entries may not be located on street-facing facades.

**D. Building Form**

**Building Height**

Main building (G):	2.5 stories maximum
Ancillary building:	2 stories maximum
Ground floor finish level (H):	18 inches minimum
Upper floor(s) ceiling (I):	8 foot minimum clear

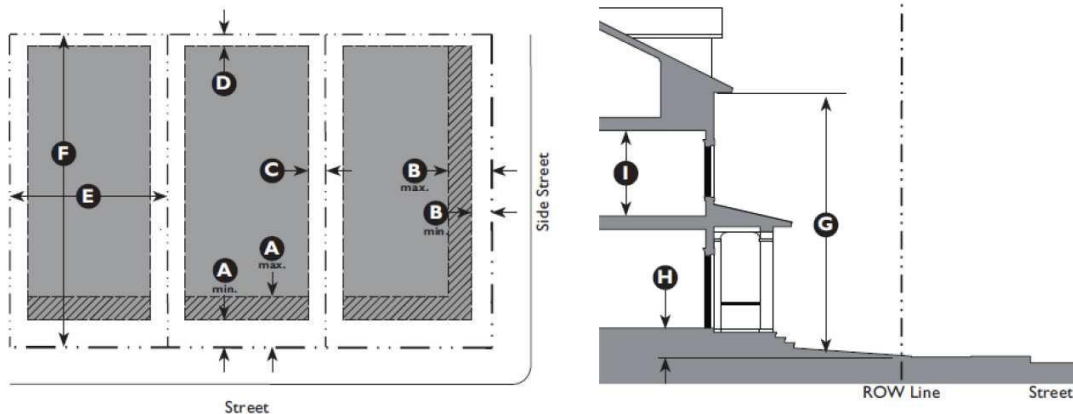
**Footprint**

Maximum lot coverage:	30% of lot area
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Lot coverage is the portion of a lot that is covered by any and all buildings, including accessory buildings.

**Notes**

Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.



**Key**

- ROW / Property Line
- Setback Line
- Building Area
- ▨ Facade Zone

**E. Gross Density**

Gross density:	8.0 du/acre
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The gross density is the total number of dwelling units on a site divided by the Base Site Area as defined in the Beaufort County Community Development Code.

**F. Encroachment and Frontage Types**

**Encroachment**

Front (J):	5 feet maximum
Side Street (K):	5 feet maximum
Side (L):	3 feet maximum

Rear (M): 5 feet maximum  
 Encroachments are not allowed within a Street ROW/Alley ROW, or across a property line.

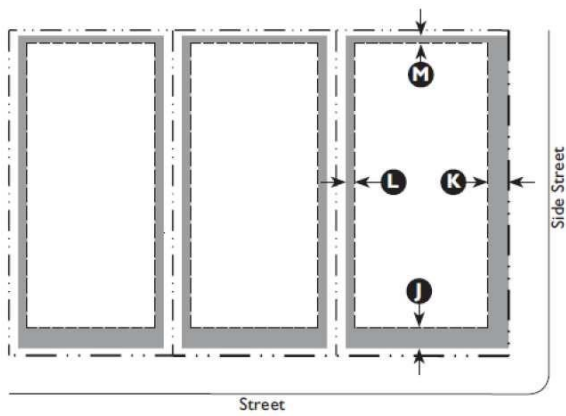
**G. Allowed Frontage Types**

Common yard

Porch projecting

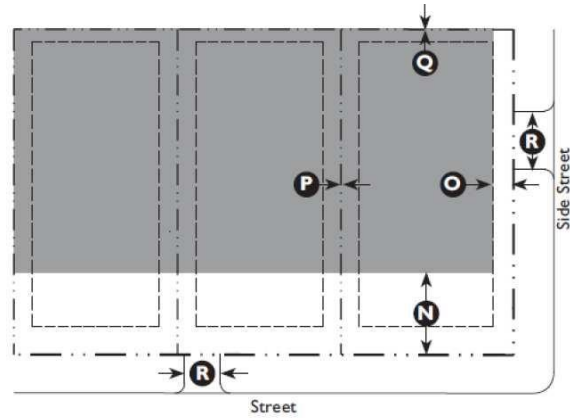
Porch: Engaged

Porch: Side yard



**Key**

- ROW / Property Line
- Setback Line
- Encroachment Area



**Key**

- ROW / Property Line
- Setback Line
- Allowed Parking Area

## 1.2.60.2 Transect 5: Gateway Corridor (DI-5GC) Standards

### A. Purpose

The Gateway Corridor (DI-5GC) Zone is intended to extend the concept of a vibrant main-street commercial and retail environments from the Village Center to public places in the Gateway Corridor, providing access to day-to-day amenities within walking distance, creating, and serving as a focal point for public space for Daufuskie Island.

The Gateway Corridor Zone implements the Comprehensive Plan goals of creating areas of higher intensity residential and commercial uses for Daufuskie Island and provide for public and civic uses.

### B. Allowed Building Types

- 1) Carriage House (see 5.1.40 of Beaufort County Community Development Code)
- 2) Small Lot House (see 5.1.70 of Beaufort County Community Development Code)
- 3) Cottage Court (see 5.1.80 of Beaufort County Community Development Code)
- 4) Duplex (see 5.1.90 of Beaufort County Community Development Code)
- 5) Townhouse (see 5.1.100 of Beaufort County Community Development Code)
- 6) Mansion Apartment (see 5.1.110 of Beaufort County Community Development Code)
- 7) Apartment House (see 5.1.120 of Beaufort County Community Development Code)
- 8) Main Street Mixed Use (see 5.1.130 of Beaufort County Community Development Code)
- 9) Industrial/Agricultural (see 5.1.140 of Beaufort County Community Development Code)

### C. Building Placement

#### Setback (Distance from ROW or property line)

Front (A):	15 feet minimum, 30 feet maximum
Side Street (B):	10 feet minimum, 30 feet maximum
Side (C):	
Main building	7.5 feet minimum
Ancillary building	5 feet minimum
Rear (D):	
Main building	15 feet minimum
Ancillary building	5 feet minimum

#### Lot size (20,000 square feet maximum)

Width (E):	100 feet maximum
Depth (F):	200 feet maximum

Maximum lot size does not apply to Commercial, Recreation, Education, Safety, Public Assembly uses and uses developed on existing lots of record.

#### Miscellaneous

Loading docks, overhead doors, and other service entries may not be located on street-facing facades.

## D. Building Form

### Building Height

Main building (G):	2 stories maximum
Ancillary building:	2 stories maximum
Ground floor finish level (H):	18 inches minimum
Upper floor(s) ceiling (I):	8 foot minimum clear

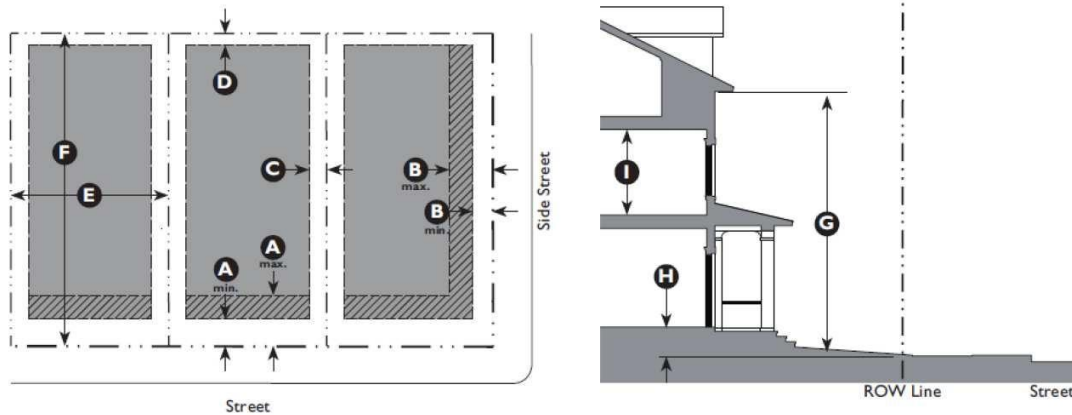
### Footprint

Maximum lot coverage:	30% of lot area
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Lot coverage is the portion of a lot that is covered by any and all buildings, including accessory buildings.

### Notes

Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.



### Key

--- ROW / Property Line	■ Building Area
— Setback Line	▨ Facade Zone

## E. Gross Density

Gross density:	4.0 du/acre
----------------	-------------

The gross density is the total number of dwelling units on a site divided by the Base Site Area as defined in the Beaufort County Community Development Code.

## F. Encroachment and Frontage Types

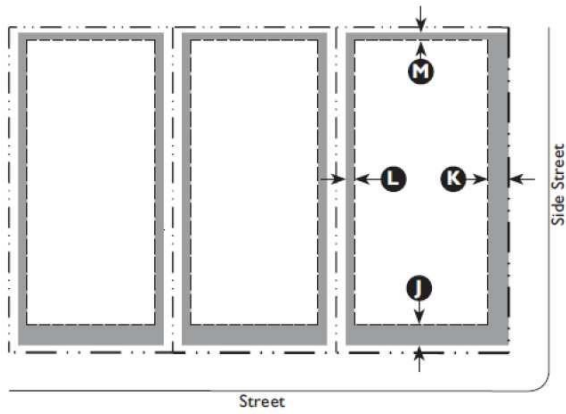
### Encroachment

Front (J):	5 feet maximum
Side Street (K):	5 feet maximum
Side (L):	3 feet maximum
Rear (M):	5 feet maximum

Encroachments are not allowed within a Street ROW/Alley ROW, or across a property line.

**G. Allowed Frontage Types**

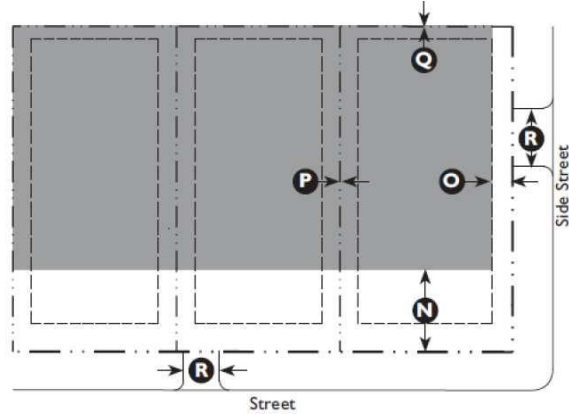
Common yard  
Porch projecting



**Key**

- ROW / Property Line
- Setback Line
- Encroachment Area

Porch: Engaged  
Porch: Side yard



**Key**

- ROW / Property Line
- Setback Line
- Allowed Parking Area



## **Division 1.3: Overlay Zones**

### **Sections:**

1.3.10 Purpose

1.3.20 Applicability

1.3.30 Heritage Corridor Overlay Zone

#### **1.3.10 Purpose**

This Division provides regulatory standards governing land use and building form within special overlay zones. These zones are typically applied to certain areas of the County on Daufuskie Island where extreme physical or cultural constraints need increased planning guidelines and consideration.

#### **1.3.20 Applicability**

The requirements of this Division shall apply to all proposed development within the overlay zones and shall be considered in combination with the standards for specific uses in Article 4 (Specific to Use), if applicable, and the development standards in Article 5 (Supplemental to Zones) of the Beaufort County Community Development Code. If there is a conflict between any standards, the provisions of Article 4 (Specific to Use) control over Article 3 (Specific to Zones) and Article 5 (Supplemental to Zones).

#### **1.3.30 Heritage Corridor (DI-HC-O) Standards**

- A. Purpose.** The Heritage Corridor Overlay (DI-HC-O) zone is established to provide for the long-term protection of the culturally significant resources found on Daufuskie Island. The zone acknowledges Daufuskie Island's historic cultural landscape and its importance to Daufuskie Island and Beaufort County's most notable concentration of Gullah culture.
- B. District Boundaries.** The boundaries of the DI-HC-O zone on Daufuskie Island are depicted on the Beaufort County Official Zoning Map. Any parcel that abuts the defined boundary shall be considered to be included within the overlay corridor and its standards. Where the zone applies, the permitted uses shall be limited to the base zoning in DI-2R, except where additional limitations are established within the overlay zone.
- C. Site Design and Architecture.** Design features that impact other culturally significant locations, and franchise design are prohibited. All development within 200 feet of the streets of roads that define the district boundary in this zone shall be reviewed by the Planning Commission for both the site design and building style. Any development outside of this 200-foot standard shall not require review by the Planning

Commission. All design and buildings should be compatible with Lowcountry rural vernacular design and architecture as illustrated in Division 5.3 of the Beaufort County Community Development Code.

**D. Use Limitations.** The following specific uses are deemed to be incompatible with the DI-HC-O zone; and therefore, are prohibited:

**Restricted Access (Gated Communities)** An intentionally designed, secured bounded area with designated and landscaped perimeters, usually walled or fenced, that are designed to prevent access by non-residents.

**Resort** This use includes lodging that serves as a destination point for visitors and designed with some combination of recreation uses or natural areas. Typical types of activities and facilities include marinas, beaches, pools, tennis, golf, equestrian, restaurants, shops, and the like. This restriction does not apply to ecotourism or its associated lodging.

**Golf Course** This use includes regulation and par three golf courses having nine or more holes.

#### **E. Buffers**

A buffer of natural vegetation and trees shall be retained when developed. If the buffer area has been cleared prior to development, or does not exist, a buffer consisting of natural vegetation and trees shall be installed. Minimum buffer requirements are:

Front (A):	50 feet minimum
Side Street (B):	20 feet minimum
Side (C):	
Main building	10 feet minimum
Ancillary building	10 feet minimum
Rear (D):	20 feet minimum

All development shall be subject to the requirements of the thoroughfare buffer for 2 or 3 lanes as described in Division 5.8.50 of the Beaufort County Community Development Code.

## **Division 1.4: Land Uses Allowed and Definitions**

### **1.4.10 Purpose**

This Division establishes the land uses allowed in all zones within the County on Daufuskie Island and defines each of the land uses.

### **1.4.20 Consolidated Land Use Table and Land Use Definitions**

The following table shown in 1.4.20.A defines the land uses that are allowed in each zone on Daufuskie Island. The uses are indicated as:

**Permitted Use.** A use that is permitted by right in a zone.

**Conditional Use.** A use that is permitted in a zone subject to the standards specified for that use being met, as determined by the Planning Commission.

**Special Use.** A use that may be permitted within a zone upon approval of a special use permit by the Zoning Board of Appeals (ZBOA). See Section 7.2.130 (Special Use Permits).

**Not Permitted Use.** A use that is not allowed or permitted in a zone.

The following table also 1.4.30.A defines the land use types for Daufuskie Island.

**TABLE 1.4.20.A CONSOLIDATED USE TABLE: AGRICULTURAL**

AGRICULTURAL USES									
Land Use Type	Zoning Districts								
	DI-1P	DI-2R	DI-2R Sub-Districts		DI-3E	DI-4SU	DI-5VC	DI-5GC	DI-6PUD
			DI-2R-CP	DI-2R-GH					
1. Agriculture and Crop Harvesting	---	P	---	P	P	---	---	---	NA
2. Agricultural and Support Services	---	P	---	P	P	---	---	---	NA
3. Animal Production	---	C	---	C	C	---	---	---	NA
4. Animal Production: Factory Farming	---	S	---	S	S	---	---	---	NA
5. Seasonal Farm-worker or Construction-worker Housing	---	S	---	S	S	S	S	S	NA
6. Commercial Stables	---	C	---	C	C	---	---	---	NA

**Notes:**

- “P” indicates a use that is permitted by right
- “C” indicates a use that is permitted with conditions
- “S” indicates a use that is permitted as a special use
- “—” indicates a use that is not permitted

**TABLE 1.4.30.A LAND USE DEFINITIONS**

**Agriculture**

This category is intended to encompass land uses connected with a business activity involving farming, animal production, forestry and other businesses serving primarily agricultural needs.

Land Use Type	Definition
1. Agriculture and Crop Harvesting	A nursery, orchard, or farm, greater than 10,000 SF, primarily engaged in the growth and harvesting of fruits, nuts, vegetables, plants, or sod. The premises may include agricultural accessory structures, plant nurseries, and secondary retail or wholesale sales.
2. Agricultural Support Services	Nursery, orchard, forestry, or farm supply and support services including, but not limited to: equipment dealers, support uses for agricultural, harvesting, and/or animal production, seasonal packing sheds, etc.
3. Animal Production	The raising, breeding, feeding, and/or keeping of animals for the principal purpose of commercially producing products for human use or consumption, including, but not limited to: cattle, pigs, sheep, goats, fish (aquaculture), bees, rabbits, and poultry. This does not include “factory farming” operations.
4. Animal Production: Factory Farming	The raising, breeding, feeding and/or keeping of livestock (typically cows, pigs, turkeys, or chickens) in confinement at high stocking density for the purpose of commercially producing meat, milk, or eggs for human consumption.
5. Seasonal Farmworker Housing	Housing located on farmland for temporary occupancy during seasonal farming activity.
6. Forestry	Perpetual management, harvesting, replanting, and enhancement of forest resources for ultimate sale or use of wood products, subject to SC Forestry Commission BMPs.
7. Commercial Stables	Stabling, training, feeding of horses, mules, donkeys, or ponies, or the provision of riding facilities for use other than by the resident of the property, including riding academies. Also includes any structure or place where such animals are kept for riding, driving, or stabling for compensation or incidental to the operation of any club, association, ranch or similar purpose.

**TABLE 1.4.20.A CONSOLIDATED USE TABLE: RESIDENTIAL**

RESIDENTIAL USES									
Land Use Type	Zoning Districts								
	DI-1P	DI-2R	DI-2R Sub-Districts		DI-3E	DI-4SU	DI-5VC	DI-5GC	DI-6PUD
			DI-2R-CP	DI-2R-GH					
1. Detached Single Family Dwelling Unit	---	P	P	P	P	P	P	P	NA
2. Single Family Attached Dwelling Unit	---	---	---	---	---	---	---	---	NA
3. Two Family Dwelling Unit (Duplex)	---	---	---	---	P	P	P	P	NA
4. Multi-family Dwelling Unit	---	---	---	---	P	P	P	P	NA
5. Accessory Dwelling Unit	---	P	P	P	P	P	P	P	NA
6. Dwelling Unit - Family Compound	---	P	---	P	---	---	---	---	NA
7. Dwelling Unit – Cluster Compound	---	P	---	P	P	---	---	---	NA
8. Dwelling Unit - Group Home	---	S	---	S	S	S	S	S	NA
9. Community Residences (dorms, convents, assisted living, temporary shelters)	---	S	---	S	S	S	S	S	NA
10. Home Office	---	P	P	P	P	P	P	P	NA
11. Home Business	---	P	P	P	P	P	P	P	NA
12. Cottage Industry	---	P	S	P	S	---	S	S	NA
13. Live/Work	---	P	C	P	C	P	P	P	NA
14. Manufactured Home Community	---	---	---	---	---	---	---	---	NA

**Notes:**

- “P” indicates a use that is permitted by right
- “C” indicates a use that is permitted with conditions
- “S” indicates a use that is permitted as a special use
- “—” indicates a use that is not permitted

**TABLE 1.4.30.A LAND USE DEFINITIONS: RESIDENTIAL**

**Residential**

Dwelling Unit – A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitutes an independent housekeeping unit, designed to be occupied as a residence by one household.

Land Use Type	Definition
1. Dwelling: Single Family Detached Unit	A structure containing one dwelling unit on a single lot.
2. Dwelling: Single Family Attached Unit	A structure containing one dwelling unit on a single lot and connected along a property line to another dwelling unit on an adjoining lot by a common wall or other integral part of the principal building such as a breezeway or carport.
3. Dwelling: Two Family Unit (Duplex)	A structure containing two dwelling units on a single lot.
4. Dwelling: Multi-Family Unit	A structure containing three or more dwelling units on a single lot.
5. Dwelling: Accessory Unit	An auxiliary dwelling unit, no larger than 800 SF attached to a principal dwelling unit or located within an accessory structure on the same lot
6. Dwelling: Family Compound	A form of traditional rural development which provides for the placement of additional single family, detached dwelling units on, and/or subdivisions of, a single parcel of land owned by the same family for at least 50 years. Central facilities that provide services to the residents of the family compound may be included.
7. Dwelling: Cluster Compound	A form of development which provides for the placement of small, single family detached dwelling units on, and/or subdivisions of, a single parcel of land. Central facilities that provide services to the residents of the cluster compound may be included.
8. Dwelling: Group Home	Residential facility for nine or fewer mentally or physically handicapped persons providing care on a 24-hour basis and licensed by a state agency or department, or is under contract with a state agency or department for that purpose.

## Residential (Continued)

Land Use Type	Definition
9. Community Residence	<p>1. Dormitory: A building, or portion thereof, which contains living quarters for five or more students, staff, or members of a college, university, primary or secondary boarding school, theological school, or other comparable organization, provided that such building is either owned or managed by such organization, or is under contract with such organization for that purpose. 2. Convent or Monastery. The living quarters or dwelling units for a religious order or for the congregation of persons under religious vows. 3. Assisted Living Facility: A state-licensed facility for long-term residence exclusively by seniors and persons with disabilities who require assistance with daily activities, and which may include, without limitation, common dining, social and recreational features, special safety and convenience features designed for the needs of the elderly or disabled, such as emergency call systems, grab bars and handrails, special door hardware, cabinets, appliances, passageways, and doorways designed to accommodate wheelchairs, and the provision of social services for residents which must include at least two of the following: meal services, transportation, housekeeping, linen, and organized social activities. May include an accessory skilled nursing component. 4. Group Home (more than 9 persons). A state-licensed residential facility for more than 9 mentally or physically handicapped persons providing care on a 24-hour basis. 5. Temporary Shelter: A supervised publicly or privately operated shelter and services designed to provide temporary living accommodations to individuals or families who lack a fixed, regular and adequate residence. This does not include residential substance abuse facilities or halfway houses (see "Community Care Facility").</p>
10. Home Office	An office use carried out for gain by a resident and conducted entirely within the resident's home. This use permits the employment of one individual who does not live in the home.
11. Home Business	An office or service use carried out for gain by a resident and conducted entirely within the resident's home and/or accessory structures. This use permits the employment of up to three individuals who do not reside on the premises.
12. Cottage Industry	Light industrial uses and boat, small engine (e.g. lawn mowers, but not vehicles), and farm equipment repair services carried out for gain by a resident and conducted on, or adjacent to, the property that contains the operator's residence. This use permits the employment of up to six individuals who do not reside on the premises.



## Residential (Continued)

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<b>Land Use Type</b>	<b>Definition</b>
13. Live/Work Unit	An integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes: complete kitchen, living, and sleeping space and sanitary facilities in compliance with the Building Code, and working space reserved for and regularly used by one or more occupants of the unit. Workspace is limited to a maximum fifty percent (50%) of the structure and located on the first floor with living space located to the rear or above. Activities are limited to those uses permitted in the underlying Zone in which the Live/Work unit is located.
14. Manufactured Home Community	A single parcel of land that contains two or more manufactured homes for use as dwelling units where home sites are leased to individuals who retain customary leasehold rights. This use does not include "Family Compounds."

**TABLE 1.4.20.A CONSOLIDATED USE TABLE: RETAIL/RESTAURANTS**

Retail and Restaurants									
Land Use Type	Zoning Districts								
	DI-1P	DI-2R	DI-2R Sub-Districts		DI-3E	DI-4SU	DI-5VC	DI-5GC	DI-6PUD
			DI-2R-CP	DI-2R-GH					
1. General retail of 3,500 SF or less	---	P	---	P	P	P	P	P	NA
2. General retail - 3,500 SF to 10,000 SF	---	S	---	---	---	---	P	P	NA
3. General retail - Over 10,000 SF	---	---	---	---	---	---	S	S	NA
4. General Retail with Drive Thru Facilities	---	---	---	---	---	---	---	---	NA
5. Adult Oriented Businesses	---	---	---	---	---	---	S	S	NA
6. Bars, Taverns and Nightclubs	---	---	---	---	---	S	P	P	NA
7. Gas Stations and Fuel Sales	---	---	---	---	---	P	P	P	NA
8. Open Air Retail	---	P	---	P	P	P	P	P	NA
9. Restaurant, Café, Coffee Shops									
(a) Less than 40 seats in structure	---	P	---	P	P	P	P	P	NA
(b) 40 seats or more in structure	---	---	---	---	---	P	P	P	NA
10. Vehicle Sales and Rental - Light	---	---	---	---	---	S	P	P	NA
11. Vehicle Sales and Rental - Heavy	---	---	---	---	---	---	---	---	NA

**Notes:**

- “P” indicates a use that is permitted by right
- “C” indicates a use that is permitted with conditions
- “S” indicates a use that is permitted as a special use
- “—” indicates a use that is not permitted

**TABLE 1.4.30.A LAND USE DEFINITIONS: RETAIL/RESTAURANTS**

**Retail and Restaurants**

Stores and shops used for the sale and display of goods directly to a consumer and structures where the principal uses are the preparation and sale of food and beverages.

Land Use Type	Definition
1. General Retail: 3,500 SF or less, 3,500 SF to 10,000 SF, or greater than 50,000 SF	Stores and shops that sell and/or rent goods and merchandise to the general public. This category does not include "Open Air Retail," "Vehicle Sales and Rental," or "Gas Stations/Fuel Sales."
2. General Retail with a Drive Through Facility	Stores and shops where products may be purchased by motorists without leaving their vehicles.
3. Adult Oriented Business	A place of business that sells, rents, leases, operates on commission or fee, purveys, displays, or offers only to or for adults: products; goods of any nature; images; reproductions; activities; opportunities for experiences or encounters; moving or still pictures; entertainment or amusement distinguished by purpose and emphasis on matters depicting, describing, or relating by any means of communication from one person to another to specified sexual activities" or "specified anatomical areas".
4. Bar, Tavern, Nightclub	1. Bar, Tavern. A business where alcoholic beverages are sold for on-site consumption that is not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a micro-brewery ("brew-pub"), and other beverage tasting facilities. 2. Night Club. A facility serving alcoholic beverages for on-site consumption, and providing entertainment, examples of which include live music and/or dancing, comedy, etc. Does not include adult oriented businesses.
5. Gas Station/Fuel Sales	An establishment where petroleum products are dispensed for retail sale. This use may include a retail convenience store and/or a single bay carwash. It does not include towing, vehicle body or engine repair (see "Vehicle Services"), or overnight vehicle storage.
6. Open Air Retail	A retail sales establishment operated substantially in the open air including, but not limited to: flea markets, monument sales, beach recreation rentals, and the like. Does not include "Vehicle Sales and Rental", agricultural equipment sales and rental (see "Agricultural Support Services"), plant nurseries (see "Agriculture and Crop Harvesting"), or roadside stands and farmers markets (see "Temporary Uses").
7. Restaurant, Café, Coffee Shop	A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption ("counter service"); and establishments where customers are served food at their tables for on-premise consumption ("table service"), that may also provide food for take-out, but does not include drive-through services, which are separately defined and regulated. This use includes all mobile kitchens.

## Retail and Restaurants (Continued)

Land Use Type	Definition
8. Restaurant, Café, Coffee Shop with a Drive Through Facility	Facilities where food or other products may be purchased by motorists without leaving their vehicles. Examples of drive-through sales facilities include fast-food restaurants and drive-through coffee shops, etc.
9. Vehicle Sales and Rental: Automobiles, Light Trucks, Boats	A retail or wholesale establishment selling and/or renting automobiles, light trucks (less than 2-ton load capacity), vans, trailers, boats, and/or any other motorized or non-motorized vehicles (e.g. scooters, jet skis, golf carts, motorcycles) that includes outdoor display. May also include repair shops and the sales of parts and accessories incidental to vehicle dealerships. Does not include businesses dealing exclusively in selling used parts, auto wrecking and/or salvage (see "Salvage Operations"); the sale of auto parts/accessories separate from a vehicle dealership (see "General Retail"); or service stations (see "Vehicle Services").
10. Vehicle Sales and Rental: Heavy Equipment, Heavy Trucks, RVs, Mobile Homes	A retail or wholesale establishment selling and/or renting heavy equipment and/or trucks, RVs, or mobile homes. May also include accessory repair shops. Does not include farm equipment (see "Agricultural Support Services").

**TABLE 1.4.20.A CONSOLIDATED USE TABLE: OFFICES/SERVICES**

OFFICES and SERVICES									
Land Use Type	Zoning Districts								
	DI-1P	DI-2R	DI-2R Sub-Districts		DI-3E	DI-4SU	DI-5VC	DI-5GC	DI-6PUD
			DI-2R-CP	DI-2R-GH					
1. General Office and Services of 3,500 SF or less	---	C	---	C	C	P	P	P	NA
2. General Office and Services - 3,500 SF to 10,000 SF	---	---	---	---	---	P	P	P	NA
3. Animal Services: Clinic/Hospital	---	---	---	---	---	C	P	P	NA
4. Animal Services: Kennel	---	C	---	C	C	C	P	P	NA
5. Body Branding, Piercing, Tattooing	---	---	---	---	---	S	S	S	NA
6. Day Care: Family Home (up to 8 clients)	---	C	---	C	C	C	S	S	NA
7. Day Care: Commercial Center (9 or more clients)	---	---	---	---	---	C	S	S	NA
8. Lodging: Bed and Breakfast (5 rooms or less)	---	C	---	C	C	P	P	P	NA
9. Lodging: Inn (up to 24 rooms)	---	---	---	---	S	P	P	P	NA
10. Lodging: Hotel (25 to 50 rooms)	---	---	---	---	---	S	P	P	NA
11. Medical Service: Clinics/Offices	---	---	---	---	---	P	P	P	NA
12. Medical Service: Hospital	---	---	---	---	---	S	P	P	NA
13. Residential Storage Facility	---	---	---	---	---	S	S	S	NA
14. Vehicle Services: Minor Maintenance and Repair	---	C	---	C	C	P	P	P	NA
15. Vehicle Services: Major Maintenance and Repair	---	---	---	---	---	S	S	S	NA

**Notes:** "P" indicates a use that is permitted by right;  
 "C" indicates a use that is permitted with conditions  
 "S" indicates a use that is permitted as a special use  
 "—" indicates a use that is not permitted

**TABLE 1.4.30.A LAND USE DEFINITIONS: OFFICES/SERVICES**

**Offices and Services**

This category is intended to encompass activities, without outdoor storage needs, that are primarily oriented towards office and service functions.

Land Use Type	Definition
<p>1. General Offices &amp; Services: 3,500 SF or less; 10,000 SF or less; 25,000 SF or less; 50,000 SF or less; Greater than 50,000 SF</p>	<p>1. Bank/Financial Services. Financial institutions, including, but not limited to: banks, credit agencies, investment companies, security and commodity exchanges, ATM facilities. 2. Business Services. Establishments providing direct services to consumers, including, but not limited to: employment agencies, insurance agent offices, real estate offices, travel agencies, landscaping and tree removal companies, exterminators, carpet cleaners, and contractors’ offices without exterior storage. 3. Business Support Services. Establishments providing services to other businesses, including, but not limited to: computer rental and repair, copying, quick printing, mailing and mailbox services. 4. Personal Services. Establishments providing non-medical services to individuals, including, but not limited to: barber and beauty shops, dry cleaners, small appliance repair, laundromats, massage therapists, pet grooming with no boarding, shoe repair shops, tanning salons, funeral homes. These uses may include incidental retail sales related to the services they provide. 5. Professional and Administrative Services. Office-type facilities occupied by businesses or agencies that provide professional or government services or are engaged in the production of intellectual property.</p>
<p>2. General Offices &amp; Services: with a Drive Through Facility</p>	<p>Facilities where services may be obtained by motorists without leaving their vehicles. Examples of drive-through services include bank teller windows and drive-up ATMs, dry cleaners, etc.</p>
<p>3. Animal Services: Animal Clinic / Hospital</p>	<p>An establishment used by a veterinarian where animals are treated. This use may include boarding and grooming as accessory uses.</p>
<p>4. Animal Services: Kennel</p>	<p>A commercial facility for the boarding, breeding, and/or maintaining of animals for a fee that are not owned by the operator. This use includes pet day care facilities, animal training facilities (except horses – see “Commercial Stables”) and may include grooming as an accessory use. This use includes the breeding of animals in outdoor structures, cages or pens for sale, but does not include animals for sale in pet shops (see “General Retail”).</p>
<p>5. Body branding, piercing and tattoo facilities</p>	<p>An establishment whose principal business is the one or more of the following: any invasive procedure in which a permanent mark is burned into or onto the skin using either temperature, mechanical or chemical means; creation of an opening in the body for the purpose of inserting jewelry or other decorations (not including ear piercing); and/or placing designs, letters, figures, symbols or other marks upon or under the skin of any person using ink or other permanent coloration.</p>

## Offices and Services (Continued)

Land Use Types	Definition
6. Day Care: Family Care Home	A state-licensed facility in a private home where an occupant of the residence provides non-medical care and supervision for up to 8 unrelated adults or children, typically for periods of less than 24 hours per day for any client.
7. Day Care: Commercial Center	A state-licensed facility that provides non-medical care and supervision for more than 8 adults or children, typically for periods of less than 24 hours per day for any client. Facilities include, but are not limited to: nursery schools, preschools, after-school care facilities, and daycare centers.
8. Lodging: Bed and Breakfast (B&B)	The use of a single residential structure for commercial lodging purposes, with up to 5 guest rooms used for the purpose of lodging transient guests and in which meals may be prepared for them, provided that no meals may be sold to persons other than such guests, and where the owner resides on the property as his/her principal place of residence.
9. Lodging: Inn	A building or group of buildings used as a commercial lodging establishment having up to 24 guest rooms providing lodging accommodations to the general public.
10. Lodging: Hotel	A lodging establishment of 25 or more rooms in a building or group of buildings offering transient lodging accommodations on a daily rate to the general public.
11. Medical Services: Clinics and Medical Offices	<p>1. Clinic. A facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. Examples of these uses include: Medical offices with five or more licensed practitioners and/or medical specialties, outpatient care facilities, urgent care facilities, other allied health services. These facilities may also include incidental medical laboratories and/or pharmacies. Counseling services by other than medical doctors or psychiatrists are included under "General Services - Professional/Administrative."</p> <p>2. Medical Office. A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than four licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc., other than nursing staff) within an individual office suite. A facility with five or more licensed practitioners is classified under "Medical Services – Clinic." Counseling services by other than medical doctors or psychiatrists are included under "General Services – Professional / Administrative."</p>
12. Medical Services: Hospital	An institution licensed by the State, where people, including inpatients, receive medical, surgical or psychiatric treatment and nursing care.
13. Residential Storage Facility	A building or buildings consisting of individual, small, self-contained units that are leased or owned for the storage of household goods. Outdoor storage of boats, trailers, and vehicles may be provided as an accessory use.

## Offices and Services (Continued)

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<b>Land Use Types</b>	<b>Definition</b>
14. Vehicle Services: Minor Maintenance and Repair	Incidental minor repairs to include replacement of parts and service to passenger cars and light trucks, but not including any operation defined as "Vehicle Services - Major Maintenance and Repair" or any other operation similar thereto. Examples include quick service oil, tune-ups, tires, brake and muffler shops. This use also includes car washes and detailing businesses as a principal use.
15. Vehicle Services: Major Maintenance and Repair	General repair, rebuilding or reconditioning of boats and/or motor vehicles; collision service including body or frame straightening or repair; vehicle paint shops; auto wrecker services.



**TABLE 1.4.20.A CONSOLIDATED USE TABLE:  
RECREATION/EDUCATION/SAFETY/PUBLIC ASSEMBLY**

RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY									
Land Use Type	Zoning Districts								
	DI-1P	DI-2R	DI-2R Sub-Districts		DI-3E	DI-4SU	DI-5VC	DI-5GC	DI-6PUD
			DI-2R-CP	DI-2R-GH					
1. Community Oriented Cultural Facility (less than 5,000 SF)	---	C	---	C	C	P	P	P	NA
2. Community Oriented Cultural Facility (5,000 SF or greater)	---	C	---	C	C	C	P	P	NA
3. Community Public Safety Facility	---	P	P	P	P	P	P	P	NA
4. Institutional Care Facility	---	---	---	---	S	S	S	S	NA
5. Detention Facility	---	---	---	---	S	S	S	S	NA
6. Meeting Facility/Place of Worship (less than 15,000 SF)	---	P	---	P	P	P	P	P	NA
7. Meeting Facility/Place of Worship (greater than 15,000 SF)	---	C	---	C	C	P	P	P	NA
8. Park, Playground, Outdoor Recreation Areas	S	P	P	P	P	P	P	P	NA
9. Recreation Facility: Commercial Indoor	---	---	---	---	S	P	P	P	NA
10. Recreation Facility: Commercial Outdoor	---	---	---	---	S	P	P	P	NA
11. Recreation Facility: Community Based	---	P	---	P	P	P	P	P	NA
12. Recreation Facility: Golf Course	---	---	---	---	---	---	---	---	NA

**RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY (CONTINUED)**

Land Use Type	Zoning Districts								
	DI-1P	DI-2R	DI-2R Sub-Districts		DI-3E	DI-4SU	DI-5VC	DI-5GC	DI-6PUD
			DI-2R-CP	DI-2R-GH					
13. Recreation Facility: Campground	---	S	---	S	S	S	S	S	NA
14. Ecotourism	S	C	---	C	P	P	P	P	NA
15. School: Public or Private	---	C	---	C	S	P	P	P	NA
16. School: Specialized Training/Studios	---	S	---	S	S	P	P	P	NA
17. School: College or University	---	---	---	---	S	S	S	S	NA

**Notes:**

- “P” indicates a use that is permitted by right
- “C” indicates a use that is permitted with conditions
- “S” indicates a use that is permitted as a special use
- “—” indicates a use that is not permitted

**TABLE 1.4.30.A LAND USE DEFINITIONS:  
RECREATION/EDUCATION/SAFETY/PUBLIC ASSEMBLY**

**Recreation, Education, Safety, Public Assembly**

This category includes not-for-profit and for-profit recreation, education, safety, and public assembly functions that benefit the citizens of the community.

<b>Land Use Type</b>	<b>Definition</b>
1. Community Oriented Cultural Facility:	Public or non-profit facilities that provide educational and cultural experiences for the general public, examples of which include: aquariums, arboretums, art galleries, botanical gardens, libraries, museums, planetariums, civic centers and theaters predominantly used for live performances, and zoos. May also include accessory retail uses such as a gift/book shop, restaurant, etc.
2. Community Public Safety Facility	A public safety facility operated by a public agency including fire stations, other fire preventive and fire-fighting facilities, police and sheriff substations and headquarters, including interim holding facilities. May include ambulance dispatch on the same site. Does not include "Detention Facilities."
3. Institutional Care Facility	Facilities licensed by the State that provide living, sleeping, and sanitation accommodations in coordination with the provision of social, rehabilitative and/or medical services in a protective living environment for persons residing voluntarily, by court placement, or under protective control of the federal, state or county government; including, but not limited to, post-correctional facilities, residential substance abuse treatment facilities, residential treatment facilities for the mentally ill, skilled nursing homes not part of an assisted living or continuing care facility (see "Community Residence").
4. Detention Facility	A facility operated by a public agency, or is under contract with a public agency, that houses persons convicted of, or being held for, a crime. Such facilities include: prisons, detention facilities, work-release facilities, work camps, etc.

## Recreation, Education, Safety, Public Assembly (Continued)

Land Use Types	Definition
5. Meeting Facility / Place of Worship:	A facility for public or private meetings, including: community centers, places of worship (e.g., churches, mosques, synagogues, etc.), meeting halls for clubs and other membership organizations, etc. This use includes all cemeteries.
6. Parks, Playgrounds, Outdoor Recreation Areas	An outdoor recreation facility that may provide a variety of recreational opportunities including playground equipment, playing fields, outdoor tennis and basketball courts, outdoor swimming pools, boat ramps and fishing piers; and areas for passive recreation such as hiking trails, picnic areas and bird blinds.
7. Recreation Facility: Commercial Indoor	An establishment providing indoor amusement and entertainment services, often for a fee or admission charge, including, but not limited to : bowling alleys, coin-operated amusement arcades, movie theaters, electronic game arcades (video games, pinball, etc.), indoor ice skating and roller skating rinks, pool and billiard rooms as primary uses. Does not include adult-oriented businesses. May include bars and restaurants as accessory uses. Any establishment with four or more electronic games or amusement devices (e.g., pool or billiard tables, pinball machines, etc.) or a premise where 50 percent or more of the floor area is occupied by electronic games or amusement devices is considered an indoor recreation facility; three or fewer machines or devices are not considered a use separate from the primary use of the site.
8. Recreation Facility: Commercial Outdoor	A facility for outdoor recreational activities where a fee is often charged for use. Examples include, but are not limited to, amusement and theme parks; go-cart tracks; golf driving ranges; miniature golf courses; marinas; watercraft rentals; and water parks. May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including bars and restaurants, video game arcades, etc. Marinas may include marine-related retail (bait and tackle, boat supplies), fuel sales, minor boat repair, and boat storage. This use does not include golf courses or campgrounds.
9. Recreation Facility: Community-Based	A community recreation center that may include one or more of the following: gymnasium; indoor swimming pool; indoor tennis, racquetball, and/or handball courts, and other indoor sports activities. This use includes all not-for-profit organizations chartered to provide community-based recreation services. Does not include commercial health/fitness facilities, which are included under "General Offices and Services."
10. Recreation Facility: Golf Course	This use consists of regulation and par 3 golf courses having nine or more holes, and accessory facilities and uses, including driving ranges, clubhouses with bar and restaurant; locker and shower facilities; "pro shops" for on-site sales of golfing equipment and clothing; and golf cart storage facilities.

## **Recreation, Education, Safety, Public Assembly (Continued)**

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<b>Land Use Types</b>	<b>Definition</b>
11. Recreation Facility: Campground	Form of lodging where guests bring tents, travel trailers, campers, or other similar forms of shelter to experience natural environments. Campgrounds rent pads or spaces to guests. May also include accessory uses such as a camp store, shower/bathroom facilities, and recreational facilities.
12. Ecotourism	Organized, educational and mainly outdoor recreation with or without lodging that invites participants to learn about and promote ecological preservation, conservation, and sustainability. This use shall include at least two of the following characteristics: 1. Located near or within a wilderness setting, park, or protected area; 2. Interpretive educational program with or without guides; 3. Outdoor activities; or 4. Cultural experiences.

**TABLE 1.4.20.A CONSOLIDATED USE TABLE:  
INFRASTRUCTURE/TRANSPORTATION/COMMUNICATION**

INFRASTRUCTURE, TRANSPORTATION, COMMUNICATIONS									
Land Use Type	Zoning Districts								
	DI-1P	DI-2R	DI-2R Sub-Districts		DI-3E	DI-4SU	DI-5VC	DI-5GC	DI-6PUD
			DI-2R-CP	DI-2R-GH					
1. Airport, Aviation Services	---	S	---	---	---	---	---	---	NA
2. Infrastructure and Utilities: Regional (Major)	---	C	---	S	C	C	C	C	NA
3. Parking Facility: Public or Commercial	---	---	---	---	S	P	P	P	NA
4. Transportation Terminal	---	---	---	---	S	P	P	S	NA
5. Waste Management: Community Collection and Recycling	---	C	---	S	C	C	S	S	NA
6. Waste Management: Regional Waste Transfer and Recycling	---	S	---	S	S	S	S	S	NA
7. Waste Management: Regional Waste Disposal and Resource Recovery	---	---	---	---	---	---	---	---	NA
8. Wireless Communication Facility	---	S	S	S	S	S	S	S	NA

**Notes:**

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**TABLE 1.4.30.A LAND USE DEFINITIONS:  
INFRASTRUCTURE/TRANSPORTATION/COMMUNICATIONS**

**Infrastructure, Transportation, Communications**

This category encompasses land uses that provide the underlying infrastructure, utilities, and systems that allow a community to function.

<b>Land Use Type</b>	<b>Definition</b>
1. Airport / Aviation Services	An airport, runway, landing strip, seaport, or heliport providing accommodations by public, private, or not-for-profit entities for the conveyance of persons from one location to another by airplane, seaplane, helicopter, or other means of aviation. Includes facilities for loading and unloading areas.
2. Infrastructure and Utilities: Regional (Major)	Utility facilities that provide County-wide or regional service. Examples include public utility substations; water towers; waste treatment plants; and electrical substations.
3. Parking Facility, Public or Commercial	A public or commercial parking lot or structure providing parking either for free or for a fee. Does not include towing impound and storage facilities.
4. Transportation Terminal	A public or commercial site or structure providing access via water ferry or aviation, such as helicopter, to transport people or goods to a mainland location. Parking facilities either for free or for a fee may be included.
5. Waste Management Facility: Community Waste Collection and Recycling	A site, location, tract of land, or building that may be used for the purpose of collecting all types of residential waste and recyclables that are generated off site" in the local community to be transported by public or private companies to a waste recycling
6. Waste Management Facility: Regional Waste Transfer and Recycling	A site, location, tract of land, or building that is used for the purpose of transferring solid wastes and recyclables that are collected from residential, commercial, and Community Waste Collection and Recycling Facilities" prior to being transported to a solid waste disposal or resource recovery facility. Also includes facilities for separating and sorting recyclable materials from the waste stream. "
7. Waste Management Facility: Regional Waste Disposal and Resource Recovery	Disposal uses including sanitary landfills, construction waste and debris landfills, sludge disposal or storage; and resource recovery facilities, excluding disposal of industrial or radioactive waste materials.
8. Wireless Communications Facility	Public, commercial and private electromagnetic and photoelectric transmission, broadcast, repeater and receiving stations for radio, television, telephone, data network, and wireless communications, including commercial earth stations for satellite-based communications. Includes antennas, commercial satellite dish antennas, and equipment buildings. Does not include telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections.

**TABLE 1.4.20.A CONSOLIDATED USE TABLE: INDUSTRIAL**

INDUSTRIAL									
Land Use Type	Zoning Districts								
	DI-1P	DI-2R	DI-2R Sub-Districts		DI-3E	DI-4SU	DI-5VC	DI-5GC	DI-6PUD
			DI-2R-CP	DI-2R-GH					
1. Manufacturing, Processing and Packaging - Light (less than 15,000 SF)	---	C	---	---	S	P	P	P	NA
2. Manufacturing, Processing and Packaging - Light (greater than 15,000 SF)	---	S	---	---	S	S	S	S	NA
3. Manufacturing, Processing and Packaging - Heavy	---	---	---	---	---	---	---	---	NA
4. Mining and Resource Extraction	---	S	---	S	S	S	S	S	NA
5. Outdoor Maintenance/Storage Yard	---	S	---	S	S	S	S	S	NA
6. Salvage Operations	---	---	---	---	---	---	---	---	NA
7. Warehousing	---	---	---	---	S	S	P	P	NA
8. Wholesaling and Distribution	---	---	---	---	S	S	P	P	NA

**Notes:**

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- “S” indicates a use that is permitted as a special use
- “—” indicates a use that is not permitted



**TABLE 1.4.30.A LAND USE DEFINITIONS: INDUSTRIAL**

**Industrial**

This category encompasses land uses that provide various industrial uses.

<b>Land Use Type</b>	<b>Definition</b>
1. Manufacturing, Processing, and Packaging – Light:	A facility accommodating manufacturing processes involving less intense levels of fabrication and/or production such as the assembly, fabrication, and conversion of already processed raw materials into products, where the operational characteristics of the manufacturing processes and the materials used are unlikely to cause significant impacts on surrounding land uses or the community. The premises may include secondary retail or wholesale sales. Examples of light manufacturing uses include: artisan / craft product manufacturing; clothing and fabric product manufacturing; furniture and fixtures manufacturing, cabinet shop, media production, photo/film processing lab not accessory to a retail business, printing & publishing, food preparation and packaging, winery, micro-brewery.
2. Manufacturing, Processing, and Packaging – Heavy	A facility accommodating manufacturing processes that involve and/or produce basic metals, building materials, chemicals, fabricated metals, paper products, machinery, textiles, and/or transportation equipment, where the intensity and/or scale of operations may cause significant impacts on surrounding land uses or the community. Examples of heavy manufacturing uses include the following: chemical product manufacturing; concrete, gypsum, and plaster product manufacturing; glass product manufacturing; paving and roofing materials manufacturing; petroleum refining and related industries; plastics, other synthetics, and rubber product manufacturing; primary metal industries; pulp and pulp product manufacturing; textile and leather product manufacturing; food products manufacturing.
3. Mining & Resource Extraction	Extractive uses such as surface mining for sand, gravel, clay and topsoil and any other such use. Quarrying is not permitted.
4. Outdoor Maintenance/ Storage Yard	An outdoor storage area for large equipment, vehicles, and/or other materials used by a public agency or a general or specialty contractor; lumberyards; and other industrial outdoor storage uses, excluding salvage operations. May include an accessory office.

## Industrial (Continued)

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5. Salvage Operations	Any land or structure used for storing, dismantling, reconditioning, collecting, purchasing or selling of scrap metal or other discarded goods and materials, including the collection, dismantlement and salvage of two or more inoperative vehicles, boats, trucks, or other types of machinery or equipment.
6. Warehousing	Facilities for the storage of furniture, household goods, or other commercial goods of any nature. May include an outdoor storage component, provided that the outdoor storage is not the primary use. Does not include mini-storage facilities offered for rent or lease to the general public (see "Residential Storage Facility") or warehouse facilities primarily used for wholesaling and distribution (see "Wholesaling and Distribution").
7. Wholesaling and Distribution	An establishment engaged in selling merchandise in bulk quantities to retailers; to contractors, industrial, commercial, agricultural, institutional, or professional business users; to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies.

## Division 2.1: Developments Within Rural Areas

### Sections:

- 2.1.10 Purpose
- 2.1.20 Applicability
- 2.1.30 Small Lot Cottage Court Subdivisions
- 2.1.40 Family Compound Standards

#### 2.1.10 Purpose

The purpose of this Division is to:

- A. Provide standards for the subdivision of rural lands on Daufuskie Island that maintain the character and heritage of the rural lands while allowing to opportunity to provide for small dwellings in a Cottage Court design in Cluster Compounds to provide for affordable housing and housing that will allow the elderly to remain on Daufuskie Island.
- B. Allow long-time rural residents to protect a traditional way of life and provide affordable housing for family members that in turn helps stabilize and preserve the Island's traditional rural communities.

#### 2.1.20 Applicability

The standards found in this Division apply to zones and subzones within DI-2R district of Transect 2 on Daufuskie Island.

#### 2.1.30 Small Lot Cottage Court Subdivisions

A. **Intent.** The rural small lot subdivision is designed to allow landowners of rural lots greater flexibility to subdivide land that is generally not allowed to be subdivided under this Development Code because of the density limitations in the DI-2R Zone to provide for Cluster Compound developments.

#### B. Applicability.

1. Use of the rural small lot cottage court subdivision option is limited as identified in Table 2.1.30.A and cannot be transferred to any other parcel.

C. **Minimum Development Standards for Rural Small Lot Cottage Court Subdivisions.** Rural small lot cottage court subdivisions shall comply with the following:

1. **Minimum Lot Size.** Minimum lot size for by-right lots is one quarter of an acre.

1. **Parent Parcel.** The parent parcel constitutes the total site.

2. **By-Right Lots**

The number of by-rights lots allowed in a rural small lot subdivision is established in Table 2.1.30.A.

**Restrictions on Future Subdivisions.** A note shall appear on all plats for rural small lot cottage court subdivisions specifying the number of remaining by-right lots that can be subdivided from the parent tract. If all by-right lots are subdivided, the note shall state that remaining subdivisions of the parent parcel shall comply with the density requirements in underlying zone.

**Table 2.1.30.A**

<b>TABLE 2.1.30.A</b>	
Small Rural Lot Subdivisions	
Parcel Size (in acres)	Maximum Number of "By-right" Lots
1	2
2	4
3	6
4	8
5	9
6	10
7	10
8	10
9	10
10	10
Greater than 10	one lot per acre

## 2.1.40 Family Compound Standards

Family compounds shall comply with the following standards:

- A. **Fifty (50) Years of Ownership.** A single member of the family, multiple members of the family, or an unbroken succession of family members shall own a family compound property for no less than 50 years. All owners of the property shall request the family compound.
- B. **Familial Relationship of those Receiving Property and/or Dwelling Unit.** The person(s) for whom the family dwelling units are built, and/or the property subdivided shall be related to the owner of the property by blood, marriage, or adoption.
- C. **Property May be Subdivided.** Family compounds shall be developed, and the dwelling units built, or the family compound property may be subdivided and conveyed by the landowner to a family member to build a dwelling unit. Family compounds that are subdivided are limited to the maximum number of units without clustering shown in Table 2.7.40.A.
- D. **Family Compound Design.** The family compound shall be designed as follows:
  - 1. Lots or dwelling units may be designed in a conventional form, or as a traditional cluster. For the purposes of this Section, traditional cluster means there must be a minimum of two dwelling units on the parcel and the average distance between dwelling units is no greater than 50 feet.
  - 2. The maximum density that may be achieved on family compounds is outlined in Table 2.1.40.A (Maximum Densities of Family Compounds). This maximum density includes dwelling units and accessory dwelling units.
  - 3. For family compounds that are clustered:
    - a. There is no minimum lot area;
    - b. The minimum separation between dwelling units is 15 feet; and
    - c. A land development plan shall be submitted for approval. See Section 7.2.60 (Land Development Plan). The land development plan shall be drawn to scale and clearly indicate all property lines and the location of all existing and proposed structures.
  - 4. For family compounds that are not clustered the minimum lot area is one-half acre.
- E. **Family Compound Design.** Family compounds that are subdivided shall be accompanied by covenants and cross easements, or similar restrictions and reservations, guaranteeing essential infrastructure and 50 feet of vehicular access for each lot.

**F. Septic Systems and Reserve Areas.** No family dwelling unit shall be built unless the appropriate agency has determined that septic systems and reserve areas in the family compound are sufficient to serve all units in the compound.

**G. Leasing.** No family dwelling unit shall be leased for five years from the date of approval unless the lessee is related to the property owner by blood, marriage, or adoption.

**H. Conveyance of Land Approved as Family Compound.** No portion of a tract of land approved as a family compound in accordance with this Section shall be conveyed for five years from the date of approval of the family compound unless the grantee is related to the property owner by blood, marriage, or adoption. This limitation on conveyance shall:

1. Be recorded on the plat of the property, on the plats of any property subdivided and conveyed by the landowner(s) under this Section, and in a database accessible to county staff.
2. Not operate to prohibit actions in foreclosure brought by lenders that are participating in the secondary mortgage market.
3. Not operate to prohibit sale by the county of the entire tract or a portion of it for nonpayment of property taxes.

**I. Affidavit Required.** Applicants must submit a sworn affidavit recorded in the Register of Deeds Office with the following information:

1. There has been no intentional misrepresentation during the application process;
2. There shall be no lease of a family dwelling unit to a nonfamily member within five years of approval; or
3. There shall be no conveyance of any portion of a tract of land granted a dwelling unit or lot under this section to a nonfamily member within five years of approval.

**J. Violations and Enforcement.**

1. A violation of this section shall consist of the following:
  - a. Intentional misrepresentation during the application process;
  - b. Lease of a family dwelling unit to a nonfamily member within five years of approval; or
  - c. Conveyance of any portion of a tract of land granted a dwelling unit or lot under this section to a nonfamily member within five years of approval.
2. Penalties may be waived by the Director if it can be shown that lease or conveyance to a nonfamily member was absolutely necessary to avoid foreclosure on either a family dwelling unit or any portion of a tract granted a dwelling unit under this section.

3. Until the violation has been addressed in accordance with Article 9 (Enforcement), the Director shall not permit additional dwelling units on the family compound or further subdivision under this section in the violator’s family compound.
4. As a condition of approval, the applicant and the person(s) for whom the family dwelling unit is to be built or the property subdivided shall read and sign disclosure forms describing any violations of this section and applicable penalties.
5. A violation shall not have the effect of clouding the title of a parcel subdivided under this Section.

**Table 2.1.40.A**

<b>TABLE 2.1.40.A</b>		
Maximum Densities of Family Compounds		
Minimum Site Area (in acres)	Maximum Number of Units (with clustering)	Maximum Number of Units (without clustering)
up to 1.99	4	3
2	8	4
3	10	6
4	12	8
5	14	10
6	16	12
7	17	13
8	18	14
9	19	15
10	20	16
Greater than 10	1.6 units per acre	1.2 units per acre