DANIEL ISLAND MASTER PLAN
ZONING TEXT
CITY OF CHARLESTON
BERKELEY COUNTY, SOUTH CAROLINA

Republished March 19, 2012

THE MASTER PLAN ZONING TEXT FOR DANIEL ISLAND

CITY OF CHARLESTON

BERKELEY COUNTY, SOUTH CAROLINA

Amended and Republished March 19, 2012: Ordinance 2012-67

In addition, properties on Daniel Island were rezoned on March 19, 2012 with the following ordinances: 2012-63, 2012-64, 2012-65, and 2012-66.

Zoning maps contained in this document have been updated to reflect these rezonings.

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PREFACE

The original Daniel Island Master Plan Submission was prepared by The Harry Frank Guggenheim Foundation with the assistance of the following:

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The Daniel Island Master Plan was submitted by The Harry Frank Guggenheim Foundation in November, 1992 to the City of Charleston. The Daniel Island Master Plan was adopted by the City of Charleston on March 23, 1993 by Ordinance 1993-32. The Daniel Island Master Plan has been

amended as follows: i) May 10, 1994 by Ordinance 1994-125; ii) December 20, 1994 by Ordinance 1994-440 and Ordinance 1994-441; iii) May 9, 1995 by Ordinance 1995-160; iv) May 27, 1997 by Ordinance 1997-166; v) November 24, 1998 by Ordinance 1998-201; vi)November 14, 2000 by Ordinance 2000-259; vii) November 12, 2003 by Ordinance 2003-103; viii) December 21, 2004 by Ordinance 2004-159; ix) May 17, 2005 by Ordinance 2005-94; x) October 4, 2005 by Ordinance 2005-462; and xi) January 22, 2008 by Ordinance 2008-06. On March 19, 2012, the Charleston City Council rezoned specific properties on Daniel Island with Ordinances 2012-63, 2012-64, 2012-65, and 2012-66, and amended the Daniel Island Master Plan by ratifying this republication of the Daniel Island Master Plan Zoning Text with Ordinance 2012-67.

In connection with the Daniel Island Master Plan and the Memorandum of Understanding between the City of Charleston and The Harry Frank Guggenheim Foundation dated February 22, 1991, the City of Charleston, The Harry Frank Guggenheim Foundation and the Daniel Island Development Company, Inc. entered into a Development Agreement dated as of June 1, 1995 which was recorded in the Berkeley County R.M.C. Office on June 23, 1995 in Book 681, Page 300.

The Daniel Island Master Plan was awarded the 1994 American Planning Association - S.C. Chapter Outstanding Project Award.

SECTION 1: GENERAL PURPOSES

1.1 INTRODUCTION

These Zoning Regulations create the Daniel Island PUD District ("DI-PUD"), and include provisions on permitted uses, minimum lot sizes, height and setback and bulk controls, and the open space and street and block systems, for each development Parcel on Daniel Island.

The Daniel Island PUD seeks as its goal a new community developed on Daniel Island that would sustain the development of Charleston as a great and historic City well into the next century. Our major objective is to create important new neighborhoods of the City of Charleston, not just to allow for another set of barely distinguishable subdivisions. Therefore, we seek a plan that develops logically out of the general pattern of the City while establishing new approaches for the creation of neighborhoods for all the citizens of the region. The following design precepts form the basis for the DI-PUD:

1.1(1) An Open Community

Daniel Island will be an open, publicly accessible community. All open space will be accessible to the public. Substantial waterfront access will be provided consistent with lowcountry traditions.

1.1(2) Diverse Housing Opportunities

Daniel Island is designed to encourage a mixture of housing types and incomes, mixing large lots with lots smaller than any currently permitted under the City code, town homes, attached housing, and apartments. The proposed redesign of street standards, smaller lot sizes, and other zoning adjustments are intended in part to lower housing prices for entry-level market-rate home buyers.

1.1(3) Creation of a Town Center

The Daniel Island plan includes the development of a Town Center located on the Wando River. Zoned for a high density, small lot plan, this Town Center will become the economic, social and cultural hub of the DI-PUD. Designed to be an "uptown Civic center," it is

expected that this will focus residents' lives around a traditional American town experience, rather than the scattered sprawl of post-war suburbia.

1.1(4) Park Network and Community Facilities

The plan creates a varied public network of parks and community facilities for diverse groups of citizens from the neighborhood, the Island, the City, and the region. Funded and developed by both the City and the developer, the open space network and public facilities (playgrounds, tennis courts, swimming pools, ball, and soccer fields, etc.) are different from existing subdivisions in that they are not reserved for the residents of a particular area, but are available to the population as a whole. These will be public facilities, accessible on public streets, ranging from local boat launch ramps planned to serve neighborhood residents and community playgrounds and water and marsh viewing areas to a regional park facility in Parcels AA and EE. Major parks will be linked by a bicycle path system.

1.1(5) Ecological Protection

The plan seeks to preserve, wherever possible, natural features including marshes, wetlands, significant trees, tree stands, and views. This concern for natural features has directed the plan into a richly textured interspacing of open and wooded areas, marsh views and treed neighborhood. Natural features control the location of roads and development sites, not the reverse. Roads and development parcels weave around and among natural features, which become prominent points of interest in the community. Sweetgrass locations will be preserved or relocated.

1.1(6) Neighborhoods, not Sub-divisions

The Plan creates neighborhoods, not subdivisions. Through its widely variegated housing types, encouraged in each development parcel, its requirement for connection of neighborhood to neighborhood, its park and open space network, bicycle path network and waterfront access, plus the Town Center, the seeds of a more traditional sense of community have been planted. In brief, we have attempted to set forth a new direction for the modern American townscape.

1.2 DESIGN INTENT STANDARDS

The following Design Intent Standards advise the Developer in preparing Site Plans and Design Guidelines for each Parcel. They establish general principles that will require site-specific interpretations in order to implement appropriate design solutions responsive to a variety of site and physical conditions.

1.2(1) Summary

The Master Plan for Daniel Island is designed to provide Charleston with an attractive, harmonious, coherent, and practical new place to live and work. The plan emphasizes the Island's natural beauty and draws upon the architectural and planning traditions of the South Carolina low country and other successful historic American towns, villages, and rural settings. The predominant land use is a group of discrete but interconnected neighborhoods organized around an Island-wide open space network, predominantly off-street, which provides easy access to the waterfront for all residents. In addition to these varied residential areas, each with its own distinctive focal points, there is a mixed-use Village Center and riverfront park on the Wando River which serves as the hub of the island's retail and civic life. There is also an easily accessible office precinct near the Mark Clark Expressway and business park areas adjacent to the area owned by the South Carolina Port Authority Complex on the Cooper River.

Daniel Island represents a long-term commitment to responsible regional growth management; to plans and strategies which have precedent and are flexible, principled, and feasible; to a proper balance between the need for privacy and communal life, urbanity and rural character, familiar charm and the unexpected experience. It is a place which, in keeping with its historic neighbor, is both old and new; a place intended to last ... and to have lasting value.

1.2(2) The Pre-existing Environment as a Basis for Design

SECTION 1: General Purposes

A basic principle of the master plan for Daniel Island is that the design of streets, open spaces and buildings be situational, responding to existing road patterns, mature vegetation, vistas and views. This approach will permit a developed Daniel Island to continue to have the attractive character of the existing land, and will create a mature natural setting for development that would otherwise take generations to create.

1.2(2)(1) Preservation of existing great trees

Significant full grown trees that have the ability to last for many more decades should be preserved, and used wherever possible as a component part of local public open spaces, or as the focal point at the end of a road or vista. Significant tree stands should be integrated as much as possible into the site plan design.

1.2(2)(2) Preservation of rows of trees

Similarly, rows of trees that defined old plantation roads and drives, should be preserved and used to define new roads and open spaces. The creation of new hedgerows to complement this existing pattern and to add distinction to the physical environment of new neighborhoods is also encouraged.

1.2(2)(3) Reinforcement of natural areas in the Master Plan

The Master Plan's delineation of neighborhoods and Parcels (increments of development) has been very much influenced by the pattern of existing roads and vegetation. New roads, arrangement of lots and landscaping should reinforce these pre-existing patterns. Under no circumstances shall there be structures of any sort developed beyond the Critical Line, except docks or other structures approved by the South Carolina Coastal Council.

1.2(3) Residential Neighborhood and Street Design Standards, and Relationship of Buildings to Streets

1.2(3)(1) Residential Neighborhood Standards

Residential neighborhoods should be between 40 and 180 acres in size. Their boundaries should wherever possible respect natural features, and use streets, greenbelts (wetlands, drainage ways, tree allees), marsh or riverfront. Each

neighborhood shall contain at least one park, square or open space of 1 to 3 acres in size, as a Neighborhood Focal Point.

1.2(3)(2) Street Design Standards

1.2(3)(2)(1) Interconnection of streets from parcel to parcel

Daniel Island should be designed, not to have a "tree and branch" system where only the main streets delineated in the Master Plan connect different neighborhoods, but an interconnected system where other streets also tie parcels together. The plat for a parcel shall take such streets to the parcel's boundary line; the subsequent design of the adjacent parcel will be required to continue these streets.

1.2(3)(2)(2) The design of the street system should help to create a neighborhood with an individual identity.

Within each parcel or development increment devoted predominantly to residential use, the streets should be organized with regard to the focal open space. Civic lots for community or public uses should be located in relation to this open space.

1.2(3)(2)(3) The street pattern within each neighborhood should be a modified grid pattern, where the preponderance of streets terminate at other streets and there are connections to existing and projected through and collector streets. Only in special conditions, such as narrow peninsulas or lands bounded by wetlands or other impenetrable natural features, or as a response to unusual site conditions or program configurations or requirements, are cul-de-sacs and dead-end streets appropriate, and these should not exceed 800' in length.

1.2(3)(2)(4) Termination of Streets in vistas, civic lots

The majority of streets should visibly go somewhere, towards a view of the water or marsh, a great tree, a significant intersection, a public open space, to other streets, or a civic building located so that it terminates views down a street. Streets should not terminate in garage doors of individual houses, whether on- or slightly off-axis. These provisions promote the coherence of the community, and a sense that property owners participate in a place that is larger and more significant than a collection of individual lots.

1.2(3)(2)(5) Different street types (with differing dimensional characteristics) can be combined within each subdivision. The layout of neighborhoods should be easy to understand, walkable, and should have the inter-connections necessary to promote a sense of neighborhood identity. Utilization of additional streets or walkways beyond what is necessary to satisfy the requirements of Section 5: Standards for Subdivision Streets, Blocks and Lots, may be required by the City to satisfy these design intent standards.

1.2(3)(2)(6) Relationship of streets to rows of trees

Wherever possible, existing allees of trees should be incorporated into the design of the streetscape, which will give the public realm of Daniel Island a mature appearance. Where possible, the roadway pavement is to be located in a meaningful relationship to these tree rows, and without creating compression, or altering the drainage pattern, or other conditions which will kill the trees. The creation of new hedgerows as a device to reinforce parcel boundaries or significant streets or open space is strongly encouraged.

1.2(3)(2)(7) Driveways' locations should be coordinated.

The layout of lots on both sides of a street should consider a harmonious pattern of driveway locations. Driveways which align promote both better traffic safety and a better appearance, and are preferred.

1.2(3)(2)(8) Parking lots to be at rear and side of buildings.

Parking lots for shops, offices, business park and industrial buildings should be at the rear and if necessary at the side of buildings, rather than being interposed between buildings and streets.

Parking lots in the Town Center should have their access from side streets. The main streets with retail use should not be interrupted with curb cuts.

1.2(3)(3) Relationship of Buildings and Land Use to Streets

1.2(3)(3)(1) Every block is to be planned at Site Plan submission with a front set-back/build-to line(s) that is appropriate for the lot sizes, land uses, and building types on the street, except that front setback lines shall be adjusted and sometimes eliminated for individual lots with grand trees or odd configurations. The adjacencies of these block frontages should be carefully studied, so that transitions from one setback/build-to line to another are well designed. Normally, both sides of a street along a single block would have the same set-back/build-to line.

1.2(3)(3)(2) Similar land uses should face each other across streets or public open spaces, although this may not be possible across parcel boundaries or due to important physical features to be preserved; dissimilar uses may abut at rear lot lines.

The design of the street should be paramount; so, for example, in the Town Center, unless the tree allee is used as the organizing feature for the main street, retail use could be divided into two block frontages facing each other across a street, rather than filling a block which is

surrounded by streets with residential buildings across those streets. Retail uses in residential neighborhoods should be located primarily on the wider streets, adjacent to the Neighborhood Focal Point, or adjacent to other permitted non-residential uses, and not be located fronting within 20 feet on the same blockface as residential uses.

1.2(3)(3)(3) Main entrances of all buildings should face the street.

With the exception of sideyard houses, buildings should face streets. Houses should have front doors facing streets, even when there is a garage fronting on an alley.

1.2(3)(3)(4) Main streets in the Town Center should be defined by buildings.

The set-back/ build-to line should be mapped at or close to the principal streets, and street frontages should be lined with buildings as much as possible.

1.2(3)(3)(5) Higher Density Residential Within Neighborhoods.

Multiple dwellings of four units or less are permitted in all residential areas. Multiple dwellings of more than four units shall only be permitted in those areas depicted as small lots on plans or plats for neighborhoods platted prior to March 1, 2011, or depicted as Multi-Family on master plans for neighborhoods platted on or after March 1, 2011. Front setback requirements for multifamily dwellings will generally conform to those established for other residences on a street. Parking in the front yard of multifamily units is prohibited.

1.2(4) Town Center Criteria

1.2(4)(1) General Principles.

Daniel Island's Town Center shall be planned and developed as a traditional town or village and not as isolated commercial uses zoned in narrow strips along a highway. The Town Center should be an attractive environment for pedestrians, a network of streets should be

defined by building frontages, screen walls and landscaping, and not by parking lots, and there should be a lively mix of retail establishments, hotels and offices, plus houses and apartments of different sizes, constructed in a range of different densities. The Town Center should also serve as a gateway to the natural environment along the Wando River, and should be planned to protect natural features such as pre-existing grand trees and allees. Drainage retention areas should be managed in such a way as to enhance the existing natural setting and provide public places.

1.2(4)(2) Two Subareas-VC and SC

The area of Daniel Island allocated to the Town Center, delineated on Drawing 20, consists of two parts: the Village Center (VC) subarea and the Support Commercial (SC) subarea. The principal distinction between VC and SC is that portions of the streets of in the SC subarea must be constructed to meet the State of South Carolina's criteria for access to a highway interchange. These streets are also predicted to have Daniel Island's highest traffic volume. Accordingly, it is anticipated that development in the SC subarea of the Town Center will be primarily auto oriented retail, service, or commercial uses. Residential uses could also be included in the SC subarea.

1.2(4)(3) Mixed Use District.

In general, the Daniel Island Town Center should be a mixed use district. It is entirely appropriate for apartments or offices to be located over retail stores, and for ground-floor commercial uses to be required on certain street frontages.

The district should contain a mix of uses that will permit the Town Center to function as a retail, entertainment, civic and office center for

both residents and workers on Daniel Island, and as a retail, hotel and entertainment destination, which derives its attraction from both the high quality of its development and the natural environment, including access to the Wando River waterfront. There should be parks, public places, sitting areas, civic spaces. In addition the Town Center should be a residential neighborhood providing apartments and individual houses for those people who wish to live in a downtown setting.

1.2(4)(4) Criteria for Streets:

Streets and sidewalks should be designed primarily to enhance the experience of pedestrians and to facilitate traffic movement, but not to facilitate traffic movement at high speeds. Town center streets should provide for on-street parking. Sidewalks should be ample, and there should be generous landscaping.

1.2(4)(5) Building Placement and Setbacks

1.2(4)(5)(1) Buildings should be constructed parallel to streets and in close relationship to the street frontage in the Town Center.

1.2(4)(5)(2) The street corners of each non-residential block should be mapped *Build to the Front Property Line* for at least 50 feet along each street. Where a utility easement or a grand tree prevents building at the front property line at street corners, a *Build to the Front Set-Back Line* should be mapped as close to the front property line as possible. The remainder of the block frontage may be mapped either *Build to the Front Property Line* or *Build to the Front Set-Back Line*. Such set-back lines should not be farther than 10 feet from the front property line except where a front setback zone has been specifically platted to permit a row of street-front parking. In the event the rear of the lot abuts a public open space, the development may be

configured so that the principal building is located in the rear of the lot in proximity to such green space. The above principles assume that the sidewalk, parking and landscaping adjacent to the building are located outside of the lot area and within the public right of way. In the event that any of these elements are located within the lot area, then the *Build To* lines should be located with reference to these internal features in the same way as would occur if these features were external to the lot. Generally, the building should be located immediately adjacent or within close proximity to the sidewalk, the landscaping should be located between the sidewalk and the curb and street parking should be located adjacent to the curb.

1.2(4)(6) Protection of Significant Views and View Corridors:

As plans are submitted they, should be designed to incorporate view corridors which protect important views and vistas such as marsh and water views at the termination of streets.

1.3 RELATIONSHIP TO CITY ZONING ORDINANCE

The Zoning Ordinance of the City of Charleston is incorporated by reference, except as amended herein.

The developer of a Parcel shall at the time of Site Plan application submit Design Guidelines, which shall be administered by the Owner, which will be more restrictive than these Zoning Regulations and which shall address the Design Intent Standards given above. The Site Plan, and development of the Parcel, shall meet all the requirements of the following chapters.

SECTION 2: DEFINITIONS

The definitions in Sec. 54-120 ("Definitions") of the Zoning Ordinance of the City of Charleston are incorporated by reference except as amended herein, and are supplemented as follows:

2.1 Accessory Building: A subordinate building on the same lot as the principal building(s) or use that does not share a structural wall with a principal building and is not attached by air conditioned space. Accessory buildings may be connected to a principal building with a covered walkway or breezeway, which are not considered to be a structural element of either building. Accessory buildings may include but not be limited to pool houses, additional living spaces, storage sheds, garages, and additional dwelling units.

2.2 Attic: The interior part of a building contained within a pitched roof structure.

2.3 Bed and Breakfast: A use by the record owner of property, who is also the resident of the property where the use is proposed, which contains no more than four (4) units consisting of one (1) or more rooms each arranged for the purpose of providing sleeping accommodations for transient occupancy.

2.4 Block: A tract of land bounded by streets, public parks, adjoining lands owned by the South Carolina State Ports Authority, or submerged lands or wetlands.

2.5 Board of Zoning Appeals-Zoning: The Board as described in Article 9 of the Zoning Ordinance of the City of Charleston, or the successor to its jurisdiction.

2.6 Board of Zoning Appeals-Site Design: The Board as described in Article 9 of the Zoning Ordinance of the City of Charleston or the successor to its jurisdiction.

2.7 Business Building: A building in the Town Center that is a hotel or houses retail use, professional, or commercial offices, institutional or civic use on the ground floor, and such uses and/or offices or apartments in any floors above.

2.8 Industrial, Business Park or Office Development: One (1) or more industrial or office establishments not necessarily in single ownership but which occupies common and/or adjacent buildings on one or more lots of record utilizing common parking, ingress or egress, developed as, and appearing to be, a unified entity.

2.9 Civic Use: A building used solely by public, religious, educational, social, or charitable nonprofit agencies to provide services, at no or nominal cost, to the general public.

2.10 Club, Lodge, Civic, or Fraternal Organization: An incorporated or unincorporated association for civic, cultural, religious, literary, political, recreational or like activities, but not including shooting clubs, operated for the benefit of its members and not open to the general public.

2.11 Critical Line: The South Carolina Department of Health and Environmental Control Office of Ocean and Coastal Resource Management Critical line.

2.12 District: Two or more Parcels adjacent which are so identified in these Regulations or on the Site Plan and which have certain facility requirements or aggregate individual Parcel zoning requirements for various facilities, such that the facilities so provided would, if averaged, meet or exceed each Parcel's individual requirement. (see Section 5.3)

2.13 Flag Lot: A residential lot where access from the street to the usable and buildable area is provided by a narrow (generally not less than 20 feet wide nor wider than 30 feet) section of land of the same property. On such lots, no front setback line/build to line shall be recorded at time of platting.

2.14 Front Property Line: Typically, the shortest property line abutting a street. On a Corner Lot, with property lines on each street of equal length, the property line on either street may be considered the Front Property Line.

2.15 Front Setback Line: A line inside and across the lot, generally parallel to the lot's Front Property Line, established at the time of platting, which may also serve as the build-to line for a building on the lot. Not required on flag lots.

2.16 Front Setback Zone: The area between the Front Property Line and the Front Setback Line.

2.17 Frontage: The side of a building parallel to, or most closely parallel to, and nearer to the Front Property Line.

2.18 Height of Building: The vertical distance measured from the street curb elevation adjacent to the lot to the highest point on the finished roof of the building.

2.19 Impervious Surfaces: Surfaces on a lot that would not absorb water, including roofs, parking area, driveways, roads, sidewalks, and other areas of concrete and/or asphalt, given as a percentage of the net acreage of a lot.

SECTION 2: Definitions

2.20 Neighborhood Boat Ramp: An area inclined to the water and bounded by at least one street, to allow for trailer launching of pleasure boats owned by individuals who own or lease residential property on Daniel Island.

2.21 Neighborhood Focal Point Park: Each neighborhood shall contain at least one park, square or open space of 1 to 3 acres in size, as a focal point. This shall be centrally located with at least 75% of its perimeter bounded by streets, or it shall be integrated with a marsh or riverfront, in which case at least 50% of the focal point's remaining perimeter shall be bounded by streets. The focal point park should be located in relation to natural features, topography, and/or views of the water, rather than being part of an arbitrary geometrical construct. Grand trees and allees of live oaks should be retained wherever possible and used to define these significant places, or to serve as boundaries. Neighborhood Focal Point Parks should be the location for civic uses, retail shops, small offices, or higher density residential.

2.22 Office Development: See: Industrial, Business Park Office Development.

2.23 Parcel: An area within the PUD intended to be developed as a phase and identified as such on the Master Phasing Plan as defined in Sec. 54-253 ("Planned Unit Development") of the Zoning Ordinance of the City of Charleston.

2.24 Predominantly: More than 50%.

2.25 Principal Streets: The streets generally shown on the Framework Plan attached as Drawing Sheet Number 14: Traffic-Framework Plan and the extension of the eastbound off-ramp of the Mark Clark Expressway to the Wando River.

2.26 Public Boat Ramp: An area inclined to the water and bounded by at least one street, to allow for trailer launching of pleasure boats.

2.27 Public Waterfront: Those portions of the Wando River waterfront to be Publicly Accessible, as shown on Drawing Sheet Number 8.

2.28 Publicly Accessible: Open to the general public, either at no charge or, for commercial, civic, or recreational establishments, for the normal and customary charge. Areas required to be Publicly Accessible may include essentially public and visitor servicing uses such as hotels, restaurants, public yachting facilities, and civic and recreational buildings. Privately maintained areas to be Publicly Accessible shall be

subject to rules and regulations to be promulgated by the Owner, including hours of operations. The Publicly Accessible area within the Town Center zone Public Waterfront shall include a twelve (12) foot wide easement to be dedicated to the City of Charleston for use as a public walkway. This publicly dedicated easement shall be located immediately adjacent to the waterfront's edge and shall run the length of the Public Waterfront within the Town Center zone.

2.29 Retail: The use of land or the structure(s) thereon, or any part thereof, for stores for the sale of goods and articles, including but not limited to, grocery stores, personal service establishments which provide for a wide variety of local consumer needs of a recurring nature, and such other uses as are itemized elsewhere in of these Zoning Regulations. In the SC subarea of the Daniel Island Town Center Zone, larger stores generating considerable vehicular traffic are anticipated.

2.30 Senior Campus: Land used for a building complex designed to house and provide care for persons generally 55 years old or older. Housing options may include independent living facilities, assisted living facilities, memory care, terminal care and adult day care or any combination thereof.

2.31 Service Access Area: The location adjacent to a building or buildings where activities such as supplying, distributing, and waste removal are permitted.

2.32 Side Lot Line House: A house located with one wall on a side lot line.

2.33 Side Street Line: The side lot line coincident with a street on a corner lot.

2.34 Site Plan: A site plan, as defined in Section 54-120 ("Definitions") of the Zoning Ordinance of the City of Charleston, delineating the overall design of a development on a tract of land, including but not limited to grading, engineering design, construction details and survey data for existing and proposed improvements, the size, height, shape and location of buildings, location and design of parking areas, landscaping, refuse areas, and pedestrian and vehicular circulation on site.

2.35 Small Lots: Lots of 40 feet or less Frontage.

2.36 Special Needs Housing: Generally, housing provided for persons who are 55 years old or older or, persons with disabilities or, persons suffering from domestic abuse or orphans.

SECTION 2: Definitions

2.37 Special Situation Lot: A lot with at least one lot line coincident with the Critical Line.

2.38 Story: A habitable portion of a building, excluding an Attic, raised basement or parking level, between the surface of any floor and the surface of the next floor above, or if there is no floor above, then the space between the surface of any floor and the surface of the ceiling next above such floor.

2.39 Tract: A portion of a Parcel, comprising several or many lots.

2.40 Vista: An unobstructed view, through or along the center-line of an open space or street, no less than 500 feet in length.

2.41 Visual Buffer Zone: A protected zone between the Critical Line and a parallel line 20 feet landward of the Critical Line.

2.42 Waterfront Access Area: The intersection of a Waterfront Access Corridor with the Critical Line or the Wando River frontage as shown on Drawing Sheet Number 8.

2.43 Waterfront Access Corridors: A street, or a minimum 20 foot wide Publicly Accessible way, extending from the first upland public street, to a Waterfront Access Area.

2.44 Zoning Administrator: The Officer as described in Article 9 of the Zoning Ordinance of the City of Charleston or the successor to his jurisdiction.

SECTION 3: THE MASTER PLAN ZONES

3.1 Subdivision of the Island

The Daniel Island PUD's boundaries are as shown on the attached Plat (Drawing Sheet Number 1). The DI-PUD is divided into development Parcels, with permitted uses as hereinafter set forth. The Parcels within the Daniel Island PUD, and the zoning for each, are shown in Drawing Sheet Number 20.

The boundaries of Daniel Island Park, Daniel Island Conservation, Daniel Island Residential, Daniel Island General Office, Daniel Island Light Industrial, Daniel Island Business Park, and Daniel Island Town Center Parcels, and open space areas, are given their approximate location on Drawing Sheet Number 20, and the approximate location of major circulation systems is given on the attached PUD Framework Plan (Drawing Sheet Number 14). These will be given specific locations on the Site Plan for each Parcel. The dwelling unit density of each Parcel together with the total allowable dwelling unit density for the entire Island is shown on Table I. Changes may be made to the maximum projected number of dwelling units and maximum net density for each Parcel, as shown on Table I, provided, however, that the maximum allowable number of dwelling units for Daniel Island as a whole, as shown on Table I, may not be exceeded unless the following conditions are met: (a) that the maximum allowable number of dwelling units for Daniel Island, as a whole, may not increase by more than 2,000 dwelling units, for a maximum allowable density of 9,500 dwelling units, (b) that the City shall approve a traffic study prepared and submitted by a traffic engineer that indicates that the road and transportation system within the DI-PUD is capable of serving such increase in the number of dwelling units, upon the implementation of the traffic management plan proposed in the traffic study, and (c) that such increase or increases in the maximum allowable number of dwelling units for Daniel Island as a whole shall be deemed a major amendment which shall require the approval of City Council.

If the foregoing conditions set forth in (a), (b) and (c) above are not met, the Owner may nevertheless increase or decrease the projected number of dwelling units and maximum net density for each Parcel as shown on Table I, provided that the maximum allowable number of dwelling units for Daniel Island as a whole does not exceed 7,500 dwelling units.

3.2 Permitted Uses by Zone

In all Zones within Daniel Island, interim nonpermanent uses, including but not limited to nurseries, golf driving ranges, outdoor athletic facilities and other commercial or public recreation activities, are permitted uses until a lot or Parcel is to be developed, except that facilities incorporating outdoor lighting must be approved by the Board of Zoning Appeals-Zoning as an exception, where the Board finds that the lighting is so designed as to minimize adverse effects on surrounding property.

3.2(1) Daniel Island Park Zone ("Daniel Island Park" or "Daniel Island Park Zone") (DI-P)

A zone designed predominantly for open space and public recreation use, including fresh water wetlands, parks and cultural entertainment and recreational facilities, including but not limited to: golf courses, tennis courts, riding stables, playgrounds, swimming areas, marinas, clubhouses, restaurants, concessions and accessory buildings and uses to the above, and Publicly Accessible uses on the Public Waterfront portions of the Wando River frontage.

In Parcel AA, however, land may also be used for wastewater treatment including distribution of treated water that meets South Carolina Department of Health and Environmental Control standards for passive and active recreation areas.

3.2(2) Daniel Island Conservation Zone ("Daniel Island Conservation" or "Daniel Island Conservation Zone") (DI-C)

A zone designed primarily to protect and encourage the appropriate use of marshlands, forested areas, scenic areas, and wetlands that are not to be developed for urban purposes.

There are to be no structures of any kind located in the marshlands other than docks or other structures permitted by the South Carolina Office of Ocean and Coastal Resource Management.

3.2(3) Daniel Island Residential Zone ("Daniel Island Residential" or "Daniel Island Residential Zone"). (DI-R)

In Daniel Island Residential Zones, land may be used and buildings may be erected, altered or used for the following permitted uses (see Section 4.1 for lot, building, and parking regulations):

3.2(3)(1) One-family detached dwellings, attached dwellings, town houses, two-family dwellings, for lease apartments in accessory buildings and multiple dwellings.

3.2(3)(2) Marinas and Publicly Accessible uses, on the Public Waterfront portions of the Wando River Frontage.

3.2(3)(3) Parks, playgrounds, golf courses, club houses and outdoor athletic facilities, except that as to facilities proposing outdoor lighting, the Board of Zoning Appeals-Zoning shall approve as an exception such outdoor lighting if in its judgment any adverse effects of such lighting on surrounding property are appropriately minimized.

3.2(3)(4) Institutional, Retail, and Service uses listed below, except that there shall be no drive-in or drive-through establishments, and subject to the other provisions of Section 4.1(2):

3.2(3)(4)(1) Institutional Uses

- Churches and Houses of Worship
- Senior Campuses
- Homes for the elderly. The beds or units in such facilities shall not be counted as residential dwelling units.

3.2(3)(4)(2) Convenience Retail or Service Establishments

- Bakeries, provided that floor area used for production shall be limited to 750 square feet per establishment.
- Barber shops
- Beauty parlors
- Drug stores

- Dry cleaning establishments dealing directly with ultimate consumers
- Eating or drinking establishments
- Food stores
- Hardware stores
- Laundry establishments, self-service
- Package liquor stores
- Post offices
- Shoe or hat repair shops
- Stationery stores
- Tailor or dressmaking shops, custom
- Variety stores

3.2(3)(4)(3) Retail or Service Establishments

- Antique stores
- Art galleries, commercial
- Banks
- Bicycle sales, rental and repair
- Book stores
- Candy or ice cream stores
- Cigar or tobacco stores
- Clothing or clothing accessory stores
- Clothing rental establishments
- Computer sales and service
- Dry goods or fabric stores
- Electrolysis studios
- Family day care
- Fishing tackle or equipment, rental or sales
- Florist shops
- Furrier shops, custom
- Gift shops
- Group day care

- Interior decorating establishments, provided that floor area used for processing, servicing, or repairs shall be limited to 750 square feet per establishment
- Jewelry or cut metal craft shops
- Leather goods or luggage stores
- Loan offices
- Locksmith shops
- Meeting halls
- Millinery shops
- Music or record stores
- Nail salons
- Newsstands
- Optician or optometrist establishments
- Overnight day care facilities
- Photographic studios
- Picture framing shops
- Restaurants
- Seed or garden supply stores
- Sewing machine stores, household
- Shoe stores
- Shooting clubs, indoors
- Sporting or athletic stores
- Studios; art, music, dance
- Taxidermist shops
- Theaters
- Toy stores
- Travel bureaus
- Venetian blind, shade, or awning shops, limited to 1500 square feet of floor space per establishment
- Watch or clock sales and repair

- Other similar sales and service establishment uses of a non-nuisance nature as determined by the Zoning Administrator.

3.2(3)(5) Non-commercial horticultural activity, including gardens or greenhouses.

3.2(3)(6) Civic uses, which are to be located proximate to neighborhood focal points.

3.2(3)(7) Static electric transformer station, water or sewage pumping stations, gas regulator station, or telephone switching station. Such station shall be permitted only as an exception where the Board of Zoning Appeals-Zoning, after review, finds that such station is essential for service of the immediate area, will be enclosed within an appropriate woven wire or solid fence, will be suitably landscaped and no storage of vehicles or equipment will occur.

3.2(3)(8) Preschool, elementary, junior high and high schools offering general educational courses. Establishment, construction or expansion of such schools shall be permitted only as provided below:

3.2(3)(8)(1) Principal buildings shall occupy no more than 50 percent of the lot area.

3.2(3)(8)(2) Sufficient well-designed parking spaces will be provided internal to the campus, and not within 50 feet of residentially developed property.

3.2(3)(8)(3) Excessive traffic will not be generated on a residential street.

3.2(3)(9) Community parking lots which are graded and finished so as to provide a dustless and well-drained permanent parking surface for the volume and type of vehicles intended to be served. Surface material for non-hard-surfaced lots shall be subject to the approval of the City Engineer. In addition, each parking lot shall be enclosed with an ornamental fence, masonry wall or evergreen screen maintained at a height of not less than five and one-half (5.5) feet, except within fifteen (15) feet of the intersection of street lines, where the height shall not exceed three (3) feet. Such fence, wall, or screen shall be maintained in good

condition and shall comply with front and side yard requirements along the street sides of a Corner Lot.

3.2(3)(10) Cemeteries. Cemeteries shall be permitted only as an exception where the Board of Zoning Appeals-Zoning, after review, finds that no building or parking lot thereof will be closer than one hundred (100) feet to an adjoining lot, and that all facilities will be adequately screened and landscaped in a manner appropriate to the character of the neighborhood.

3.2(3)(11) Accessory uses, incidental to any of the principal uses above listed including quarters for servants employed on the premises, private garages and carports not attached to the principal building, tool sheds and similar storage facilities, gazebos, private swimming pools adequately fenced, and the like.

3.2(3)(12) Sewage disposal and water pumping facilities, if the Board of Zoning Appeals-Zoning finds, after review, that the facility is essential for service of the immediate area, will be enclosed with an appropriate woven iron or solid fence, will be suitably landscaped, and no storage of vehicles or equipment will occur.

3.2(3)(13) Home occupations may be established in a dwelling unit pursuant to the requirements listed in the Charleston Zoning Ordinance.

3.2(4) Daniel Island General Office Zone ("Daniel Island General Office" or "Daniel Island General Office Zone") (DI-GO)

In Daniel Island General Office Zones, land may be used for the following permitted uses (see Section 4.2 for lot, building, and parking regulations):

3.2(4)(1) Residential Uses, subject to the provisions of Section 4.2 below, including that, in any areas where residential development is to occur, only uses permitted in DI-R Zones are permissible for further development in that area once any residential development has occurred.

3.2(4)(2) Office buildings, professional, executive, administrative and governmental, including but not limited to:

3.2(4)(2)(1) testing and research facilities and laboratories,

3.2(4)(2)(2) general office buildings,

3.2(4)(2)(3) government administrative offices.

3.2(4)(2)(4) insurance, real estate, architects, engineers, attorneys, and other professional business services,

3.2(4)(2)(5) financial institutions, banks, savings and loan, mortgage loan and similar financial institutions without detached drive-in or automated teller facilities.

3.2(4)(2)(6) The Retail and Service uses permitted by Section 3.2(3)(4) shall be considered accessory uses of an office building.

3.2(4)(2)(7) Cafeteria and/or coffee shop or snack bar, apothecary, communication facilities, recreational facilities, or day care facilities may be included as tenants' accessory uses.

3.2(4)(3) Hospitals, medical and dental clinics and offices.

3.2(4)(4) Hotels

3.2(4)(5) Nursing Homes.

3.2(4)(6) Free-standing parking structures and surface parking lots

3.2(4)(7) Sewage disposal and water pumping facilities, if the Board of Zoning Appeals-Zoning finds, after review, that the facility is essential for service of the immediate area, will be enclosed with an appropriate woven iron or solid fence, will be suitably landscaped, and no storage of vehicles or equipment will occur.

3.2(5) Daniel Island Light Industrial Zone ("Daniel Island Light Industrial" or "Daniel Island Light Industrial Zone") (DI-LI).

Within a Daniel Island Light Industrial Zone, land may be used and buildings or structures may be erected, altered, or used for the following permitted uses:

3.2(5)(1) Uses permitted in Daniel Island General Office Zones.

3.2(5)(2) Light manufacturing that does not create excessive noise or emissions, fabricating, processing, research, laboratories, assembling, wholesaling, distribution, trucking and warehousing, with ancillary office space, provided however that:

3.2(5)(2)(1) no storage of materials or products is permitted in non-screened open space;

3.2(5)(2)(2) loading and unloading berths are shielded from view of a street; and

3.2(5)(2)(3) all other operations shall be conducted within completely enclosed buildings.

3.2(5)(3) Sewage treatment plants and facilities.

3.2(5)(4) Sewage disposal and water pumping facilities, if the Board of Zoning Appeals finds, after review, that the facility is essential for service of the immediate area, will be enclosed with an appropriate woven iron or solid fence, will be suitably landscaped, and no storage of vehicles or equipment will occur.

3.2(6) Daniel Island Town Center ("Daniel Island Town Center" or "Daniel Island Town Center Zone") (DI-TC)

Within the Daniel Island Town Center Zone, land shall be subdivided into two subareas known as Village Center (VC) and Support Commercial (SC) as more fully shown on Drawing 20 which land may be used, and buildings or structures may be erected, altered or used, for the following purposes (see Section 4.4 for lot, building and parking regulations):

3.2(6)(1) One family detached dwellings, attached dwellings, and multiple dwellings, subject to the provisions of Section 4.4(5) below.

3.2(6)(2) Uses in Daniel Island General Office Zones.

3.2(6)(3) Retail uses as listed below, without limitation as to size except as noted:

3.2(6)(3)(1) All Institutional, Retail, and Service uses permitted in Daniel Island Residential Zones, as listed in Section 3.2(3)(4)

3.2(6)(3)(2) - Appliance Stores

- Artists supply stores
- Automobile driving schools
- Automobile supply stores with no installation or repair services
- Banks
- Building maintenance service contractors
- Carpet, rug, linoleum, or other floor-covering stores
- Exterminators
- Frozen food lockers
- Furniture stores
- Gun sales and repair
- Marine supplies or equipment
- Medical or orthopedic appliance stores
- Monument sales, not production
- Moving or storage offices, with storage limited to 1500 square feet of floor area per establishment
- Paint and wallpaper stores
- Pawn shops
- Pet shops
- Photographic equipment stores
- Plumbing, heating or ventilating equipment sales
- Sailmaking establishments
- Telegraph offices

3.2(6)(4) Preschool, elementary, junior high, high school and college level school uses.

3.2(6)(5) Auto-dependent uses including service stations, auto repair and installation, building materials and storage yards, fast food stores with drive-in or drive-through facilities, moving and storage offices with on-

site storage, auto sales and marine storage and repairs (Only in the SC subarea)

3.2(6)(6) Movie theaters, and music and dance halls

3.2(6)(7) Wholesale trade establishments of 7,500 square feet or less each

3.2(6)(8) Clubs, Lodges, Civic or Fraternal Organizations

3.2(6)(9) Hospitals and medical and dental clinics and offices, and testing and research facilities and laboratories

3.2(6)(10) Hotels and Inns

3.2(6)(11) Free-standing parking structures and surface parking lots

3.2(7) Daniel Island Business Park Zone ("Daniel Island Business Park" or "Daniel Island Business Park Zone") (DI-BP)

Within a Daniel Island Business Park Zone, land may be used and buildings or structures may be erected, altered, or used for the following permitted uses (see Section 4.5 for lot, building, and parking regulations):

3.2(7)(1) Residential uses are subject to the provisions of Section 4.5 below, including that, in any areas where residential development is to occur, only uses permitted in the DI-R zones are permissible for further development in that area, once any residential development has occurred, and provided that any residential units so developed shall count against the permitted maximum density for Daniel Island as a whole, and that upon application for the Site Plan, the Owner shall identify the off-setting reductions in allowable units per Parcel for the remainder of Daniel Island.

3.2(7)(2) Senior Campuses

3.2(7)(3) Uses permitted in Daniel Island General Office Zones and Residential Zones.

3.2(7)(4) Light manufacturing that does not create excessive noise or emissions, processing, research, laboratories, assembling, wholesaling, and warehousing, with ancillary office space, provided however that:

3.2(7)(4)(1) no storage of materials or products is permitted in non-screened open space;

3.2(7)(4)(2) loading and unloading berths are shielded from view of a street; and

3.2(7)(4)(3) all other operations shall be conducted within completely enclosed buildings.

3.2(7)(5) Public services facility and storage yard.

SECTION 4.0 SPECIFIC STANDARDS BY ZONE

The Specific Standards given below are supplemented by provisions in Sections 5 (Open Space), 6 (Standards for Subdivision Streets, Blocks, and Lots), 7 (Landscape), 8 (Height and Setback, Area and Coverage, Parking and Loading), and 9 (Docks).

4.1 Daniel Island Residential

4.1(1) Notwithstanding the provisions of Sec. 54-352 and 54-353 (One-family Attached Dwellings) of the Zoning Ordinance of the City of Charleston, (a) more than 6 single-family attached dwellings may be constructed or attached together in a continuous row; and (b) fences or walls are not required to separate such units.

4.1(2) Institutional, Retail, and Service uses listed in Section 3.2(3)(4) shall be permitted, provided, however, that no individual store shall exceed 2,000 square feet, there shall be no drive-in or drive-through establishments.

4.1(3) All types of dwelling units may be provided, except mobile homes.

4.1(4) The minimum and maximum net acreages for each Daniel Island Residential Parcel shall be 40 Acres and 180 Acres. Lots with less than 30 feet frontage must have access to a street and an alley, unless they are considered Special Situation Lots, front on a public open space or back up to a public open space abutting the critical area.

4.1(5) Each lot shall include a Front Setback Line, established at the time the lot is platted and shown on the recorded plat, except that Front Setback Lines shall not be required on flag lots and oddly shaped lots resulting from unusual topography.

4.1(6) **Height.**

4.1(6)(1) Buildings - principal buildings shall not exceed a height of 50 feet to the peak of the roof and 40 feet to the eaves, except that multi-family buildings shall be allowed a maximum height of 55 feet to the peak of the roof (see definition for Height of Building). For accessory buildings, the height to the peak of the roof shall not exceed 36 feet.

4.1(6)(2) Fences and Walls – fences or walls with a height of between 3 feet 6 inches and 5 feet may be built within the side street Front Setback Zone on corner lots, and within the Front Setback Zone. Fences or walls no taller than 8 feet in height, with piers or posts no taller than 9 feet, may be built on interior side property lines or rear property lines.

4.1(7) Front Setback.

4.1(7)(1) For lots less than 65 feet in width, at least 40% of the principal building's Frontage shall be built to or within 5 feet of the Front Setback Line.

4.1(7)(2) For lots 65 feet or greater in width, at least 30% of the principal building's Frontage shall be built to or within 5 feet of the Front Setback Line.

4.1(7)(3) Garage Doors whose faces are less than 90 degrees rotated from the street right-of-way shall be located at least 20 feet behind the Front Setback Line and, if the garage is attached to the principal building, the total width of the garage door opening(s) shall not exceed 20 feet.

4.1(7)(4) Accessory buildings shall have a minimum 50 foot front setback. However, for Special Situation Lots, the platted Front Setback Line may serve as the minimum front setback for accessory buildings provided the garage doors are not less than 90 degrees of parallel to the Front Setback Line and that a 3 foot 6 inch to 5 foot tall gated wall or continuous hedge extends across the un-built portion of the Front Setback Line.

4.1(8) Exceptions to Front Setback Regulations.

4.1(8)(1) Stoops, stairs, bay windows, balconies, open porches, and roofs of the principal building may extend beyond the Front Setback Line up to the front property line. Non-habitable space may be allowed beyond the property line upon receipt of an encroachment permit from the City.

4.1(8)(2) For lots 80 feet or greater in width located north of the Mark Clark Expressway, garages for single-family detached homes may serve as the Frontage, provided the garage doors are rotated 90 degrees from the street and the garage is designed to appear as a separate building from the principal building.

4.1(9) Rear Setback.

The minimum rear setback for principal buildings is 20 feet; for accessory buildings, the minimum rear setback is 2 feet, or 5 feet for lots served by an alley.

4.1(10) Side Setbacks.

4.1(10)(1) Side yard setbacks for detached principal buildings shall be a minimum of 3 feet with a combined total of 12 feet. For lots bounded on a side by a street (corner lots), the Front Setback Line for the side street shall serve as the side setback.

4.1(10)(2) For accessory buildings, the minimum side setback shall be one foot six inches (1'6") provided, however, that the distance between said accessory building and an existing principal building on adjacent Special Situation Lots is not less than 10 feet, measured parallel to the fronting street.

4.1(11) Exceptions to Side Setback Regulations.

On lots of 26 feet to 65 feet in width, a single family detached home may be built as a Side Lot Line House, provided that (1) at least 40% of the building's Frontage shall be built to the Front Setback Line; and (2) that a minimum 13 foot side yard is provided from the other side lot line. An accessory building to a Side Lot Line House may be located at the same side lot line as the house.

4.1(12) Visual Buffer Zone Setback.

The minimum setback from the Visual Buffer Zone for principal and accessory

buildings is 10 feet. Rear and side yards are allowed in the platted Visual Buffer Zone, but buildings and other land disturbance activities are prohibited. See Section 5.4 for specific Visual Buffer Zone standards.

4.1(13) **Driveway and Garage Door Restrictions.**

No lot shall have more than one driveway for each dwelling unit on the lot, and no lot shall have more than two driveways. Driveways shall be no wider than 10 feet within the street right-of-way and may transition to a wider driveway within the Front Setback Zone, except that driveways shared between two lots may be 16 feet in width. Attached garages whose doors are less than 90 degrees rotated from the street shall not be wider than necessary for two cars. The driveway curb cut provisions of Section 6 Standards for Subdivision Streets, Blocks and Lots shall apply.

4.1(14) **Lot Occupancy of Buildings.**

For principal buildings, the maximum lot occupancy for detached buildings is 50%; for attached buildings, the maximum lot occupancy is 70%.

4.1(15) **Accessory Building Size Restrictions.**

The total footprint of accessory buildings on lots less than 2/3 acre (29,040 square feet) shall not exceed 750 square feet. On lots 2/3 of an acre or larger, the footprint of accessory buildings shall not exceed 1,000 square feet.

4.1(16) **Parking.**

The minimum off-street parking requirement is one space per dwelling unit; except that dwelling units deemed to be special needs housing by the Zoning Administrator shall only be required to provide a minimum of one space for every 4 units, and elderly housing shall only be required to provide a minimum of one space for every 6 units.

4.1(17) **Mechanical equipment and waste containers** above grade level may not be located in the Front Setback Zone and are to be screened from street view.

4.2 Daniel Island General Office

4.2(1) **Building Height.**

The maximum height shall be measured in number of Stories, excluding Attics and raised basements. The maximum height for buildings shall be 4 stories, except in Parcel J where the maximum height shall be 5 stories. The vertical distance measured from finished floor to finished ceiling (or the bottom of structural elements) within each story shall not exceed 14 feet, except that a ground floor with commercial, civic or institutional functions may exceed 14 feet from finished floor to finished ceiling and shall be counted as two stories if it exceeds 25 feet from finished floor to finished ceiling. The height of a first floor commercial function shall be a minimum of 11 feet from finished floor to finished ceiling. Building elements such as parapets, cupolas, roof structures and spires, shall be exempt from height restrictions. The provisions of Sec. 54-505, Exceptions to Height Limitations, in the City of Charleston Zoning Ordinance, are incorporated by this reference, except as amended herein.

4.2(2) **Building Placement and Setbacks.**

Buildings shall be located on or within 10 feet of the platted *Build to the Front Property* Line or *Build to the Front Setback* Line. All buildings shall be setback at least 10 feet from the Visual Buffer Zone. The Visual Buffer Zone can include any required side yards. See Section 5.4 for specific Visual Buffer Zone requirements. All commercial or mixed–use areas shall be buffered from all properties zoned Daniel Island Residential by a minimum 50 foot wide landscaped buffer that meets the requirements of a Type "F" buffer in the City of Charleston zoning ordinance.

4.2(3) **Lot Coverage.**

No more than 55% of a lot may be covered by impervious surfaces; except in Parcel J (excluding public roads) no more than 65% of a lot may be covered by impervious surfaces.

4.2(4) **Exemptions from Setback, Build-to, and Frontage Requirements.**

The Zoning Administrator may grant exemptions from setback, build-to and street Frontage requirements as minor amendments where necessary, in his/her view, for preservation of natural features or grand trees.

4.2(5) **Parking.**

For non-residential uses, the minimum off street parking requirement is 2 spaces per 1000 gross square feet of non-residential floor space. No parking is permitted in front setback zones along streets, except where a front set-back zone has been specifically platted to permit a row of street front parking which shall count toward the minimum parking requirements. For residential uses, parking requirements shall follow Section 4.1(16).

4.2(6) The lot frontage for each lot used for office or mixed-use buildings shall not be crossed by more than two driveways. Each driveway shall not exceed a maximum width of 24 feet at the street or within the front setback area.

4.2(7) All Service Access Areas must be screened from streets, visitor access, and parking.

4.2(8) Criteria for Residential Lots: Residential lots shall be developed according to the Daniel Island Residential provisions.

4.3 Daniel Island Light Industrial

4.3(1) Each Parcel shall be designed to be one or more Industrial or Office Developments.

4.3(2) A landscaped buffer shall be provided for at least 5 feet on the side lot lines, and 10 feet on the rear lot line. No parking is permitted in the Front Setback Zone. A minimum 100 foot wide landscape buffer shall be required adjacent to other uses.

4.3(3) Up to 30% of an industrial or warehouse building may be used as office space directly related to the primary use. Such space shall be located at the building's front. Not more than 10% of a building may be given to Retail uses. If more than 30% of a building is office space, that lot shall be developed under, and meet the requirements of, the Daniel Island General Office Zone.

4.3(4) The minimum building setback from the front property line shall be 50 feet and all non-residential uses shall be set back from residential uses at least 50 feet.

4.3(5) The maximum building height shall be 50 feet.

4.3(6) Impervious coverage of the lot for non-residential uses shall be limited to a maximum 60%.

4.3(7) Parking shall be provided pursuant to the requirements of Section 4.4(10) in the DI-TC.

4.3(8) The minimum building setback from the Visual Buffer Zone for principal and accessory buildings is 10'. Rear and side yards are allowed in the platted Visual Buffer Zone, but buildings are prohibited. See Section 5 for specific Visual Buffer Zone standards.

4.4 Daniel Island Town Center

4.4(1) **Size** - The Daniel Island Town Center Zone shall be at least 50 net acres and shall be divided into two subareas, shown as Village Center (VC) and Support Commercial (SC) on Drawing 20.

4.4(2) **Public Space**. At least 5% of the gross acreage of the Town Center shall be allocated to squares and public spaces.

4.4(3) **Other than Exclusively Residential**. The VC subarea is intended to become a pedestrian friendly area with a mix of retail, commercial, offices, religious, institutional, civic and residential uses and public open spaces. Retail uses will be oriented toward smaller tenants.

4.4(4) **Criteria for Lots:**

4.4(4)(1) Residential lots shall be developed according to the provisions in Section 4.4.

4.4(4)(2) The VC subarea is intended to be a special village setting with mixed uses, combining different residential housing types, offices, institutional and smaller commercial and retail users. The SC subarea is designated for larger retail users. No single retail users shall occupy more than 15,000 square feet on one level of any building within the VC subarea.

4.4(5) Location of Principal Uses:

Any use permitted in the Town Center may be located anywhere within the Town Center except as follows:

4.4(5)(1) One family detached dwellings are not permitted in the SC subarea at all.

4.4(5)(2) Automobile service functions are not permitted in the VC subarea. In the SC subarea, gasoline pumps, service bays and other service functions must be located in the interior of parcels, behind buildings and screened as much as possible from direct view from streets or public open spaces.

4.4(5)(3) Telephone, radio, television, microwave and other transmission towers are not permitted within the Town Center Zone; however, transmission devices may be attached to buildings.

4.4(6) Restrictions for Drive-In or Drive-Thru Facilities

Within the VC subarea, restaurants shall not be permitted to include any drive-in or drive-through facilities. All drive-in or drive-through facilities within the Daniel Island Town Center which are accessed directly from a street shall be no wider than a single lane; however, within the SC subarea an additional stacking lane shall be permitted if the configuration of the lot and the anticipated traffic patterns require a stacking lane. Wherever possible, ingress

and egress for drive-in services should be from parking lots or driveways behind the building.

4.4(7) **Building Height- maximum and minimum:**

Buildings fronting on Island Park Drive, Seven Farms Drive and Riverlanding Drive shall not exceed 5 stories. All other buildings shall not exceed 4 stories. The vertical distance measured from finished floor to finished ceiling (or the bottom of the structural elements) within each story shall not exceed 14 feet, except that a ground floor with commercial, civic or institutional functions may exceed 14 feet from finished floor to finished ceiling and shall be counted as two stories if it exceeds 25 feet from finished floor to finished ceiling. The minimum height of a first floor commercial function shall be 11 feet from finished floor to finished ceiling. Building elements such as bell towers, church steeples, chimneys, and ornamental building elements such as parapets, cupolas, roof structures and spires, shall be exempt from height restrictions.

4.4(8) **Building Placement and Setbacks**.

4.4(8)(1) All streets in the Daniel Island Town Center shall be platted with frontages designated either as *Build to the Front Property Line* or *Build to the Front Set Back Line.* These lines will be established at the time of preliminary plat submittal in accordance with the design criteria set forth in Section 1.2(4)(5)(2) and shall be shown on the recorded plat. On corner lots, the accessory buildings along a street frontage must conform to the building placement requirements for that street. Accessory buildings must be set back 5 feet from an alley, and otherwise must have a minimum rear yard of 2 feet.

4.4(8)(2) **Special Requirements for Buildings in Focal Point Locations**

Certain building lots located at the termination of streets or where streets change direction and adjacent to major public open spaces, are to be designated on the subdivision plat as focal point locations. Buildings placed in these locations should be designed to recognize the

central axis of the street or parkway leading to the building or the open space adjoining the building. Garage doors, service entrances, unornamented side walls should not be placed in prominent locations on focal point sites. Buildings at focal point locations may exceed the height limitations in this ordinance, provided the portions of the structure above the height limit do not contain habitable spaces. [See Section 4.4(7)]

4.4(8)(3) **Buildings and Screen Walls on Street Frontages**

Any building or structure shall be constructed so that a minimum of 60% of the lot frontage is occupied by a building façade that abuts the front property line or the front set-back/build-to line. Building façade indentations or extensions which are part of the building's architectural design shall count toward the minimum 60% lot frontage requirement. An additional 20% of the lot frontage abutting the front property line shall be occupied by an appropriate screen wall, as described in Section 4.4(11).

On a corner lot the building facades shall occupy at least 60% of the frontage on the primary street and no less than 25% on the secondary street with the remainder of the frontage on the secondary street being occupied by an appropriate screen wall, as described in Section 4.4(11).

On a corner lot, the abutting building frontages must extend to the corner or have a corner entrance.

Notwithstanding any provision to the contrary, for lots in the SC subarea which do not have any frontage on the Mark Clark exit ramp, there shall be no building frontage requirements for grocery stores of at least 30,000 gross square feet of floor area; provided the lot is configured as an interior flag lot so that the improvements to be constructed on the adjacent lots will provide screening for the parking areas.

Notwithstanding any provision to the contrary, in the event the rear of the lot abuts a public open space, the improvements may be configured so that the principal building is located in the rear of the lot in proximity to such open space.

Stoops and open porches, bay windows, and balconies may extend up to 4 feet into the right of way, with an encroachment permit from the City, provided at least 5 feet of clear sidewalk passage remains.

Stoops and open porches, bay windows, and balconies may extend up to 7 feet into a front set-back zone.

4.4(8)(4) Side Yards:

No side yards are required in the Town Center. If a side yard is provided, its minimum width shall be 3 feet for principal buildings. The minimum side yard for an accessory building is 2 feet.

4.4(8)(5) The minimum setback from the Visual Buffer Zone for principal and accessory buildings is 10'. Rear and side yards are allowed in the platted Visual Buffer Zone, but buildings are prohibited. See Section 5 for specific Visual Buffer Zone standards.

4.4(9) Exemptions from Setback, Build-to and Frontage Requirements.

The Zoning Administrator may grant exemptions from setback, build-to and street Frontage requirements as minor amendments where necessary, in his/her view, for preservation of natural features or grand trees.

4.4(9) Maximum Lot Occupancy:

Lot occupancy of the buildings shall not exceed 90%. The maximum building coverage for an accessory building is 750 square feet. On lots larger than 2/3 acre, the maximum building coverage for an accessory building is 1,000 square feet.

4.4(10) Parking:

There shall be a minimum off-street parking requirement of three (3) spaces per 1,000 gross square footage of office or retail space. There shall be one (1) off street parking space for each dwelling unit, except there shall be no requirement for residential units located in Business Buildings,

Such spaces shall be located on the same lot as the principal building or on a properly zoned lot within 1,500 feet of the building, as measured between the nearest points of the two lots. No parking is permitted in front setback zones, except where a front set-back zone has been specifically platted to permit a row of street front parking which shall count toward the minimum parking requirements.

4.4(11) **Fences and Screening**:

Fences or walls of 3'6" to 8'0" are required on un-built portions of Build to-Set-back Lines or Build to Front Property Lines on street frontages to bring the built frontage up to 80%.

4.4(12) **Landscape Requirements**:

Rights-of-way and Front Setback Zones may have appropriate hard-surface landscape treatments as an alternative to the provisions in Section 7.1.

4.4(13) **Required First-Floor Uses**:

In order to promote pedestrian activity, no less than 65% of the ground floor area of any building located along a Principal Street in the Town Center locations should be devoted to one or a combination of the following first-floor uses:

(a) All retail uses permitted in the town center with the exception of automobile service uses;

(b) display windows, display rooms for merchandise;

(c) general offices, professional offices, government offices;

(d) professional and retail services;

(e) financial institutions;

(f) art galleries, studios, museums;

(g) restaurants, full service and carry-out;

(h) day care centers;

(i) health and fitness facilities;

(j) educational uses;

(k) residential uses.

4.4(14) **Provisions for Pedestrian Circulation**:

Sidewalks along Principal Streets in the Town Center adjacent to buildings other than single-family detached dwellings shall be 12 feet wide if the sidewalk has tree wells and 9 feet wide if the sidewalk does not have tree wells. At least 6 feet of the sidewalk should be left clear of street trees and street furniture for unimpeded circulation. Since the site development process makes the installation of permanent sidewalks impractical until completion of the lot construction, temporary 5 feet sidewalks shall be installed at the time the streets are constructed and shall be sufficient for acceptance of the public street by the City. The permanent sidewalk shall be installed in front of each lot upon completion of the improvements on the lot.

4.5 Daniel Island Business Park

4.5(1) Each Parcel shall be designed to be one or more business park, office or residential developments.

4.5(2) **Building Height – Maximum and Minimum**

Buildings shall not exceed 4 stories. The vertical distance measured from finished floor to finished ceiling (or the bottom of the structural elements) within each story shall not exceed 14 feet, except that a ground floor with commercial, civic or institutional functions may exceed 14 feet from finished floor to finished ceiling and shall be counted as two stories if it exceeds 19 feet from finished floor to finished ceiling. Chimneys and ornamental architectural elements such as parapets, cupolas, roof structures and spires, shall be exempt from height restrictions.

4.5(3) **Building Placement and Setbacks**

Buildings shall be located on or within 10 feet of the platted *Build to the Front Property Line* or *Build to the Front Setback Line.* Non-residential buildings shall be setback at least 20 feet from residential uses. All buildings shall be setback at least 10 feet from the Visual Buffer Zone. The Visual Buffer Zone can include any required side yards. See Section 5 for specific Visual Buffer Zone requirements.

4.5(4) **Lot Coverage**

No more than 60% of a lot may be covered by impervious surfaces.

4.5(5) **Exemptions from Setback, Build-to and Frontage Requirements**.

The Zoning Administrator may grant exemptions from setback, build-to and street Frontage requirements as minor amendments where necessary, in his/her view, for preservation of natural features or grand trees.

4.5(6) **Parking**

For non-residential uses, the minimum off-street parking requirement is 2 spaces per 1,000 gross square feet of building floor area. For residential uses, the minimum requirement is one space per dwelling unit.

4.5(7) **Driveway Restrictions**

The *Build to Front Property Line* or *Build to Front Setback Line* shall not be crossed by more than two driveways of a maximum 24 feet in width.

4.5(8) **Criteria for Residential Lots**

Residential lots shall be developed according to the Daniel Island Residential provisions.

SECTION 5: OPEN SPACE

5.1 At least 20% of the total gross acres in the Daniel Island PUD shall remain as Open Space (as defined in the Zoning Ordinance of the City of Charleston); at least 25% of such Open Space shall be developed and maintained as Usable Open Space (as defined in the Zoning Ordinance of the City of Charleston). This Usable Open Space may be distributed according to natural features and other considerations, but at a minimum there shall be space allocated to allow the construction of:

Regional Park(s)	60 acre minimum
Recreation Complex Parks	60 acre minimum total, of which one such park of at least 15 acres shall each be north and south of the Mark Clark Expressway.
Waterfront Parks	6 acre minimum total
Marsh Walk	1/4 mile linear minimum of continuous marshfront public access north of the Mark Clark
Neighborhood Parks	24 acre minimum total
Neighborhood Focal Points	One per Parcel which is predominately residential, minimum
Waterfront Access Areas	One per waterfront Parcel, minimum

The Site Plan shall show those parks open to Regional use and shall indicate linkages, such as walkways or bikeways, predominantly off-street, among the major open space elements to create a Daniel Island open space system.

5.2 Notwithstanding anything to the contrary in Section 5.1 above, the Public Waterfront portions of the Wando River frontage, approximately shown in Drawing Sheet Number 8, shall be developed to be Publicly Accessible. Not more than 15% of the lineal frontage in any District shall be developed with commercial, civic, or recreational structures, and any such facilities

shall incorporate design elements, such as decks, patios, overlooks, glassed-in enclosures, or docks, and, in the Town Center (Parcel R), a 12' wide continuous public walkway located immediately adjacent to the waterfront's edge, that enhance patrons' enjoyment of the water. Every Parcel with frontage on the rest of the Daniel Island shoreline labeled Critical Line on Drawing Sheet Number 1, shall provide at least one Waterfront Access Corridor and Area. The junction points for the Critical Line areas and Wando River frontage portions shall be specified in the Site Plan. There may also be one or more locations identified per District in the Site Plan for Public and/or Neighborhood Boat Ramps, the development of which shall be subject to approval of agencies having jurisdiction.

5.3 Notwithstanding anything else in these Regulations, Open Space and any other facilities required within a Parcel may be aggregated within a District and concentrated on one or more Parcels. However, no requirement for Open Space in a predominantly residential Parcel may be transferred to a predominantly nonresidential Parcel, nor shall this provision exempt a predominantly residential Parcel from providing a Neighborhood Focal Point. The following Districts are established:

District 1:	Parcels D, E, F
District 2:	Parcels G, H, I
District 3:	Parcels A, B, C, J
District 4:	Parcels K, O, P, Q
District 5:	Parcels BB, CC, V, X, Y, Z
District 6:	Parcels L, M, N, S, T, U
District 7:	Parcels AA, DD, EE, W
District 8:	Parcel R

5.4 All land in the Visual Buffer Zone shall be governed by the following provisions:

5.4(1) Tree Survey: Prior to commencement of any grading, filling, excavation, or other land-altering activity or removal or cutting of trees within the Visual Buffer Zone, and prior to issuance of any permits for such work, a tree survey must be submitted to the Zoning Administrator delineating the location and species of all Category I and II protected trees as defined in the Zoning Ordinance of the City of Charleston (a tree of eight (8) inches or greater diameter measured four and one-half (4.5) feet above grade) as well as all proposed improvements within the Visual Buffer Zone, and compliance with this section must be confirmed by the Zoning Administrator.

5.4(2) Removal or cutting of trees: No Category I or II protected trees less than twenty-four (24) inches and greater than eight (8) inches in diameter measured four and one-half (4.5) feet above grade in the Public Waterfront or in other parts of the Visual Buffer Zone, shall be removed unless a special exception is approved by the Board of Adjustment-Site Design. The Board shall approve the removal of each Category I or II protected tree or trees in the Visual Buffer Zone where the Board finds that one or more of the following conditions exists:

5.4(2)(1) such tree or trees render unfeasible the reasonable use of such lot or Tract of land; or

5.4(2)(2) such tree or trees unreasonably inhibit the Owner of such lot or Tract of land from siting any improvement thereon, including any dock, boat ramp, Publicly Accessible uses as set forth in Section 5.4(8) below or the permitted appurtenances thereto; or

5.4(2)(3) such tree or trees unreasonably interfere with access to any dock or boat ramp permitted to be constructed as an appurtenance to such lot or Tract of land.

Within the Visual Buffer Zone, all protected trees that are removed or cut must be replaced by two (2) trees of at least two and one-half (2.5) inches caliper which shall be located elsewhere within the Visual Buffer Zone so far as practicable. The location of such trees shall be approved by the Zoning Administrator prior to the commencement of removal or cutting of trees. Removal of grand trees (defined as twenty-four (24)

inches or greater D.B.H., excluding pine trees in Section 54-120 of the City of Charleston Zoning Ordinance) shall only be permitted subject to Section 54-329 of the Zoning Ordinance. Category III and IV trees, as defined in Section 54-331 of the City of Charleston Zoning Ordinance, less than twenty-four (24) inches D.B.H. may be removed without a special exception or variance. Removal of grand trees (defined as twenty-four (24) inches or greater D.B.H., excluding pine trees in Section 54-120 of the City of Charleston Zoning Ordinance) shall only be permitted subject to Section 54-329 of the Zoning Ordinance.

5.4(3) Buildings: No buildings may be located within the Visual Buffer Zone except in the Public Waterfront.

5.4(4) Impervious surfaces: There shall be no Impervious Surfaces in the Visual Buffer Zone, except as provided in items 5.4(3) above or 5.4(6) or 5.4(8) below.

5.4(5) Plantings:

5.4(5)(1) Per 100 linear feet of Visual Buffer, the following plantings are required:

Canopy Trees: A total of five (5) canopy trees (including Shade Trees and Large Trees in Exhibit C and recommended trees as defined in the Zoning Ordinance of the City of Charleston), comprised of both existing trees and new plantings are required. The only existing trees which shall count towards this requirement are Live Oaks measuring four inches (4") D.B.H. or greater and existing Category I and II protected trees as defined in the Zoning Ordinance of the City of Charleston (a tree of eight inches (8") or greater diameter measured four and one-half (4.5) feet above grade). At the time of planting, new trees must measure at least two and one-half (2.5) inches in caliper diameter.

Shrubs: Three (3), seven (7) gallon, evergreen, native shrubs and seven (7), three (3) gallon, native shrubs. Preferred species include wax myrtles, yaupons and other assorted shrub-like hollies, beautyberry, sparkleberry and buckeye.

Groundcovers: For areas of disturbed Visual Buffer Zone or those areas in the Visual Buffer Zone devoid of vegetation, except for existing pasture grasses, one (1) gallon native groundcovers planted no farther than twenty-four (24)

inches on-center. Preferred species include native grasses (including sweetgrass), yaupons, buckeye, sparkleberry, native wildflowers, saw palms, sabal minor, native ferns and brackens, cross vine, Carolina jessamine and Virginia creeper.

5.4(5)(2) For each increment of buffer less than or equal to 25 linear feet, the following plantings are required:

Canopy Trees: A total of one (1) canopy tree (including Shade Trees and Large Trees in Exhibit C and recommended trees as defined in the Zoning Ordinance of the City of Charleston) comprised of either an existing tree or a new planting is required. The only existing trees which shall count towards this requirement are Live Oaks measuring four inches (4") D.B.H. or greater and existing Category I and II protected trees as defined in the Zoning Ordinance of the City of Charleston (a tree of eight inches (8") or greater diameter measured four and one-half (4.5) feet above grade). At the time of planting, new trees must measure at least two and one-half (2.5) inches in caliper diameter.

Shrubs: One (1), seven (7) gallon, evergreen, native shrubs and two (2), three (3) gallon native shrubs. Preferred species include wax myrtles, yaupons and other assorted shrub-like hollies, beautyberry, sparkleberry and buckeye.

Groundcovers: For areas of disturbed Visual Buffer Zone or those areas in the Visual Buffer Zone devoid of vegetation, except for existing pasture grasses, one (1) gallon native groundcovers should be used and planted at a spacing not to exceed twenty-four (24) inches on-center. Preferred species include native grasses (including sweetgrass), yaupons, buckeye, sparkleberry, native wildflowers, saw palms, sabal minor, native ferns and bracken, cross vine, Carolina jessamine and Virginia creeper.

5.4(5)(3) The following plantings and maintenance activities shall be prohibited within the Visual Buffer Zone established at the time of development approval or the recording of the subdivision plats, whichever comes first: (i) manicured grassed lawns, sod and the planting of non-native grasses; only

native grasses shall be allowed. (ii) pruning shrubs below three (3) feet in height.

See Exhibit C Landscape Plant Palette and Zoning Ordinance Appendix B Recommended Native and Naturalized Tree, Shrub and Grass Species for Landscape Buffers for a complete list of recommended plantings appropriate for the Visual Buffer Zone.

5.4(6) Bulkheads and Walkways: Bulkheads and revetments are permitted per SCDHEC-OCRM Guidelines. Walkways not wider than 12 feet and intended for general public use may be provided in the Visual Buffer Zone. However, prior to the installation of any bulkheads, revetments, walkways or related structures or associated land altering activities, a site plan in compliance with this section and delineating all protected trees as well as all proposed improvements within the Visual Buffer Zone shall be submitted to and approved by the Zoning Administrator.

5.4(7) Administration: The burden of showing that the location of replacement trees within the Visual Buffer Zone is not practicable shall be on the party seeking to make the alterations. An applicant for permits for work within the Visual Buffer Zone shall submit any information which he desires or which may be requested by the Zoning Administrator.

5.4(8) Notwithstanding any other provisions of this section to the contrary, approved boat ramps and docks, and appurtenant access facilities, may be installed in the Visual Buffer Zone; and Publicly Accessible uses, such as restaurants, concessions, public yachting facilities, and civic and recreational uses, may be provided in the Visual Buffer Zone within the Public Waterfront.

5.4(9) The Side Yard may be located within the Visual Buffer Zone; however, no building shall be built within ten (10') feet of the Visual Buffer Zone, except in the Public Waterfront. Notwithstanding the above, Lots 29, 30, 35, 36 and 39, in Parcel G, Block A. shall not be required to have a ten (10') foot Side Yard building setback from the Visual Buffer Zone but shall have a three (3') foot Side Yard building setback measured from the Visual Buffer Zone, rather than from the Lot boundary.

5.5 At least 5% of the gross acreage of a Parcel shall be left as Open Space. At least 2 1/2% of net acreage shall be developed as Usable Open Space. At least one acre shall be aggregated as a public park and located as a Neighborhood Focal Point for a Parcel that is Predominately residential; it is recommended that the park be related to a special natural feature.

5.6 Location of any Retail or Civic Uses in a Parcel is encouraged to be adjacent to a Neighborhood Focal Point in a Parcel which is Predominately residential.

SECTION 6: STANDARDS FOR SUBDIVISION STREETS, BLOCKS AND LOTS

The provisions of Article 8, Subdivisions, of the Zoning Ordinance of the City of Charleston, shall apply to the DI-PUD District, except that Sections 54-821 (Street Design Standards), 54-823 (Design Standards for Blocks), and 54-824 (Design Standards for new lots) are replaced by the provisions herein.

6.1 Street design standards.

6.1(1) The layout and design of streets as to arrangement, character, width, grade and location shall be required to conform to the Daniel Island Master Plan, to adjoining street systems of adjoining properties, to the general concepts of the Daniel Island Framework Plan, to the topography, natural features and drainage systems to be provided, and to the design and layout standards, as determined by the City of Charleston, for the type of road, adjoining land uses and anticipated traffic capacity. The plat for a Parcel shall take such streets to the Parcel's boundary line; the subsequent design of the adjacent Parcel will be required to continue the development of these streets. In most cases, structures shall not be located in the Vista created by a street right-of-way extended, except for a significant or civic building. Streets should not be terminated by garage doors of individual houses whether on or slightly off-axis.

6.1(2) Reserve strips or parcels controlling access to streets shall be prohibited, except where justification is shown by the developer.

6.1(3) Street widths shall be as follows:

6.1(3)(1)Minimum Street Widths (Paved Section Exclusive of Outside Curb and Gutter)

6.1(3)(1)(1) Access Street: Sometimes called a place or lane, the access street is designed to conduct traffic between dwelling units and higher-order streets. As the lowest-order street in the hierarchy, the access street carries some through traffic and includes short streets, cul-de-sacs, and courts.

6.1(3)(1)(2) Local Street: The local street provides passage to access streets and conveys traffic to collectors. Like the access street, the local street provides frontage and access to residential lots but also

carries some through traffic to lower-order (access) streets. The local street is a relatively low-volume street.

6.1(3)(1)(3) Collector Street: A street which collects internal traffic movements within an area of the City, such as among subdivisions, and connects this area with the arterial street system. It does not handle long through trips, but performs the same land service function as a local street.

6.1(3)(1)(4) Arterial Street: A facility designed mainly for through traffic, but it also normally performs a secondary land service function. Parking and loading may be restricted or prohibited to improve the capacity for moving traffic. It accommodates major movements of traffic not served by expressways and brings traffic to and from expressways.

6.1(3)(2) See Exhibit B and Drawing Sheets 16 through 18 for minimum widths and illustrative sections.

6.1(4) Dead-end streets designed to be so permanently shall not be longer than eight hundred (800 feet) feet except where land cannot be subdivided otherwise practicably. Dead-end streets shall be provided at the closed end with a turn-around having a street property line diameter of at least eighty (80) feet or another street design such as a hammerhead, "T", or planted island to permit vehicles, including emergency and public service vehicles, to safely turn around.

6.1(5) All street names must be approved by the City at the time of final platting.

6.1(6) Streets and intersection approaches shall not be excessive in grade nor be less than three-tenths of one percent (0.3%) in the gutter profile. Variation from these grades may, however, be permitted by the city engineer where advisable, to adjust to topographical conditions.

6.1(7) Alleys shall be permitted in all zones within the DI-PUD. The right-of-way of such alleys shall be at least twenty (20 feet) feet in width and shall permit safe and through vehicular movement.

6.1(8) All streets shall be paved in accordance with minimum requirements approved by the city engineer. Final approval, however, may be granted prior to paving, provided

adequate bond or escrow of funds conditioned on said paving being completed within one year of the final approval is filed with the city engineer.

6.1(9) Roads of an existing subdivision shall not be used as the sole means of ingress and egress in developing a new subdivision or extending an existing one, when other access can be made available and when in the opinion of the Zoning Administrator such use would create a safety hazard or otherwise be detrimental to the residents of the existing subdivision due to increased traffic and noise.

6.1(10) No street shall be located within a critical area or freshwater or saltwater wetland unless the applicant shall supply to the City the written approval of the South Carolina Office of Ocean and Coastal Resource Management or U. S. Army Corps of Engineers, or both, as appropriate.

6.1(11) In the DI-R zone, each street shall be platted with one or more Front Setback Lines, established at the time of platting and subject to Zoning Administrator approval. These lines shall be established at the time of preliminary plat submittal and shown on the final plat to be recorded. For single-family lots 65 feet or greater in width, the Front Setback Line shall be at least 10 feet from the street right-of-way. Front Setback Lines shall not be required on flag lots and oddly shaped lots resulting from unusual topography.

6.1(12) In the DI-GO, DI-TC, DI-LI and DI-BP zones, each street shall be platted with frontages designated either as *Build to the Front Property Line* or *Build to the Front Setback Line.* These lines shall be established at the time of preliminary plat submittal in accordance with the design criteria set forth In Section 1.2(4)(5)(2). Build to lines shall not be required for oddly shaped lots resulting from unusual topography.

6.1(13) In the event of the combining into larger lots of all the Small Lots on a given street Frontage within a Block, the mapped alley shall be deemed to be demapped upon the last such combining, and its property shall revert to the then-combined lots; provided, however, if an alley was mapped to serve lots facing on two non-intersecting street Frontages, said alley shall remain mapped unless and until all lots on both such Frontages are so combined, and its property is then divided equally between facing

lots; and provided however that for lots also fronting on a public open space, the alley shall be maintained.

6.2 Design standards for residentially-developed blocks and blocks in the VC subarea of the Daniel Island Town Center Zone.

6.2(1) The lengths, widths and shapes of blocks shall be determined with regard to:

6.2(1)(1) Provision of adequate building sites suitable to the special needs of the type of use (residential, commercial, industrial, business park, or other) contemplated.

6.2(1)(2) Area and spacing requirements as to lot sizes and dimensions.

6.2(1)(3) Needs for convenient access, circulations, control and safety of street traffic.

6.2(1)(4) Limitations and opportunities of topography and drainage features.

6.2(1)(5) Preservation of grand trees, other important natural features, and cultural resources.

6.2(2) Block Size

6.2(2)(1) Maximum length of block face (south of Mark Clark): 800 feet.

6.2(2)(2) Maximum length of block face (north of Mark Clark): 1,100 feet.

6.2(3) Each block face longer than the maximums shall require a 25 foot wide through-block alley or pedestrian walk. On blocks where pedestrian walks are incorporated, the block face maximum, including the pedestrian walk, shall not exceed 1,200 feet and 1,650 feet south and north of the Mark Clark, respectively, except that the Zoning Administrator may permit a longer block face when the size, shape, topography or other unique physical conditions of a parcel make adherence to the block face maximum lengths unreasonable.

6.2(4) For the streets located on the Daniel Island Framework Plan, there shall be no more than one curb cut every 70 feet and there shall be no curb cut closer than 100 feet to an intersection of a street located on the Daniel Island Framework Plan. For all other streets which adjoin a Neighborhood Focal Point and have a lot or lots with frontage facing the Neighborhood Focal Point, the use of Rear Alleys is encouraged to eliminate curb cuts on these streets. On all residential streets, no curb cut shall exceed 10 feet

in width, nor shall the pavement in the Front Setback Zone exceed 10 feet in width, provided, however, that driveways shared between two lots may be 16 feet in width.

6.2(5) The Zoning Administrator may waive the maxima in this section upon determination that unusual topography, configuration, natural features, or adjacent conditions recommend a different standard, to enhance urban design or other public benefits such as access to the water.

6.3 Design standards for new lots.

6.3(1) The lot size, width, depth, shape and orientation and the minimum building setback lines shall be appropriate for the location of the lot and for the type of development and use contemplated.

6.3(2) New lots shall conform to the following dimensions and design standards:

6.3(2)(1) For all zone districts, each new residential lot and each commercial lot shall have a minimum frontage of sixteen (16) feet. Lots with less than 30' frontage must have access to a street and an alley, unless they are considered Special Situation Lots, front on a public open space, or back up to a public open space abutting the critical area.

6.3(2)(2) The minimum width for non-residential lots in Daniel Island Light Industrial and Daniel Island Business Park Zones shall be 50 feet.

6.3(2)(3) Street intersections shall be a minimum distance of 50 feet from the intersection of the right-of-way lines to the edge of driveways.

6.3(3) Each lot shall be provided, by means of a public street or other satisfactory public easement or right-of-way, with satisfactory access to an existing public street.

6.3(4) Utility and drainage lots shall be exempt from zoning district dimensional requirements, public road frontage requirements and street improvement requirements provided herein; provided, however, that such lots shall be created in conformance with the subdivision review, approval and recordation requirements provided in the Zoning Ordinance. Lots created for the purpose of providing for utility and drainage facilities and structures shall be of a size, width, depth, shape and orientation appropriate for the proposed use. Each lot shall be served by either frontage on a public right-of-way or an access and

maintenance easement to the lot from a public right-of-way. An application for subdivision approval shall be accompanied by a statement establishing that the proposed installation is necessary to accomplish a utility or drainage function. The subdivision plat creating a utility or drainage lot shall include a designation of the lot "for utility (or) drainage purposes only". Improvements on said lots shall comply with the provision of Section 54-831 (Utility and Street Improvements Required) of the City of Charleston Zoning Ordinance.

6.4 Utility and street improvements required.

6.4(1) Utility and street improvements shall conform to the standards and specifications on file in the office of the City Engineer, except that with respect to sanitary systems or sewerage disposal systems, such systems shall conform to the standards and specifications on file in the office of the Charleston Water System (CWS).

Paved sidewalks, which satisfy City of Charleston construction standards and width requirements, shall be constructed along both sides of all streets, except in the following instances. The phasing of construction of sidewalks or paths along collector or arterial roads shall be identified on the Phasing Plan upon the approval of the City Engineer and Zoning Administrator.

6.4(1)(1) The upper South Spine Road and Golf Course Loop Road shall only require a combined bike path/sidewalk on one side of the road.

6.4(1)(2) Those portions of the on/off ramps for the Mark Clark Expressway in which direct access to adjacent property is not permitted because of access restrictions imposed by State or Federal agencies shall not require sidewalks. As the on/off ramps transition into streets, sidewalks shall be constructed beginning at the first driveway on these streets or the first street intersection, whichever occurs first, and shall connect to the north-south arterial roads shown as "A" and "B" on the Mark Clark Interchange Plan.

6.4(1)(3) Streets connected within Parcels A, K, L, S, W, P, Q, AA, DD, or EE shall not require sidewalks unless a Parcel is developed to include residential units. If sidewalks are not required within a Parcel pursuant to this exception, development of that Parcel shall include construction of a linked system of

paths for bicycles and pedestrians that connects to the sidewalk system or paths on the adjoining Parcel or Parcels.

6.4(1)(4) Residential subdivisions with a minimum lot size of forty thousand (40,000) square feet or more shall require a linked system of paths as described in the preceding paragraph in place of sidewalks.

6.4(1)(5) Residential subdivisions or developments which are physically isolated by water, marsh, saltwater wetlands or freshwater wetlands from other development areas shall not require sidewalks. Office, commercial, civic, institutional, and multi-family residential developments shall be required to provide sidewalks to connect buildings to the public sidewalk system adjacent the development. In addition, multi-family buildings fronting streets shall be required to provide a sidewalk from each building to the street sidewalk.

6.4(2) The City may grant final approval prior to completion of such improvements if adequate bond, letter of credit, or escrow funds for the completion of such improvements, approved by the corporation counsel, is filed with the City treasurer; that with respect to sewerage disposal systems and sanitary sewer systems, such bond or escrow funds for the completion of such systems shall be approved by the manager and engineer of the Charleston Water System. In areas zoned DI-TC, if the construction of the roads, sewer, water and other infrastructure has not commenced or been fully constructed, a developer of lots may post sufficient financial guaranties with the City and the Charleston Water System to insure completion of the infrastructure within a stated period of time. The developer shall supply such information as required by the City and CWS needed to evaluate mucking and filling requirements of construction. The developer may post a cashier's check, letter of credit, performance bond or acceptable surety in an amount equal to 150% of the estimated cost of completion if under $1 million dollars or equal to 125% of the estimated cost of completion if in excess of $1 million dollars. The form and sufficiency of such financial guaranties shall be subject to the City's and/or CWS's approval and review. Upon the posting of such financial guaranties with the City and/or CWS, the City shall approve and issue a final subdivision plat of the property to be improved. Upon the recordation of the subdivision plat, lots may transfer and building permits may be issued. However, the City shall have no obligation to issue a certificate of occupancy until (1) the water and sewer

services are operation and approved by CWS and (2) the curbing, guttering, base course road bed and final wearing surface has been constructed and approved by the City. The final plat shall contain a notation which delineates the restrictions on the issuance of certificates of occupancy.

6.4(3) There shall be no asphalt curbs or sidewalks, unless an integral part of the bikeway system.

6.4(4) All utility lines (including, without limitation, all electrical distribution and transmission lines, cable water and sewer lines) shall be placed underground and no utilities shall be located below ground in the tree planting zone between the curb and sidewalk. Where there are alleys, utilities and above-grade boxes may be run therein, and need be screened from the street only, and not from the alley.

6.5 Relationship of Seven Farms Road to SPA Property.

Seven Farms Road will not be extended to directly connect with a road on the State Ports Authority property located to the west of the Master Plan property, unless such connection is approved in writing by the Zoning Administrator, in the sole discretion of the Zoning Administrator.

SECTION 7: LANDSCAPE

7.1 Only grass lawns and materials from the Daniel Island Landscape Palette (Exhibit C) may be used in the rights-of-way and Front Setback Zones. Plant materials may be deleted from or added to the list upon the approval of the Zoning Administrator.

7.2 Tree Protection

The City of Charleston tree protection ordinance shall apply except as amended herein.

7.3 Street trees with a minimum caliper of three and one-half (3.5) inches shall be installed in the public right-of-way on both sides of all streets shown on the Framework Plan, with a spacing of no greater than 50 feet on center. Street trees with a minimum caliper of two and one-half (2.5) inches shall be installed in the public right-of-way on both sides of all streets not shown on the Framework Plan with a spacing of no greater than 50 feet on center. Existing healthy trees of species types listed in sections (a) or (b) of Exhibit C, Landscape Plant Palette, which are adequately protected during development, may be used to satisfy street tree planting requirements along all streets.

7.4 Planting on Public Tracts, Office, Institutional, and Commercial Properties

The provisions of Sections 54-343 (Perimeter landscaping requirements for surface parking lots, service areas or other vehicular use areas), and 54-343.1 (Interior landscaping requirements for surface parking lots and other vehicular use areas) are specifically incorporated by this reference. All developed sites shall have a minimum of 75% native tree and shrub species. All plants shall be chosen from the Daniel Island Landscape Palette. Otherwise all landscaping standards and regulations as set forth in the Zoning Ordinance of the City of Charleston shall apply.

7.5 Planting on Private Tracts (Residential Lots):

There shall be at least one tree, selected from Exhibit C, Landscape Plant Palette, of two and one-half (2.5) inches caliper or greater, planted in the front yard of each private residential lot, and an additional tree planted for each 25 feet of lot frontage, or fraction thereof, after the initial 50 feet of lot frontage, prior to the issuance of a certificate of occupancy. Existing healthy trees of species types listed in sections (d) or (e) of Exhibit C, Landscape Plant Palette, which are adequately protected during development, may be used to satisfy this requirement. Trees planted to satisfy this requirement should be located to compliment street tree plantings required by this Section.

SECTION 8: EXCEPTIONS TO LOT AND BUILDING REGULATIONS

The Lot and Building Regulations for building height and required setbacks, minimum lot area and maximum lot coverage, and parking and loading minima, by use, contained in these regulations, are subject to the provisions below:

8.1 The Zoning Administrator may grant exemptions from setback, build-to and street Frontage requirements where necessary, in his/her view, for preservation of natural features or grand trees, as minor amendments.

8.2 The provisions of Sec. 54-505, Exceptions to Height Limitations, are incorporated by this reference, except as amended herein, and except that no single family building in Residential Zones shall exceed 50 feet.

SECTION 9: DOCKS

Prior to the development of any Parcel within the DI-PUD, the Developer shall file with the City of Charleston a Dock Master Plan (the "Dock Master Plan") for the entire Daniel Island PUD, which Dock Master Plan shall be approved by the South Carolina Office of Ocean and Coastal Resource Management in accordance with its then existing rules and regulations. The Dock Master Plan shall be filed with the City of Charleston at the plat approval stage for Planned Unit Developments as provided in Section 54-256 of the City of Charleston Zoning Ordinances. In addition, prior to the sale of any such lot or lots, the Developer shall impose restrictive covenants running with the land prohibiting the construction of docks as an appurtenance to any lot or lots unless such lot or lots are specifically designated by the Developer for such use. The restrictive covenants shall contain such additional covenants, conditions, easements and restrictions as the Developer may deem appropriate, including, but not limited to, restrictions pertaining to the design, length, width and size of any such docks.

SECTION 10: CHANGES AND MODIFICATIONS

10.1 Changes to these regulations shall be subject to the requirements of Sec. 54-262

10.2 The following shall be deemed to be major amendments which shall require the approval of City Council in the manner provided by law:

1. Any change of zoning category of a Parcel;
2. Any increase in the total maximum allowable number of dwelling units for Daniel Island as a whole as provided in Section 3.1;
3. The elimination of an open space as shown in the Master Plan;
4. Any failure to provide for a linked open space system; or,
5. Decrease in the number of traffic lanes capacity in an element of the mapped major circulation system, or a change in that system's intersection pattern that would render invalid the traffic impact study.

10.3 The Zoning Administrator shall have the ability to approve minor amendments.

SECTION 11: MISCELLANEOUS

Notwithstanding the language of Sec. 54-255 (c), 6 & 7, an applicant may submit photographs of comparable developments in the Charleston area instead of axonometric sketches, and shall provide information on Open Space improvements and accessibility; he/she shall provide conceptual drawings of such proposed Open Space improvements at submission of the Site Plan.

SECTION 12: DRAWINGS

Any specific uses designated on the attached drawings are for illustrative purposes only, and such uses may be modified to allow the development of any uses permitted by these Zoning Regulations.

The location of all Parcels as shown on Drawing Sheet Number 20, Zoning by Parcel, is approximate only, with the precise location to be fixed at such time as the Site Plan for such Parcel is submitted to the City of Charleston.

EXHIBIT A

Open Space Districts

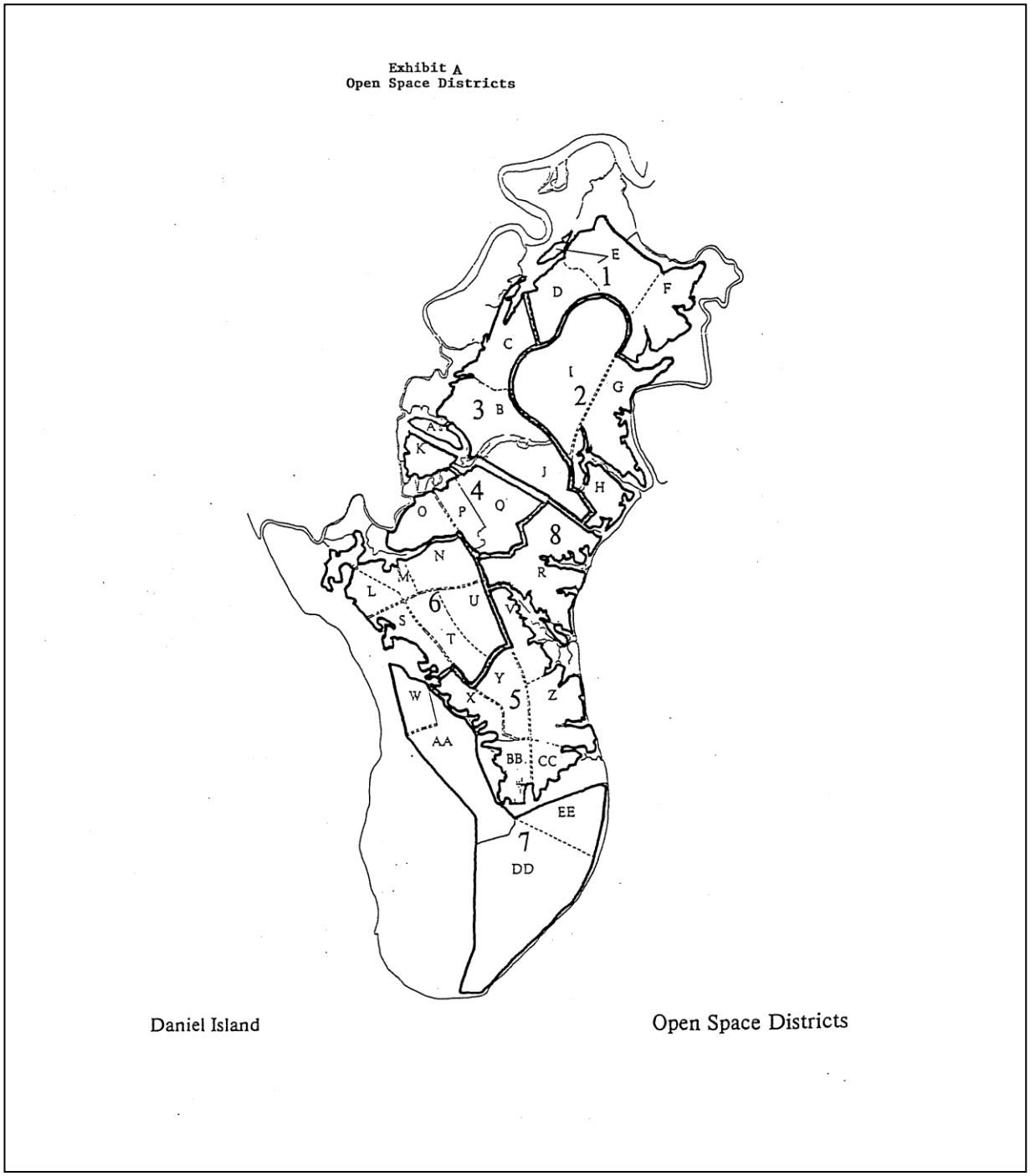

EXHIBIT B

Minimum Street Widths, excluding Curbs

	Undivided Street				Divided Street				
Functional Class	Swale	Mountable	Vertical	Right-of-Way	Swale	Mountable	Vertical	Total with Median	Right-of-Way
Access and Local:									
One Way	-	14'	18'	38'	14'	14'	18'	50'*	40'*
Two Way	-	20'	24'	40'	-	-	-	-	-
Collector, and Local Commercial, Light Industrial, and Business Park	26'	26'	30'	50'	20'	20'	22'	65'	85'**
Arterial:									
Minor	48'	48'	48'	75'	Divided arterial streets must be designed to State requirements				

* Refers to a circle not more than 800 feet in length only.
Width With Median refers to inside edge separation between intersections at each end of a one-way circle, measured along the connecting street edge.
Right-of-Way applies to the one-way street width.

** Right-of-Way applies to the one-way pair with median.

EXHIBIT C

Landscape Plant Palette

(Trees, Shrubs, Groundcovers, Perennials, Wildflowers & Grasses)

a. Primary Street Trees (Shade Trees):

Quercus phellos (Willow Oak)
Nyssa sylvatica (Black Gum)
Quercus virginiana (Live Oak)
Quercus laurifolia (Laurel Oak)
Quercus Shumardii (Shumard Oak)
Sabal palmetto (cabbage Palmetto)
Fraxinus Pennsulvania (Green Ash)
Quercus Falcata (Southern Red Oak)

b. Secondary Street Trees and/or special circumstance Streets, Lanes or Allee's:

Quercus virginiana (Live Oak)
Sabal palmetto (Cabbage Palmetto)
Magnolia grandiflora (Southern Magnolia)
Taxodium distichum (Bald Cypress)
Nyssa sylvatica (Black Gum)
Acer rubrum (Red Maple)
Liquidambar styraciflua (Sweet Gum)

c. Small Trees for Lanes, Alleys, narrow conditions, and to complement larger tree plantings (DO NOT USE for Primary Street Trees):

Carpinus caroliniana (Ironwood, Hornbeam)
Cornus florida (Flowering Dogwood)
Cercis canadensis (Eastern Redbud)
Amelanchier laevis or Amelanchier canadensis (Serviceberry)
Betula nigra (River Birch)
Sassafras albidum (Sassafras)
Magnolia virginiana (Sweetbay)
Viburnum prunifolium (Blackhaw)
Oxydendron arboreum (Sourwood)
Malus species (Crabapples)
Sabal Palmetto (Cabbage Palmetto)

Ilex attenerata 'Fosteri' (Foster Holly)
Ilex attenerata 'East Palatka' (East Paltaka Holly)
Ilex attenerata 'Savannah' (Savannah Holly)
Ilex vomitoria (Yaupon Holly)
Chionanthus virginicus (White Fringetree)

d. Large Trees for Parks, Public Grounds and Private Lots
away from streets and parking (these trees in addition to the lists above):

Juglans nigra (Black Walnut)
Fagus grandifolia (American Beech)
Carya species (Hickories)
Juglans cinerea (Butternut)
Carya illinoensis (Pecan)
Tilia americans (Basswood)
Quercus falcata (South Red Oak)
Quercus virginiana (Live Oak)
Liriodendron tulipifera (Tulip Poplar)
Quercus lyrata (Overcup Oak)
Quercus nigra (Water Oak)
Quercus marilandica (Blackjack Oak)
Quercus stellata (Post Oak)
Carpinus caroliniana (American Hornbeam)

e. Evergreen Trees for Screening, Hedges, Parks and Public Grounds (generally not for Street or Shade Trees):

Pinus taeda (Loblolly Pine)
Pinus echinata (Short-leaf Pine)
Magnolia grandiflora (Southern Magnolia)
Chamaecyparis thyoides (Atlantic White Cedar)
Sabal Palmetto (Cabbage Palm) -- O.K. for special streets
Ilex attenerata 'Fosteri' (Foster Holly)
Ilex attenerata 'East Palatka' (East Paltaka Holly)
Ilex attenerata 'Savannah' (Savannah Holly)
Ilex vomitoria (Yaupon Holly)
Juniperus virginiana (Virginia Red Cedar)
Pinus palustris (Longleaf Pine)
Serenoa repens (Saw Palmetto)
Ilex 'Nellie R. Stevens' (Nellie Stevens Holly)
Magnolia virginiana (Sweetbay magnolia)

f. Evergreen Shrubs for Screens, Hedges, Massing, Public/private Lots:

Myrica cerifera (Wax-Myrtle)
Ilex vomitoria (Yaupon Holly)
Ilex cassine (Dahoon Holly)
Ilex opaca (American Holly)
Kalmia latifolia (Mountain Laurel)
Ilex glabra (Inkberry)

g. Deciduous Shrubs for Hedges, Massing, Wildlife, Public/private Lots:

Ilex verticillata (Winterberry)
Clethra alnifolia (Summersweet)
Cornus amomum (Silky Dogwood)
Rhododendron nudiflorum (Pinxterbloom)
R. viscosum (Swamp White Azalea)
Aronia arbutifolia (Red Chokeberry)
Baccharis halimifolia (Groundsel-Tree)
Iva frutescens (Marsh Elder)
Lindera benzoin (Spice Bush)
Rosa carolina (Carolina Rose)
Hamamalis virginiana (Witch-Hazel)
Hamamalis vernalis (Vernal Witch-Hazel)
Chionanthus virginicus (Fringe Tree)
Calycanthus floridus (Carolina Allspice)
Franklinia alatamaha (Franklin Tree)
Viburnum dentatum (Arrow Wood)
Viburnum acerifolium (Maple-Leaf Viburnum)
Magnolia virginiana (Sweetbay Magnolia)
Prunus maritima (Beach Plum)
Hydrangea quercifolia (Oak-Leaf Hydrangea)
Sambucus canadensis (Elderberry)
Rhus species (Sumacs)
Vaccinium species (Blueberries)
Itea virginica (Sweet Spire)
Fothergilla gardenii (Fothergilla)
Comptonia peregrina (Sweetfern)
Salix species (Willows)
Alnus serrulata (Smooth Alder)

Callicarpa species (Callicarpa)

Philadelphus coronarius (sweet mock orange)

Itea virginica (Itea)

h. Plant List (NON-NATIVE):

1. Street Trees:

Zelkova serrata (Zelkova)

Tilia cordata (Little Leaf Linden)

Koelreutaria paniculata (Goldenrain tree)

Quercus acutissima (Sawtooth Oak)

Ulmus parvifolia 'drake' (Drake elm)

Ulmus alata (winged elm)

2. Ornamental Flowering Trees (small to medium):

Lagerstroemia indica (Crape Myrtle)

Magnolia denudata (Yulan Magnolia)

Magnolia kobus (Kobus Magnolia)

Magnolia stellata (Star Magnolia)

Magnolia soulangeana (Saucer Magnolia)

Prunus yedoensis (Yoshino Cherry)

Malus species (Crabapples)

Prunus ceracifera pissardi (Purple-leaf plum) Stewartia pseudo-camellia (Stewartia)

Styrax japonica (Japanese Snobell)

Cornus kousa (Japanese or Korean Dogwood)

Cornus mas (Cornelian Cherry)

Acer palmatum (Japanese Maple)

Pyrus calleryana 'bradford' (Bradford pear)

3. Evergreen Shrubs:

Camellia japonica (Japanese Camellia)

Camellia sasanqua (Fall-Blooming Camellia)

Rhododendron species

Azalea species

Pieris japonica (Japanese Andromeda)

Buxus species (Boxwoods)

Raphiolepsis umbellata (Yeddo Hawthorn)

Nerium oleander (Oleander)

Viburnum davidi (David Viburnum)

Osmanthus species (Osmanthus)

Skimmia species
Ilex species (Chinese and Japanese hollies)
Ligustrum japonicum (Japanese privet)
Pittosporum species (Pittosporum)
Cupressoeyparis leylandii (leyland cypress)
Fernstroemia japonica (cleyera)
Raphiolepis indica (Indian hawthorn)

4. Groundcovers:

Liriope species (Lily-Turf)
Ophiopogon japonicus (Mondo-Grass)
Vinca minor (Common Periwinkle)
Vinca major (Large Periwinkle)
Hedera helix (English Ivy)
Cotoneaster species
Sarcococca species
Ajuga reptans (Bugleweed)
Trachelospernum asiaticum (Asiatic jasmine)
Hedera canariensis (Algerian ivy)
Juniperus conferta (shore juniper)
Juniperus horizontalis (creeping juniper)

5. Deciduous Shrubs:

Buddlea davidii (Butterfly Bush)
Vitex angus-castus (Chaste-tree)
Chaenomeles species (Quince)
Viburnum carlesii (Korean Spice Viburnum)
Viburnum juddii (Judd Viburnum)
Viburnum plicatum tomentosum (Double file Viburnum)
Forsynthia intermedia (yellow bells)
Fothergilla species

i. Grasses (NATIVE):

Spartina alternifolia (Smooth Cordgrass)
Spartina patens (Salt Meadow Hay)
Spartina cynosuroides (Big Cordgrass)
Panicum virgatum (Switch Grass)
Xyris sp. (Yellow-eyed Grass)
Juncus roemerianus (Black Needlerush)

Muhlenbergia filipes (Sweet Grass)

Muhlenbergia capillaris (Sweet Grass)

Typha latifolia (Broad-Leaved Cattail)

Typha angustifolia (Narrow-Leaved Cattail)

j. Perennials and Wild Flowers (NATIVE: except where noted):

Lobelia cardinalis (Cardinal Flower)

Asclepias tuberosa (Butterfly Weed)

Asclepias lanciolata (Narrow Leaf Butterfly Weed)

Solidago species (Goldenrods)

Hemerocallis species (Daylilies)

Lilium species (True Lilies)

Mertensia virginicus (Bluebells)

Trillium species (Trillium)

Acorus calamus (Sweet Flag)

Nelumbo lutea (Water Lily)

Saururus cernuus (Lizard's Tail)

Liatris spicata (Blazing Star)

Hibiscus palustris (Swamp Rose-Mallow) (+ other native Hibiscus species)

* Iris pseudoacorus (Yellow Flag)

Sabatia stellaris (Marsh-Pink)

Geranium maculatum (Wild Geranium)

Rudbeckia sp. (Black-eyed Susan)

Coreopsis sp. (Tick Seeds)

Helianthus (Sunflower/Jerusalem Artichoke)

Achillea (Yarrow)

Iris prismatica (Slender Blue Flag)

Pontederia cordata (Pickeral Weed)

Iris versicolor (Blue Flag)

Eupatorium dubium (Joe Pye Weed)

Nuphar luteum (Spatterdock)

k. Vines:

* Parthenocissus tricuspidata (Boston Ivy)

Parthenocissus quinquefolia (Virginia Creeper)

* Wisteria species (Wisteria) (Native & Non-Native)

Clematis species (Clematis) (Native & Non-Native)

* Hydrangea anomalis petiolaris (Climbing Hydrangea)

Campsis radicans (Trumpetcreeper)

Passiflora caerulea (Passion Flower)

Vitis species (Grapes)

Bignonia capreolata (Cross Vine)

Lonicera sempervirens (Trumpet Honeysuckle)

* Rosa species (Climbing Roses)

* Jasminum officinale (White Jasmine)

* Trachelospermum species (Confederate Jasmines)

Gelsemium sempervirens (Carolina Jessamine)

*Akebia quinata (five-leaf akebia)

* NON-NATIVE

I. Edible plants to be encouraged on private lots and in special places in Public Lots.

Diospyrus species (Persimmon)

Ficus cultivars (Figs)

Prunus species (Cherries, Plums, Peaches)

Malus species (Apple and Crabapple)

Pyrus species (Pears - but not Pyrus callesyana)

Rubus species (Raspberries, Blackberries)

Sambucus species (Elderberries)

Amelanchier species (Serviceberries)

Vaccinium species (Blueberries)

Various nut trees, as previously listed (Pecan, Hickory, Oak, Beech, Walnut, etc.)

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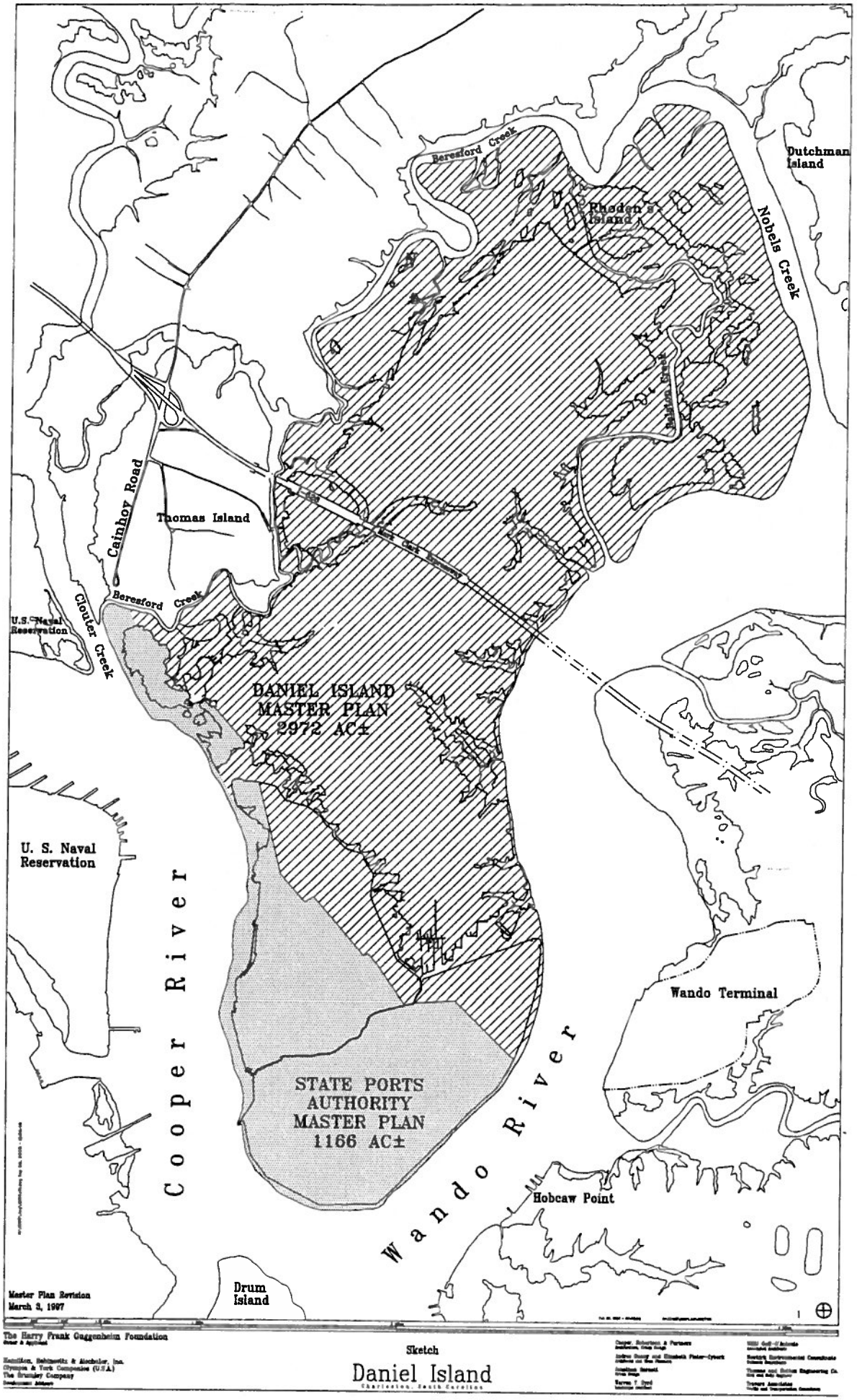
TABLE I
Projected Dwelling Units by Parcel

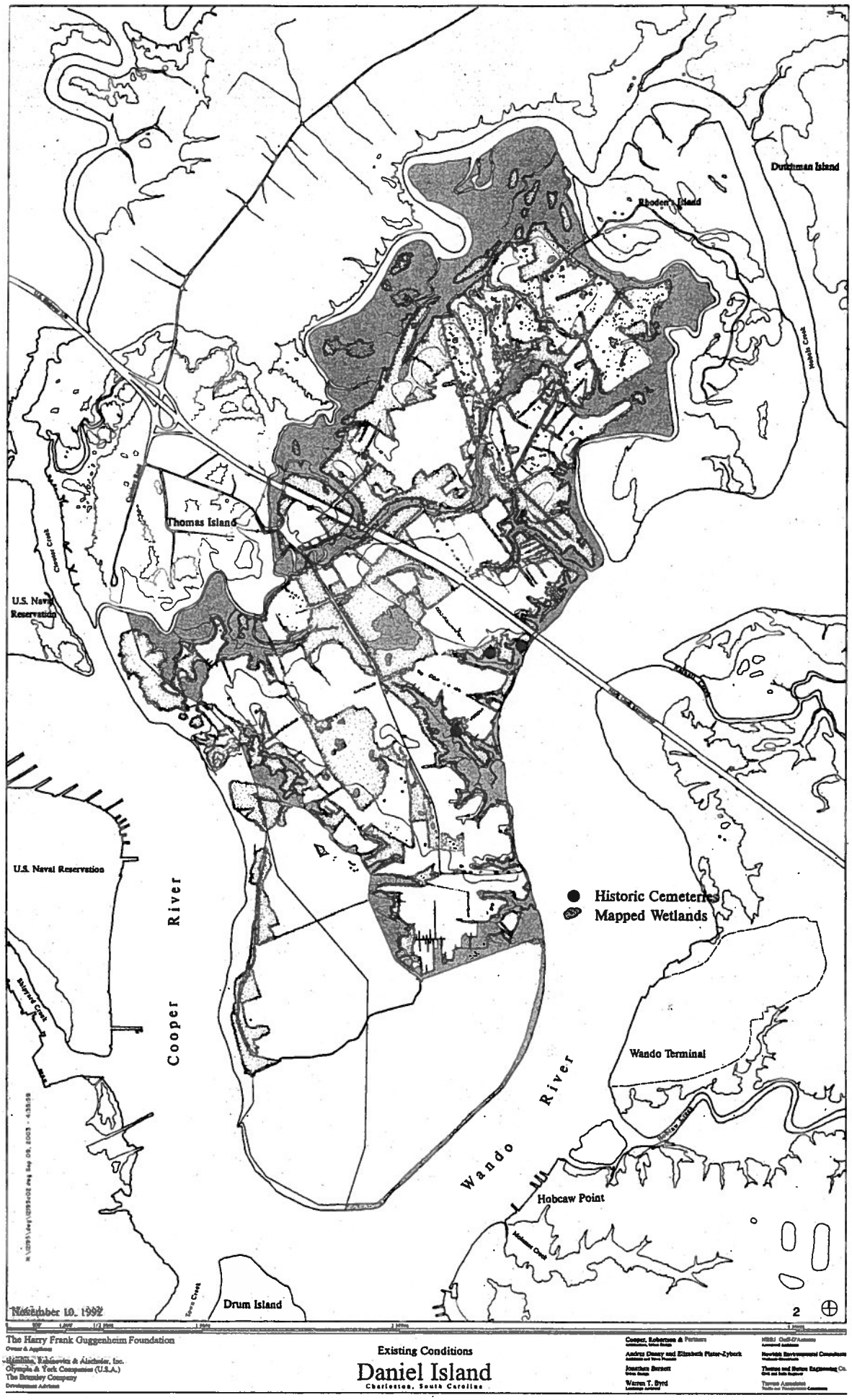
Parcel	Approximate Acreage	Zone	Projected Dwelling Units
A	18	DI-GO	
B	122	DI-R	175
C	104	DI-R	125
D	88	DI-R	100
E	140	DI-R	300
F	114	DI-R	325
G	125	DI-R	250
H	72	DI-GO*	205
I	269	DI-C, DI-R	175
J	105	DI-GO, TC	
K	41	DI-GO	
L	75	DI-BP	60
M	57	DI-R	135
N	80	DI-R, DI-TC	225
O	67	DI-R	175
P	44	DI-GO	175
Q	116	DI-GO, DI-TC	400
R	210	DI-TC	1200
S	25	DI-R, DI-BP	200
T	79	DI-R, DI-GO**	220
U	79	DI-R, DI-TC	180
V	63	DI-R	290
W	53	DI-LI, DI-BP	
X	57	DI-LI, DI-R	305
Y	75	DI-R	480
Z	108	DI-R	650
AA	130	DI-P, DI-LI, DI-BP	
BB	54	DI-R	400
CC	43	DI-R	350
DD	26	DI-P	
EE	100	DI-P	
FF	233	DI-R	400
Totals	2972 acres		7,500 units

* No more than 50% of the Parcel's area to be developed for other than residential uses. All residential uses must meet the requirements of Section 4.2.

** The GO zone in Parcel T is to extend no further than 500' from the center line of the road dividing Parcel M from Parcel T.

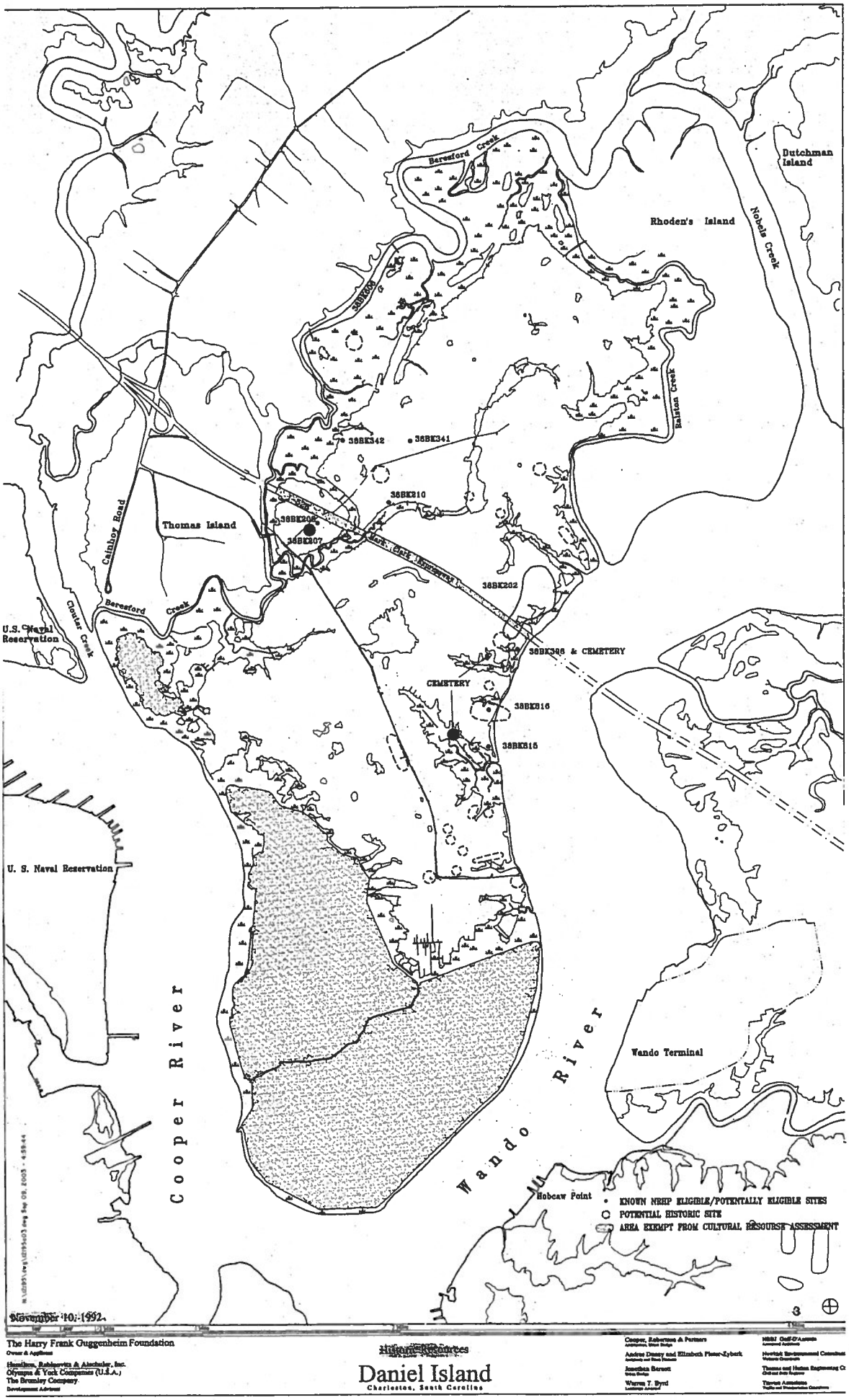


DRAWING SHEET NUMBER 1
SKETCH



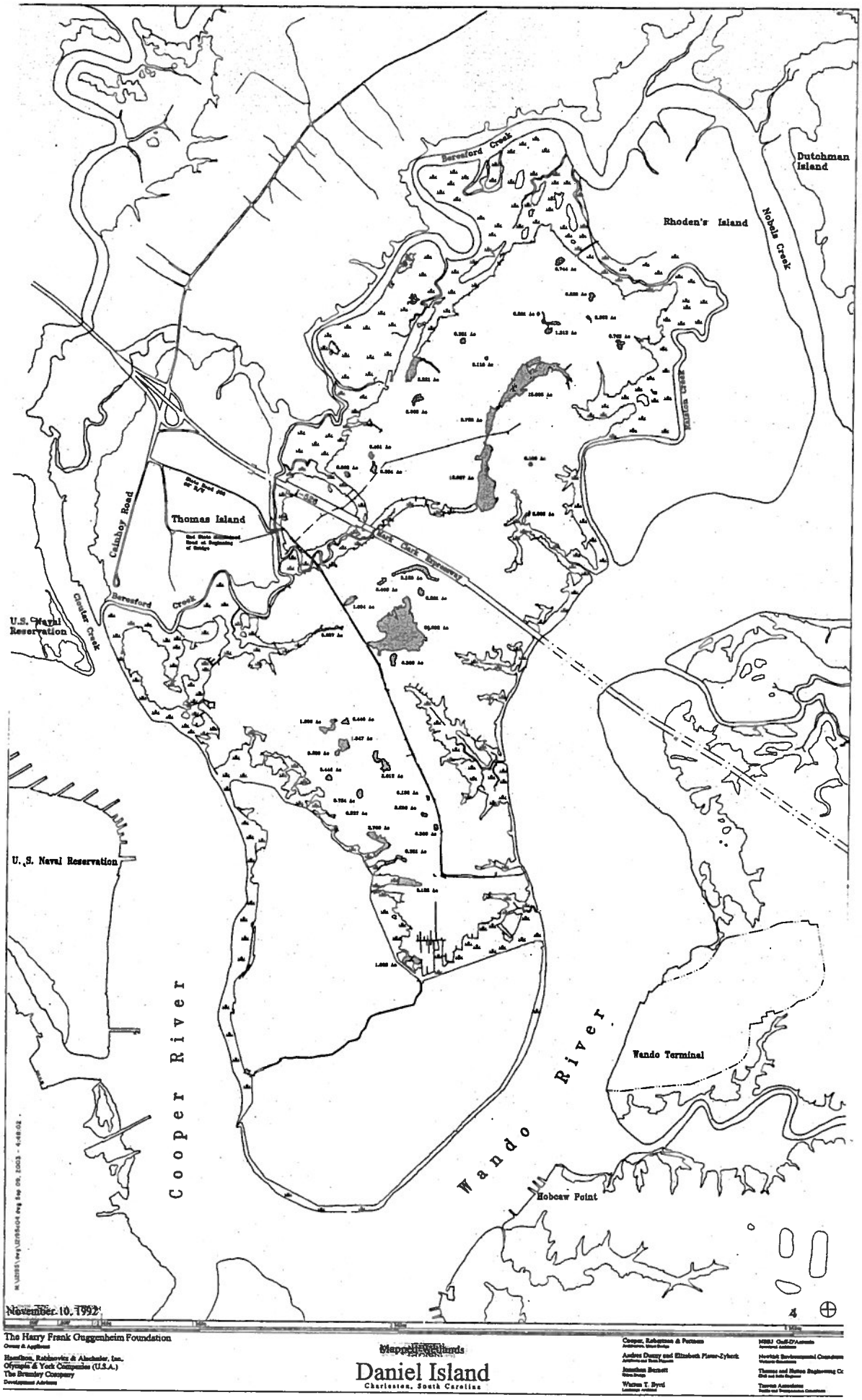
DRAWING SHEET NUMBER 2

SITE ANALYSIS - EXISTING CONDITIONS



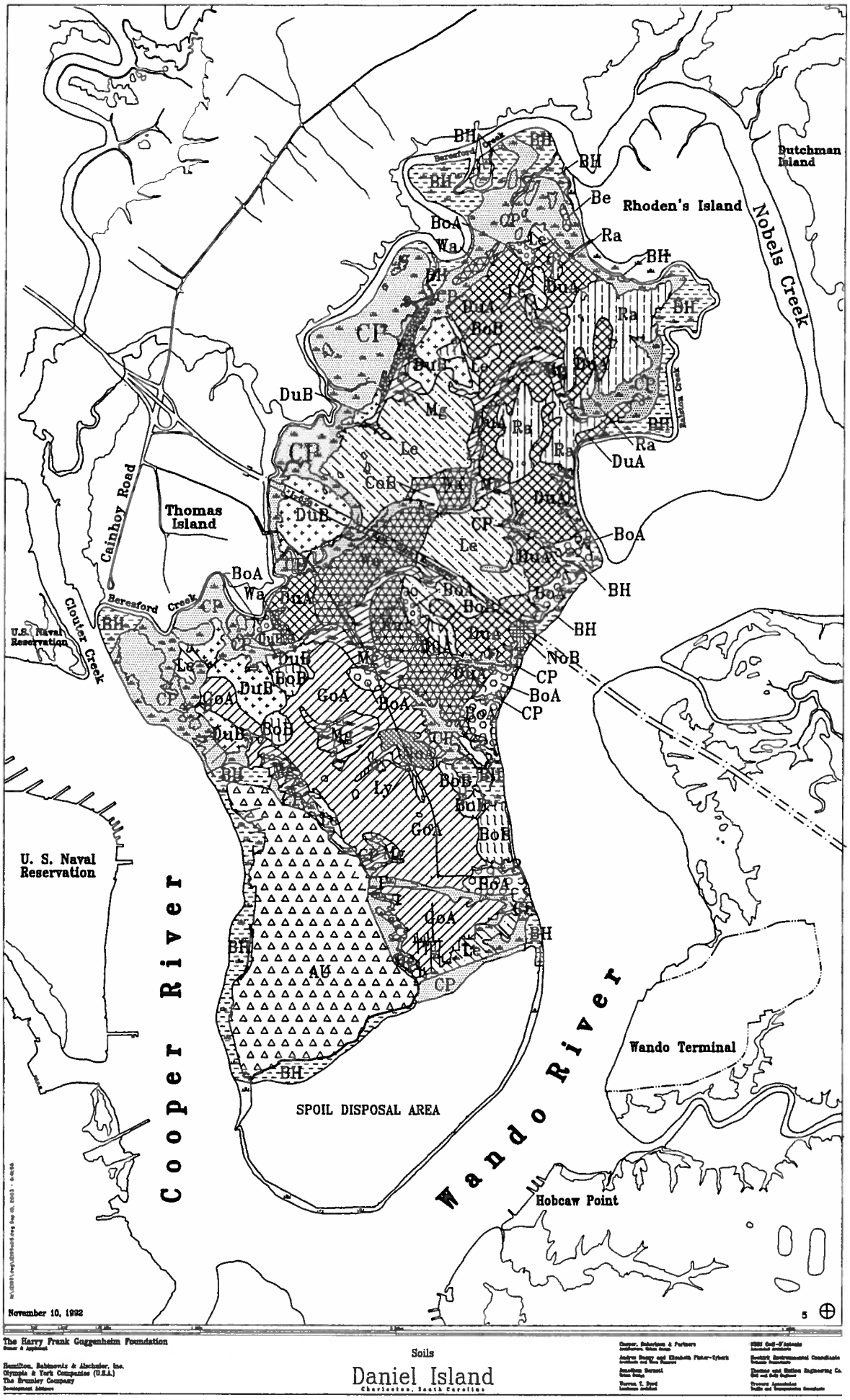
DRAWING SHEET NUMBER 3

SITE ANALYSIS - HISTORIC RESOURCES

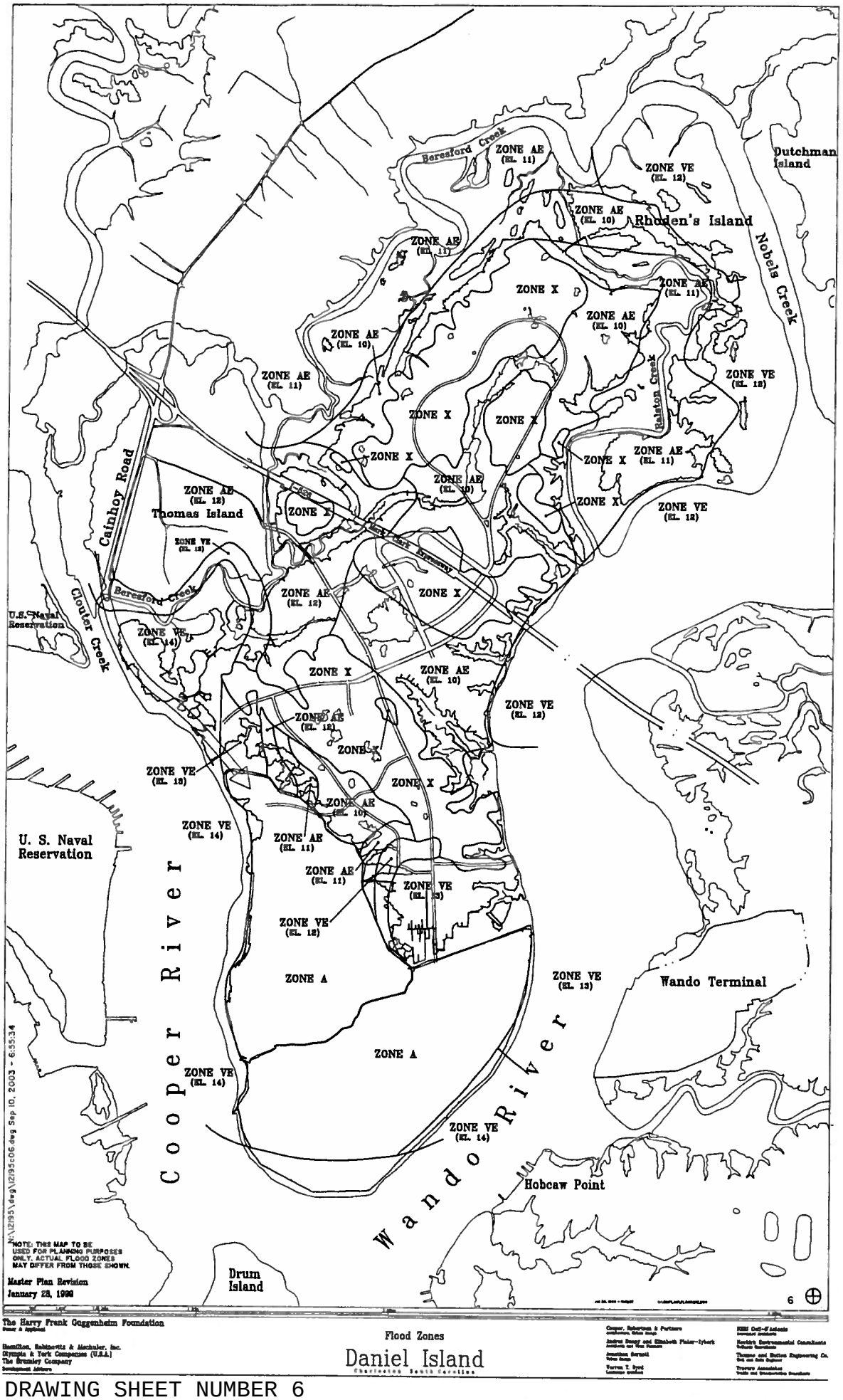


DRAWING SHEET NUMBER 4

SITE ANALYSIS - MAPPED WETLANDS

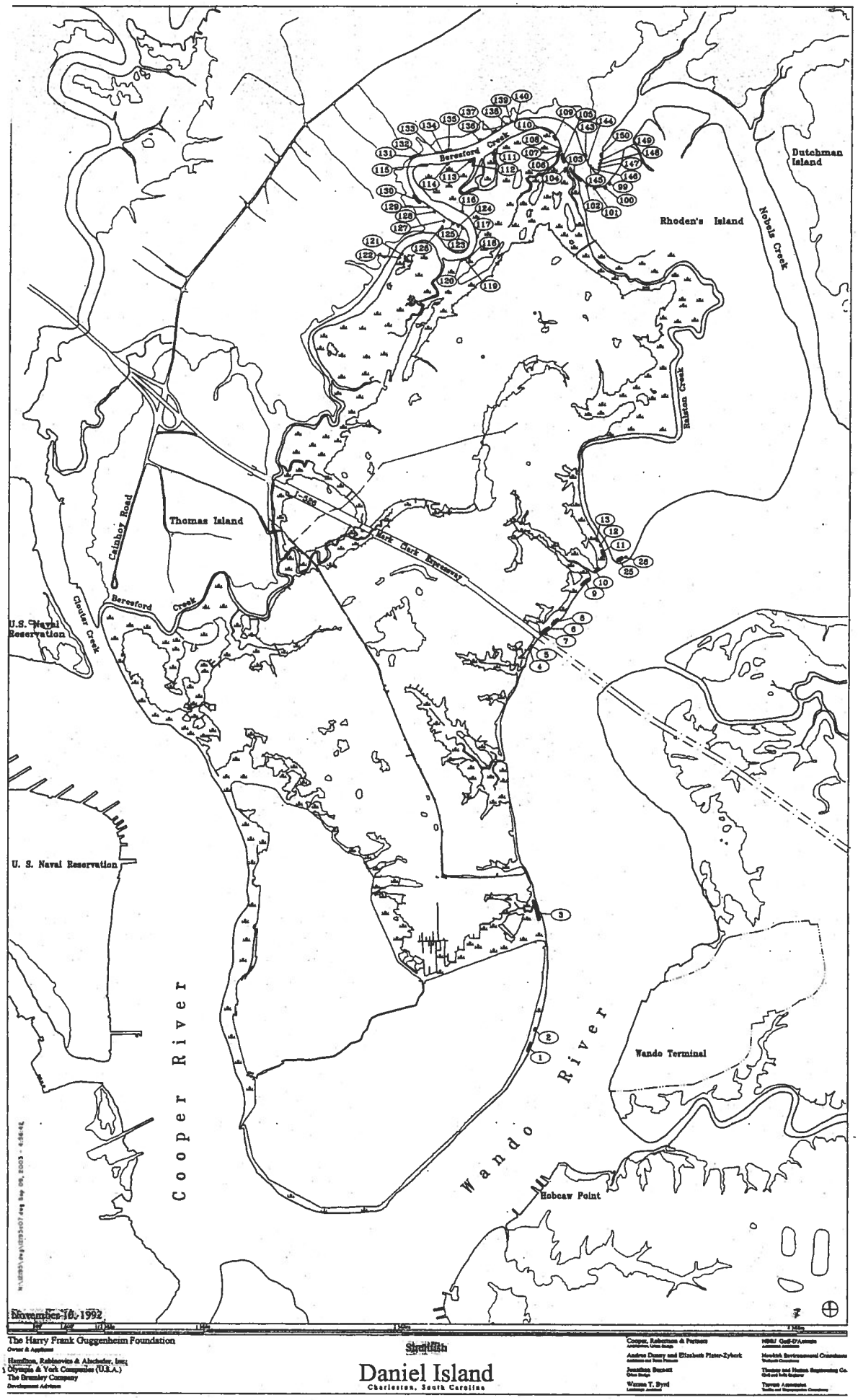


DRAWING SHEET NUMBER 5
SITE ANALYSIS - SOILS



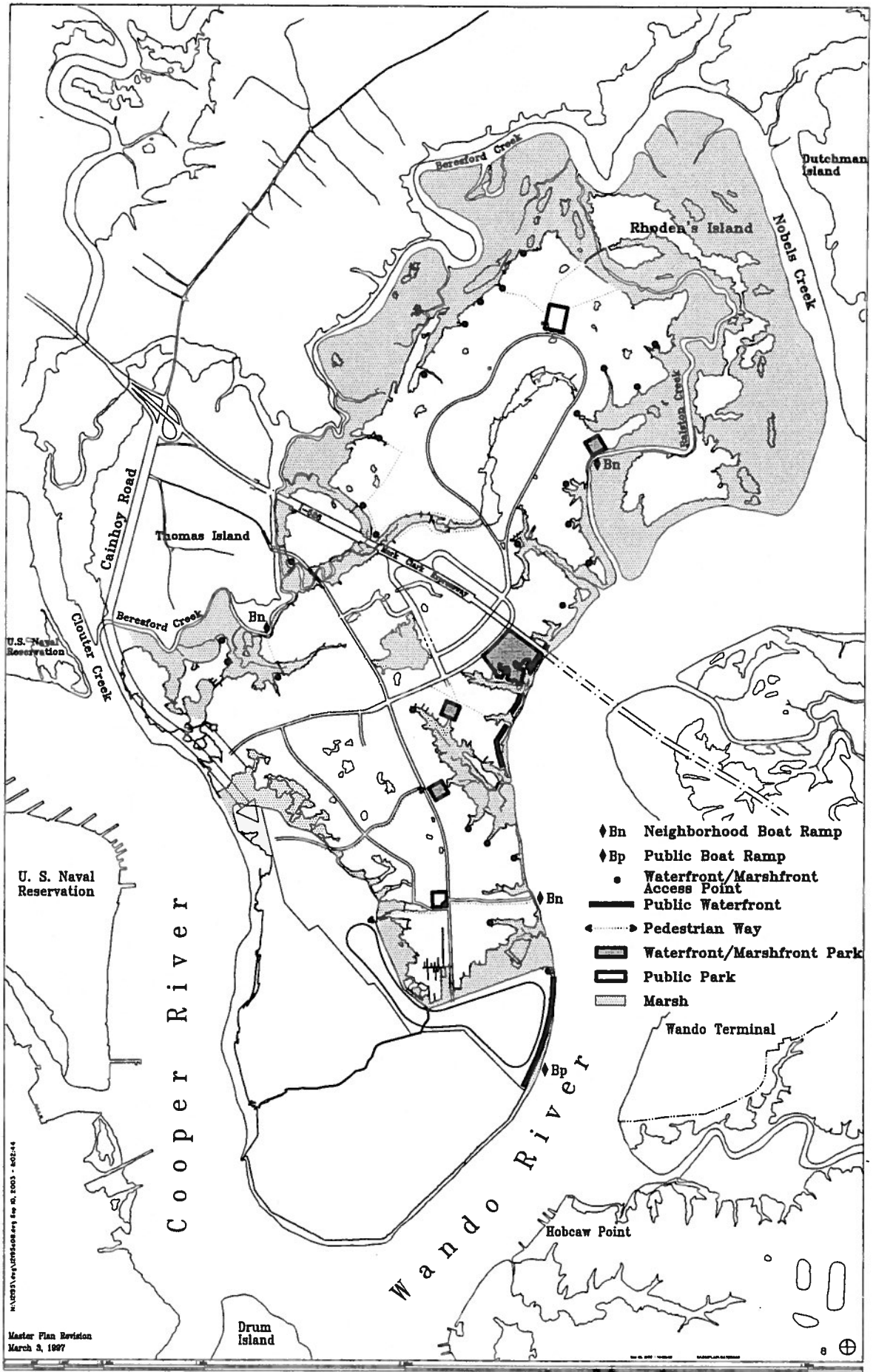
DRAWING SHEET NUMBER 6

SITE ANALYSIS - FLOOD ZONES



DRAWING SHEET NUMBER 7

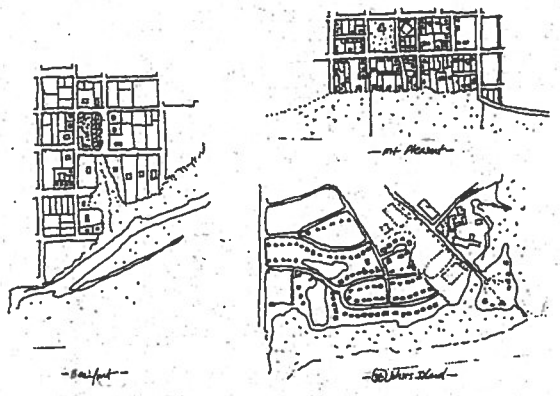
SITE ANALYSIS - SHELLFISH



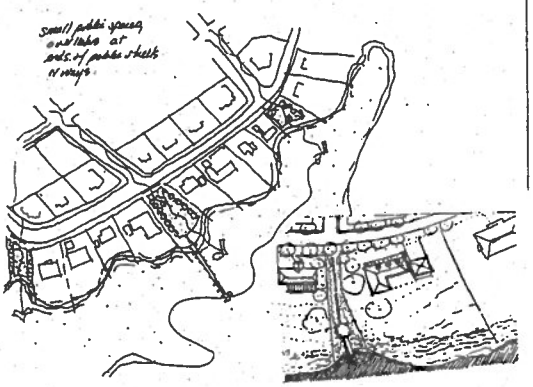
DRAWING SHEET NUMBER 8

OPEN SPACE - ILLUSTRATIVE WATERFRONT ACCESS

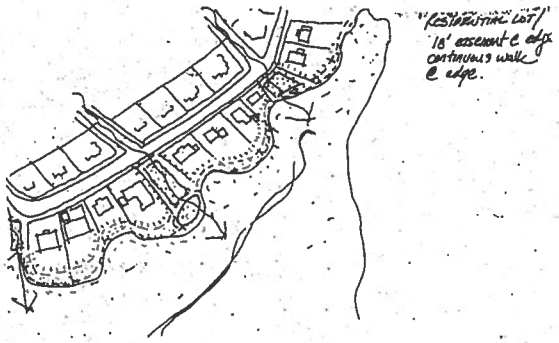
Existing Types



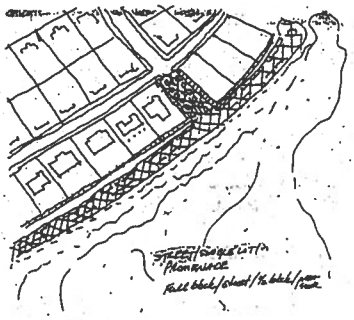
Point Access



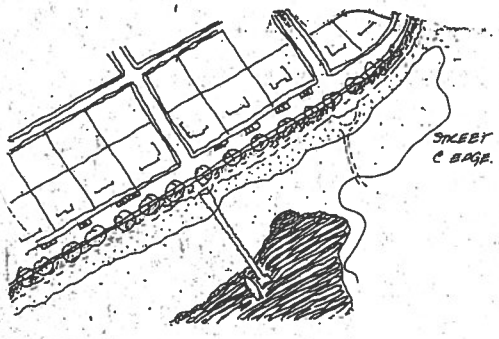
Edge Access Easement



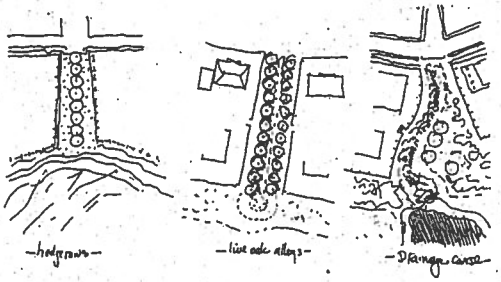
Town Center
Pedestrian R.O.W.



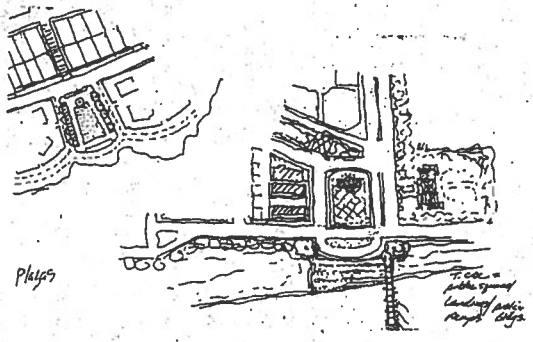
Public Street



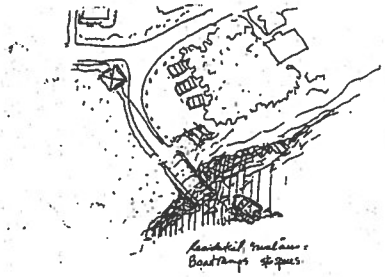
Natural Features



Plazas



Neighborhood Boat Ramps



November 10, 1992

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The Harry Frank Guggenheim Foundation
Owner & Applicant

Hamilton, Rabinowitz & Alschuler, Inc.
Olympia & York Companies (U.S.A.)
The Bramley Company
Development Advisors

Edge Conditions

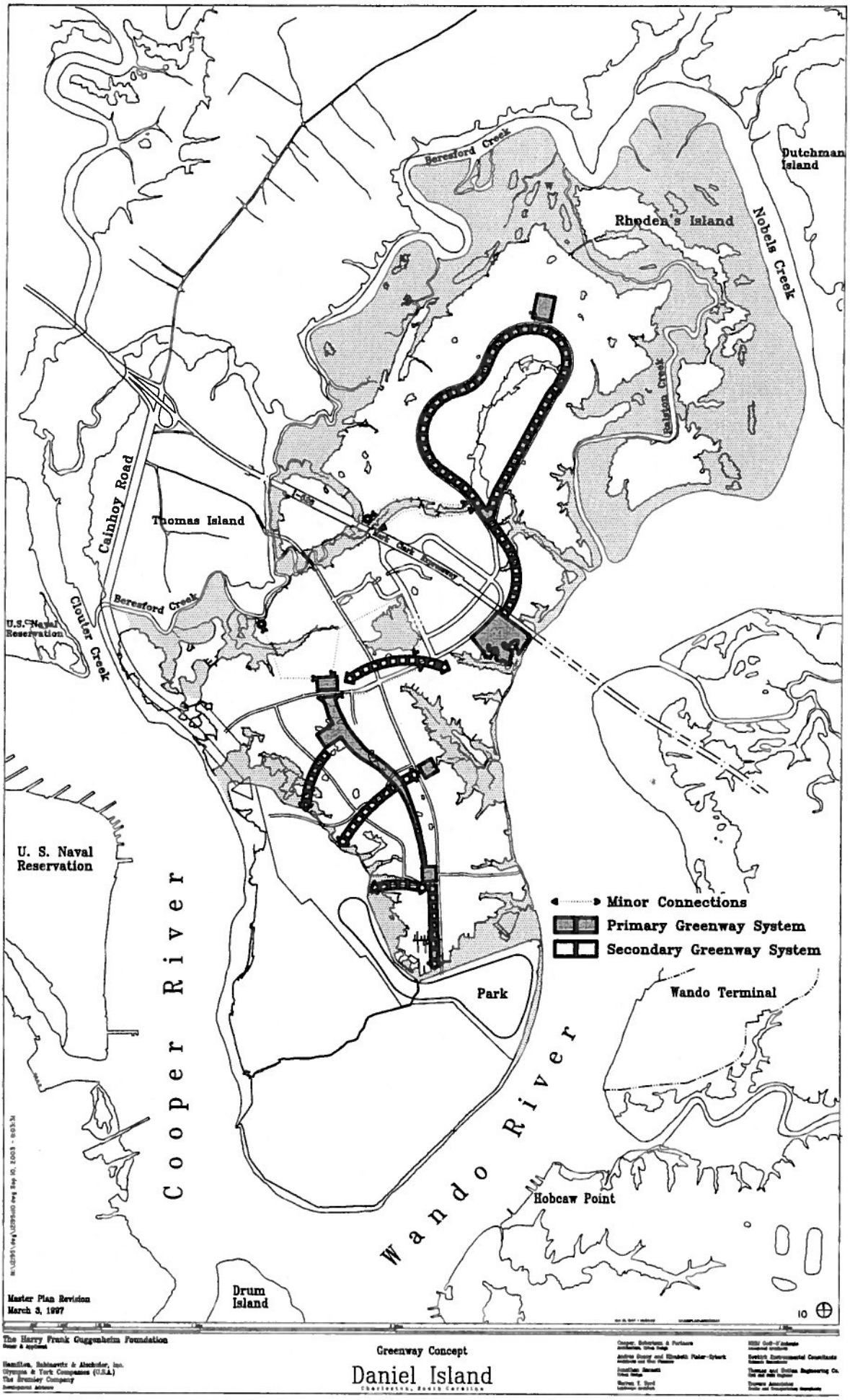
Daniel Island
Charleston, South Carolina

Cooper, Robertson & Partners
Andres Duany and Elizabeth Plater-Zyberk
Jonathan Barnett
Wenzel F. Byrd

NBBJ Gadi-D'Antonio
Nordish Environmental Consul
Thomas and Hutton Engineering
Thomas Associates

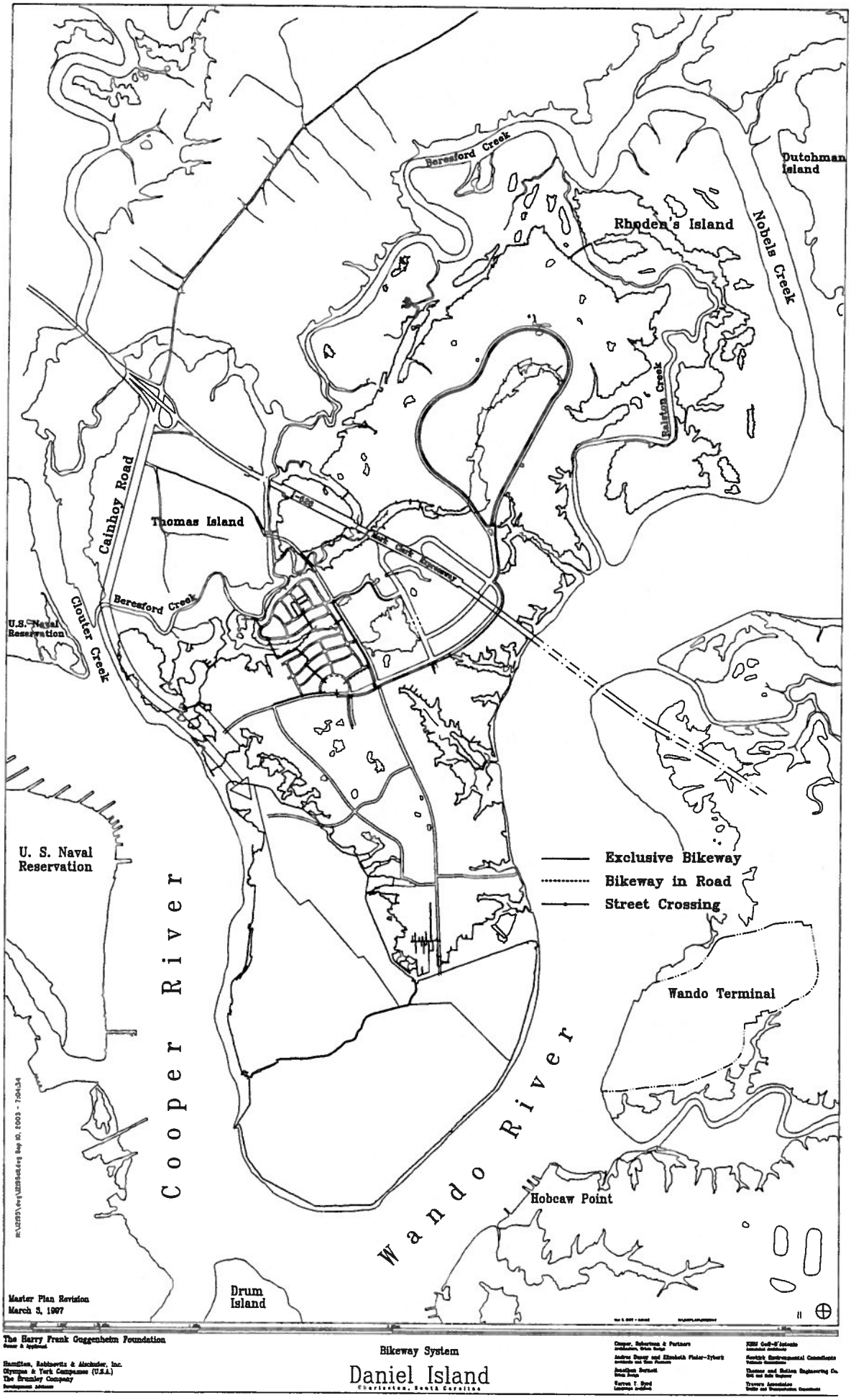
DRAWING SHEET NUMBER 9

OPEN SPACE - WATERFRONT ACCESS TYPES



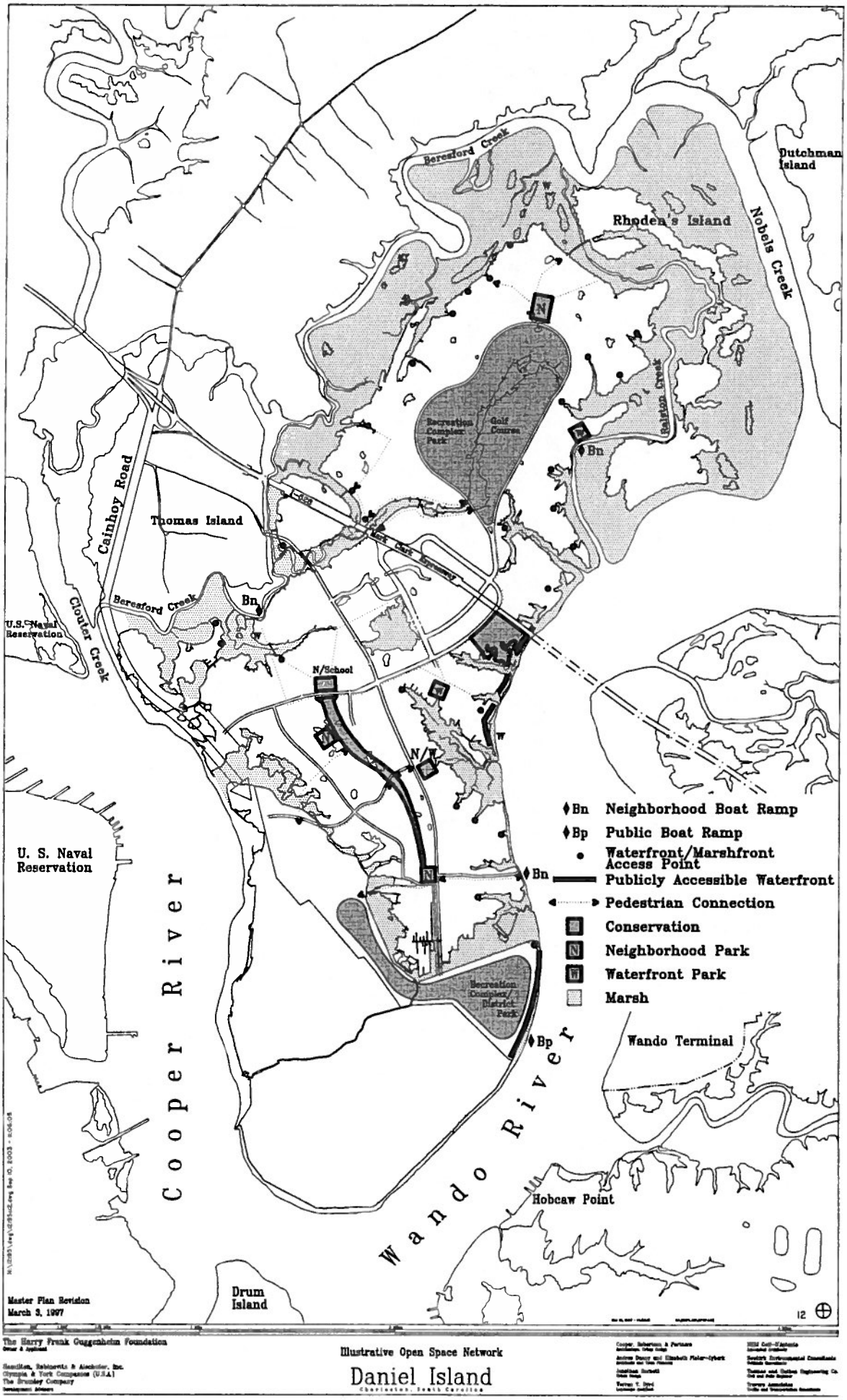
DRAWING SHEET NUMBER 10

OPEN SPACE - INTERNAL GREENWAY CONCEPT



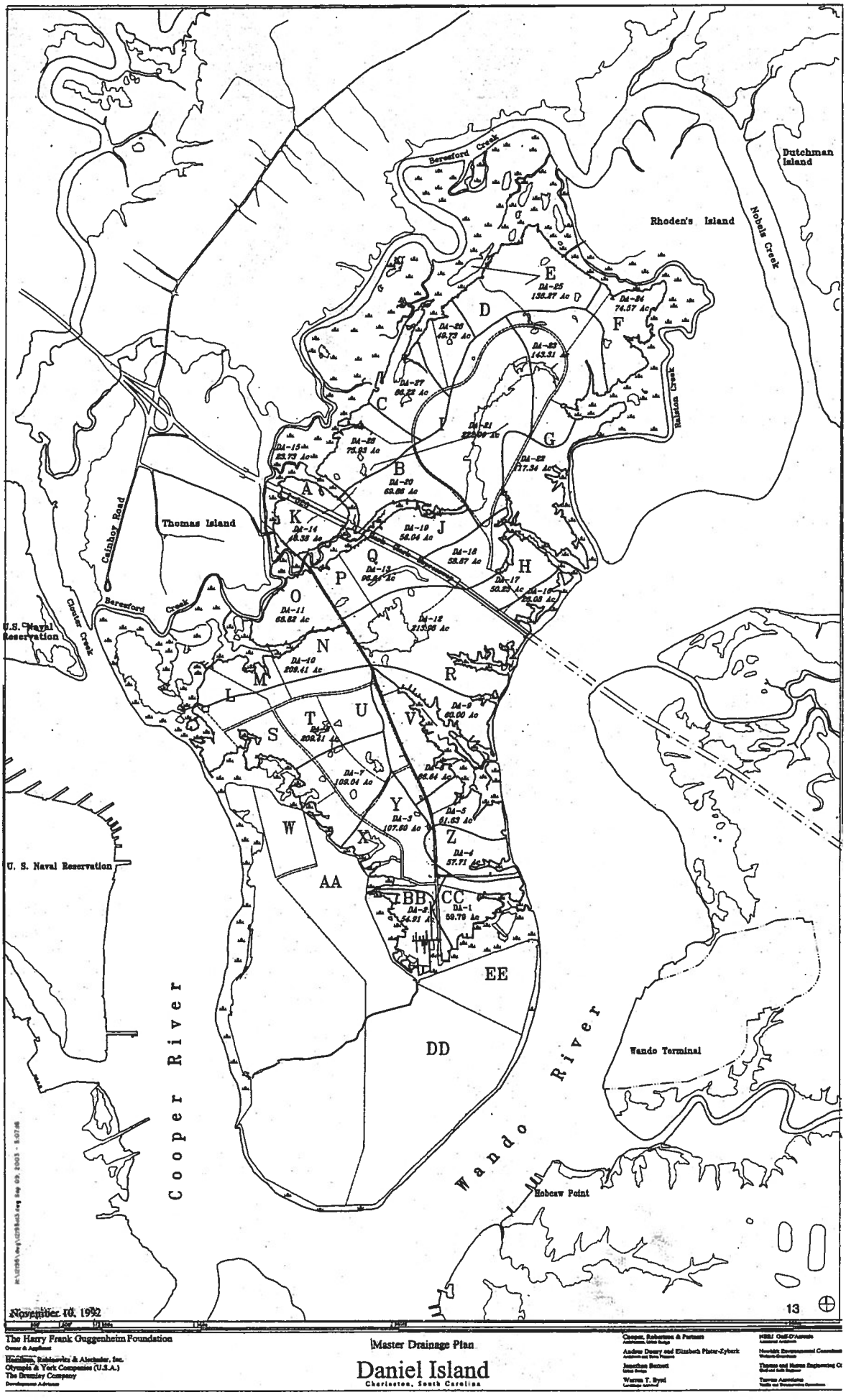
DRAWING SHEET NUMBER 11

OPEN SPACE - BIKEWAY CONCEPT

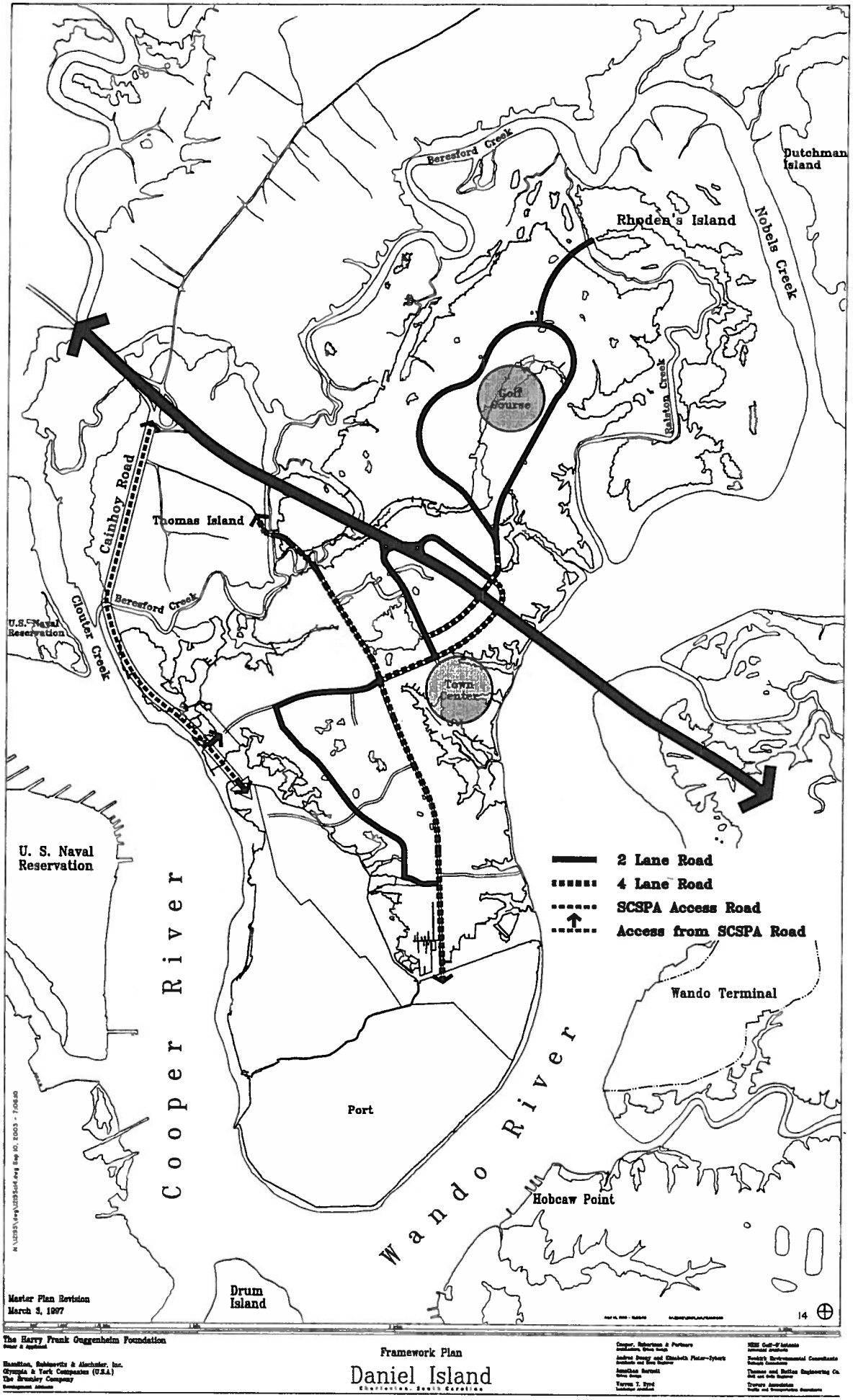


DRAWING SHEET NUMBER 12

OPEN SPACE - ILLUSTRATIVE OPEN SPACE NETWORK

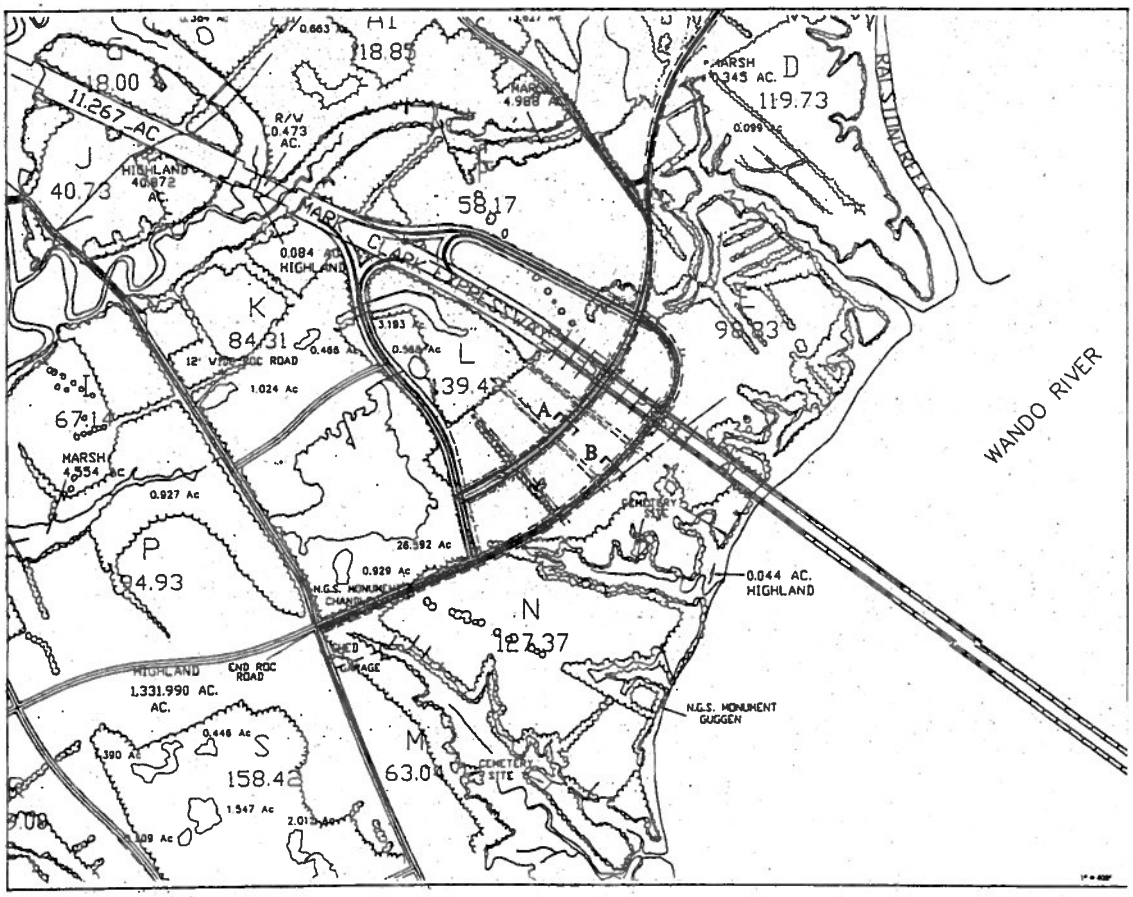


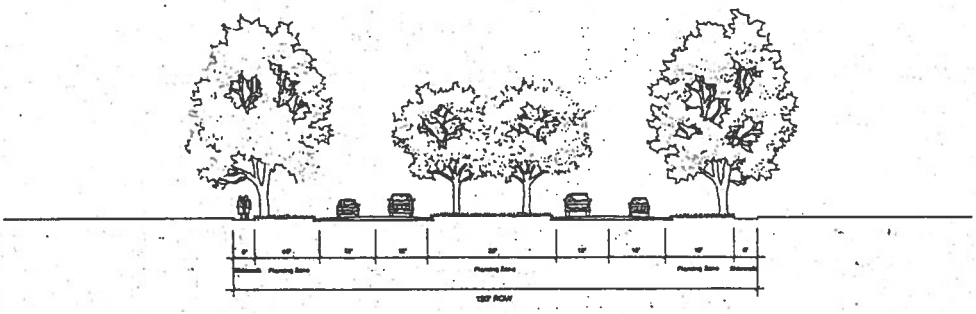
DRAWING SHEET NUMBER 13
MASTER DRAINAGE PLAN



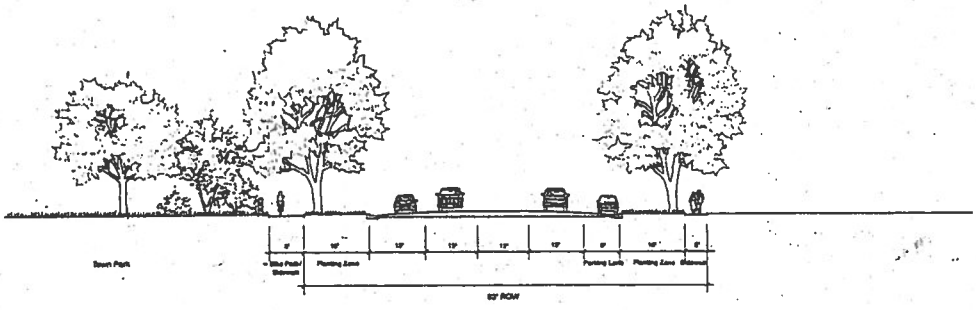
DRAWING SHEET NUMBER 14

TRAFFIC - FRAMEWORK PLAN





A: Western Interchange Arterial



B: Eastern Interchange Arterial

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Owner & Applicant

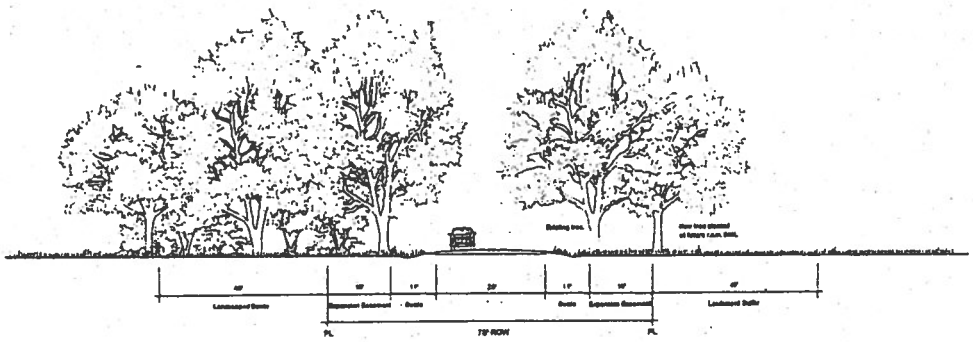
Hamilton, Rabinovitz & Alschuler, Inc.
Olympia & York Companies (U.S.A.)
The Brumley Company
Development Advisors

Mark Clark Interchange

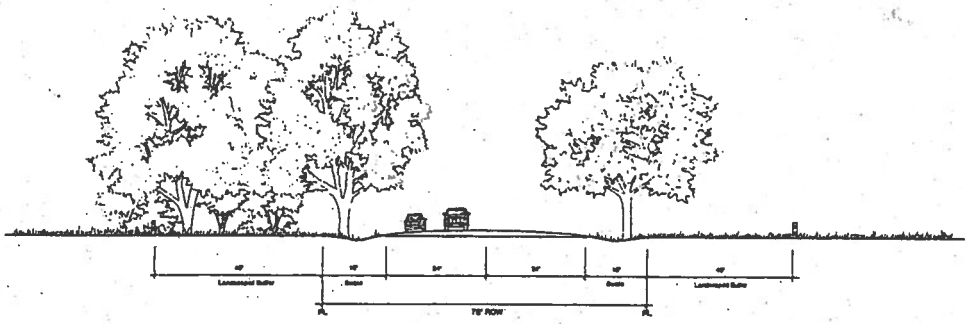
Daniel Island
Charleston, South Carolina

Cooper, Robertson & Partners
Andrea Dugny and Elizabeth Plater-Zyberk
Jonathan Barnett
Warren T. Byrd

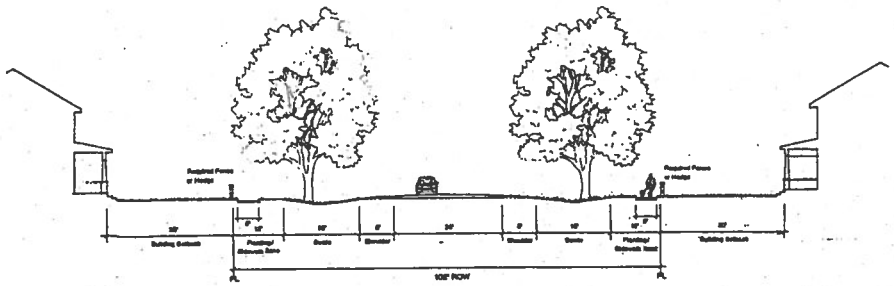
DRAWING SHEET NUMBER 15
TRAFFIC - MARK CLARK INTERCHANGE



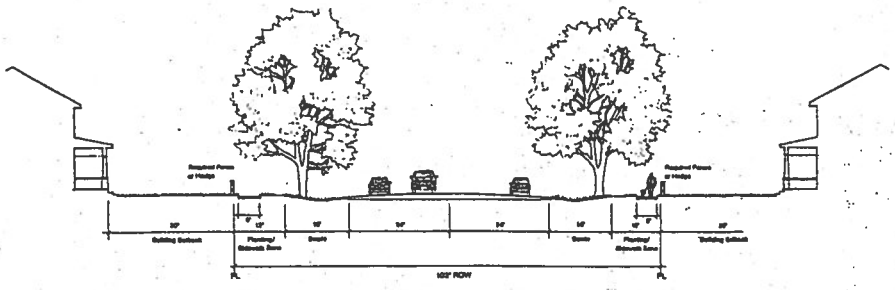
A: Upper South Spine Road



B: Upper South Spine Road (Expanded)



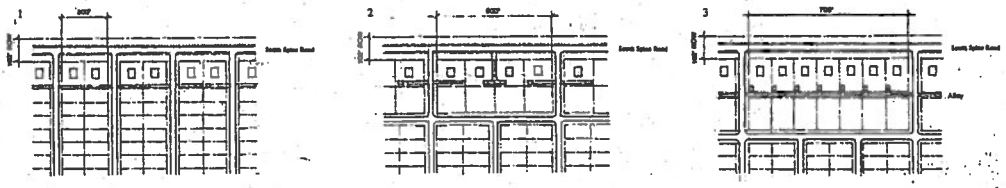
C: Lower South Spine Road (In Town)



D: Lower South Spine Road (In Town) Expanded



South Spine Road Frontage Options



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Owner & Applicant

Hamilton, Rabinowitz & Alschuler, Inc.
Olympia & York Companies (U.S.A.)
The Brantley Company
Development Advisors

South Spine Road Sections

Daniel Island
Charleston, South Carolina

Cooper, Robertson & Partners
Architecture, Urban Design

Andres Duany and Elizabeth Plater-Zyberk
Architecture and Town Planning

Jonathan Barnett
Urban Design

Warren T. Byrd
Landscape Architect

NBBJ
Architecture

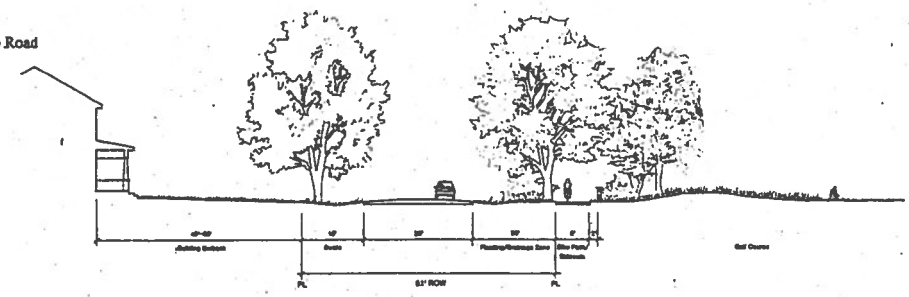
Newkirk Environmental Consultants
Wetlands Ecologists

Thomas and Hutton Engineering Co.
Civil and Site Engineers

Travers Associates
Traffic and Transportation Consultants

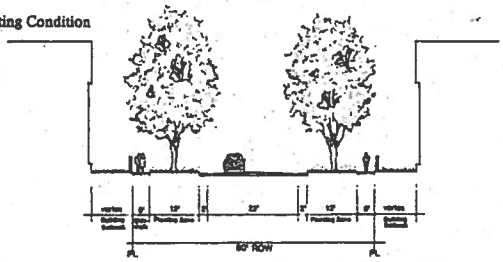
DRAWING SHEET NUMBER 16
TRAFFIC - STREET SECTIONS

Golf Course Loop Road



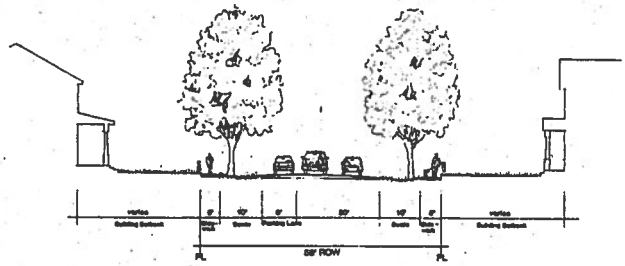
Snee Farm – Existing Condition

Two way, no parking
One way, parking one side
Rolled curb



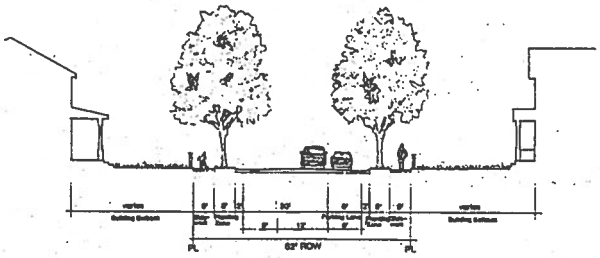
Local Residential

Two way, parking one side
Swale drainage



Local Residential

Two way, parking one side
One way, parking both sides
Rolled curb



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Olympia & York Companies (U.S.A.)
The Brumley Company
Development Advisors

Street Sections

Daniel Island
Charleston, South Carolina

Cooper, Robertson & Partners
Andres Duany and Elizabeth Plater-Zyberk
Jonathon Barnett
Warren T. Byrd

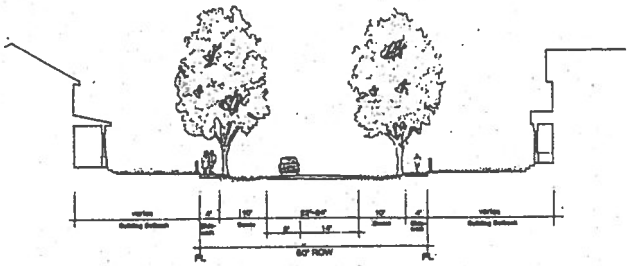
DRAWING SHEET NUMBER 17
TRAFFIC - STREET SECTIONS

Local Residential

Two way, no parking

One way, parking one side

Swale drainage

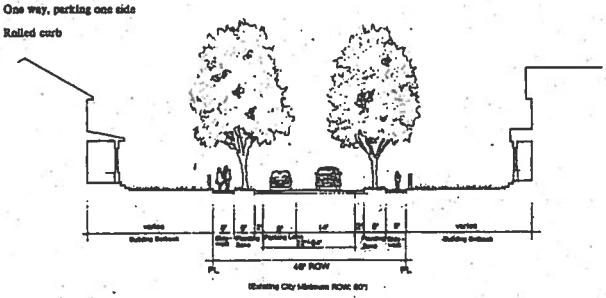


Local Residential

Two way, no parking

One way, parking one side

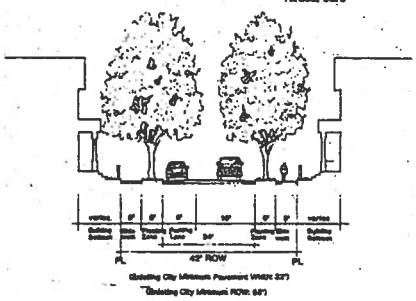
Rolled curb



Local Residential (In Town)

Two way, parking one side

Vertical curb

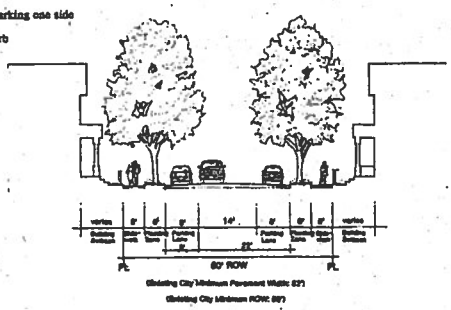


Local Residential (In Town)

One way, parking both sides

Two way parking one side

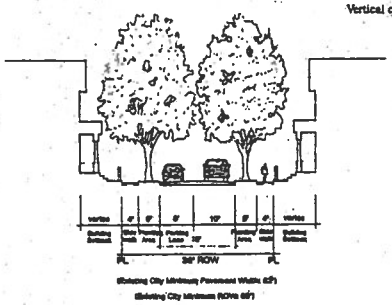
Vertical curb



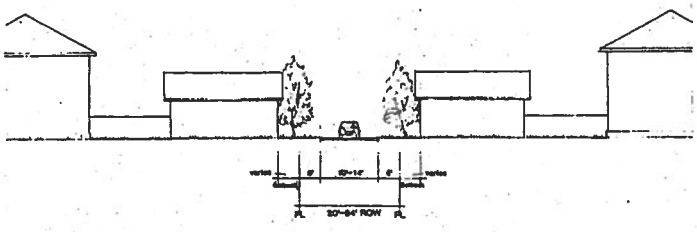
Local Residential (In Town)

One way, parking one side

Vertical curb



Rear Alley



November 10, 1992

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Owner & Applicant

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Olympia & York Companies (U.S.A.)
The Brantley Company
Development Advisors

Street Sections

Daniel Island
Charleston, South Carolina

Cooper, Robertson & Partners

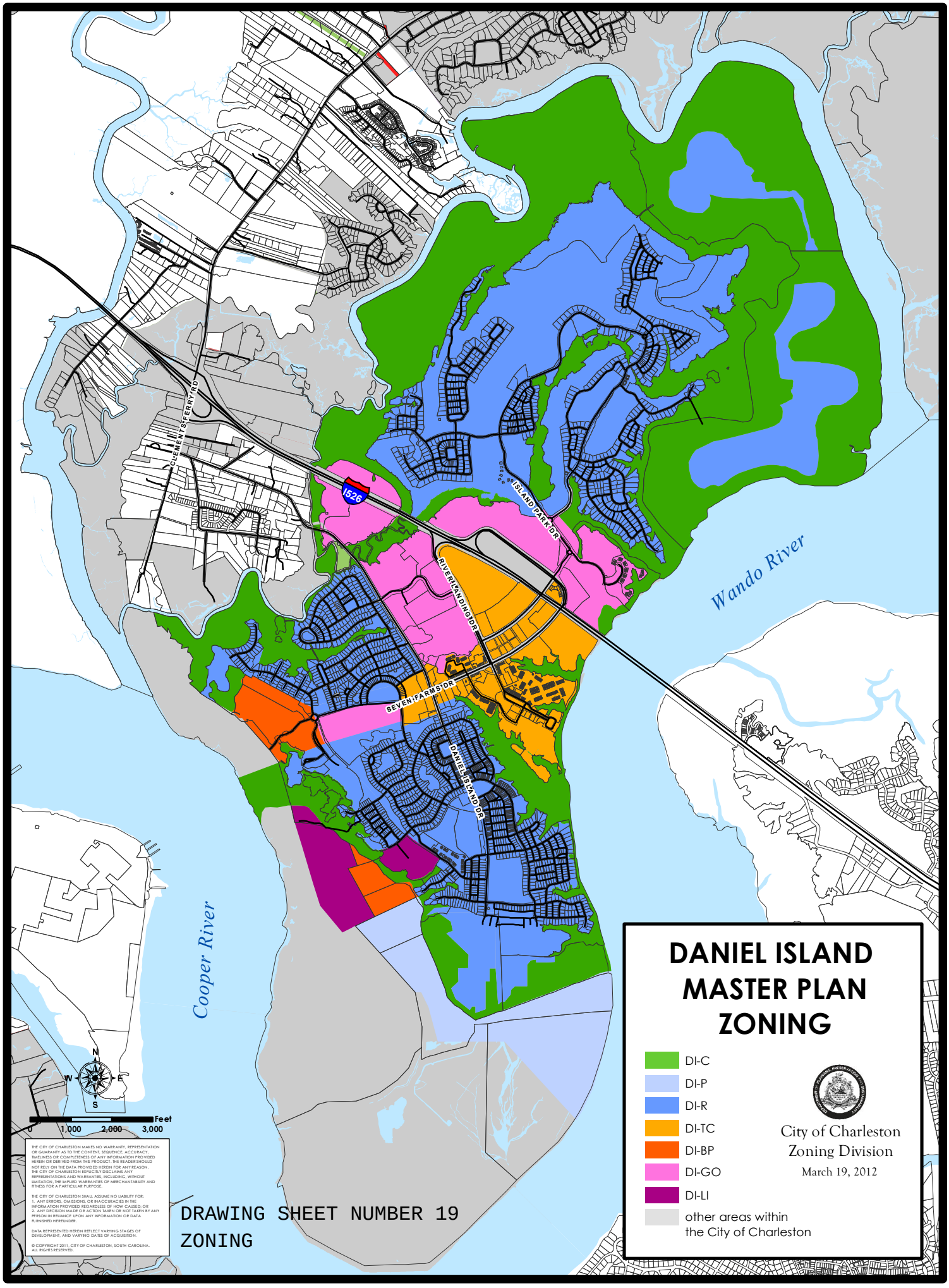
Andres Duany and Elizabeth Plater-Zyberk

Jonathan Barnett

Warren T. Byrd

DRAWING SHEET NUMBER 18

TRAFFIC - STREET SECTIONS



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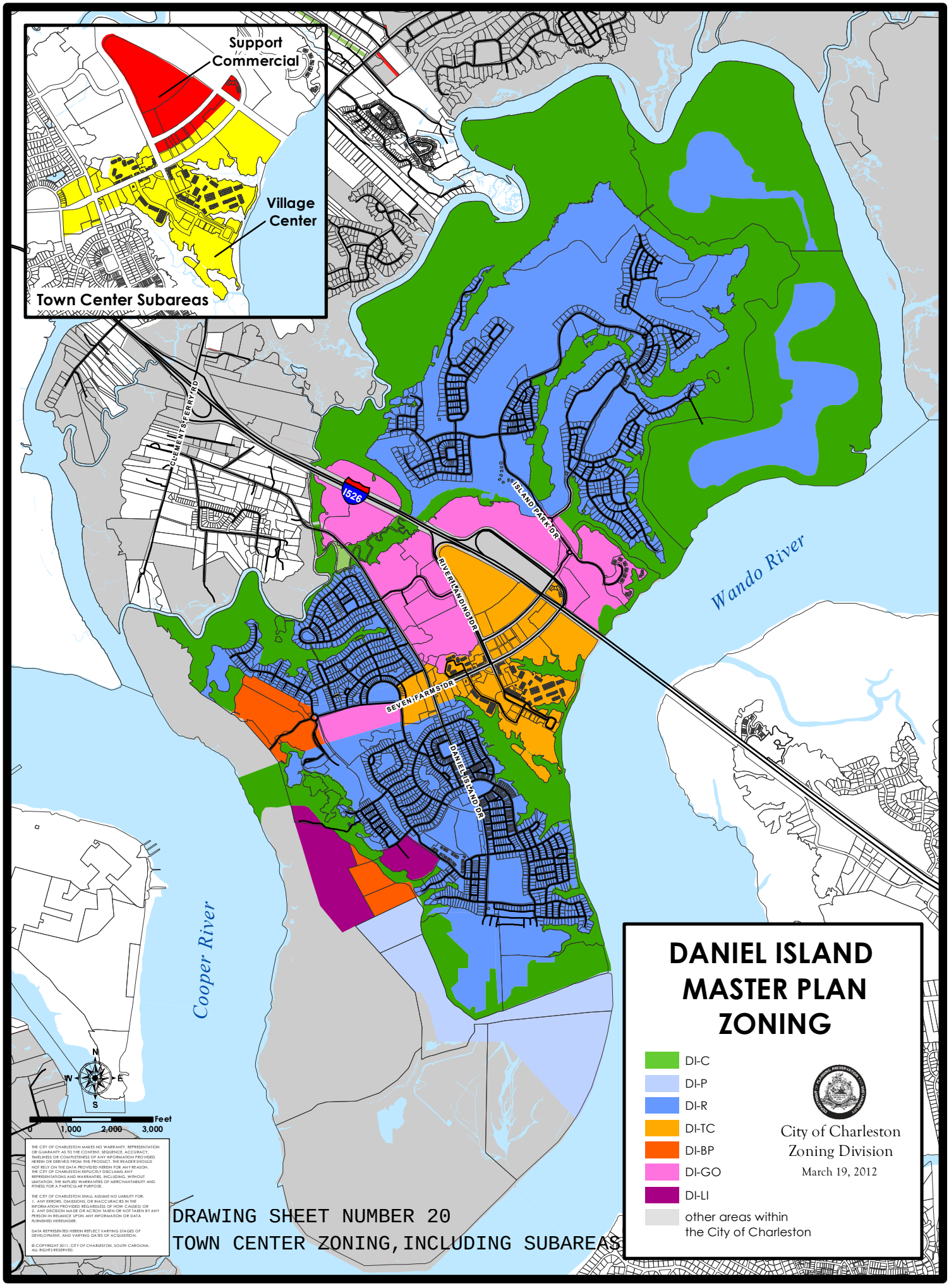
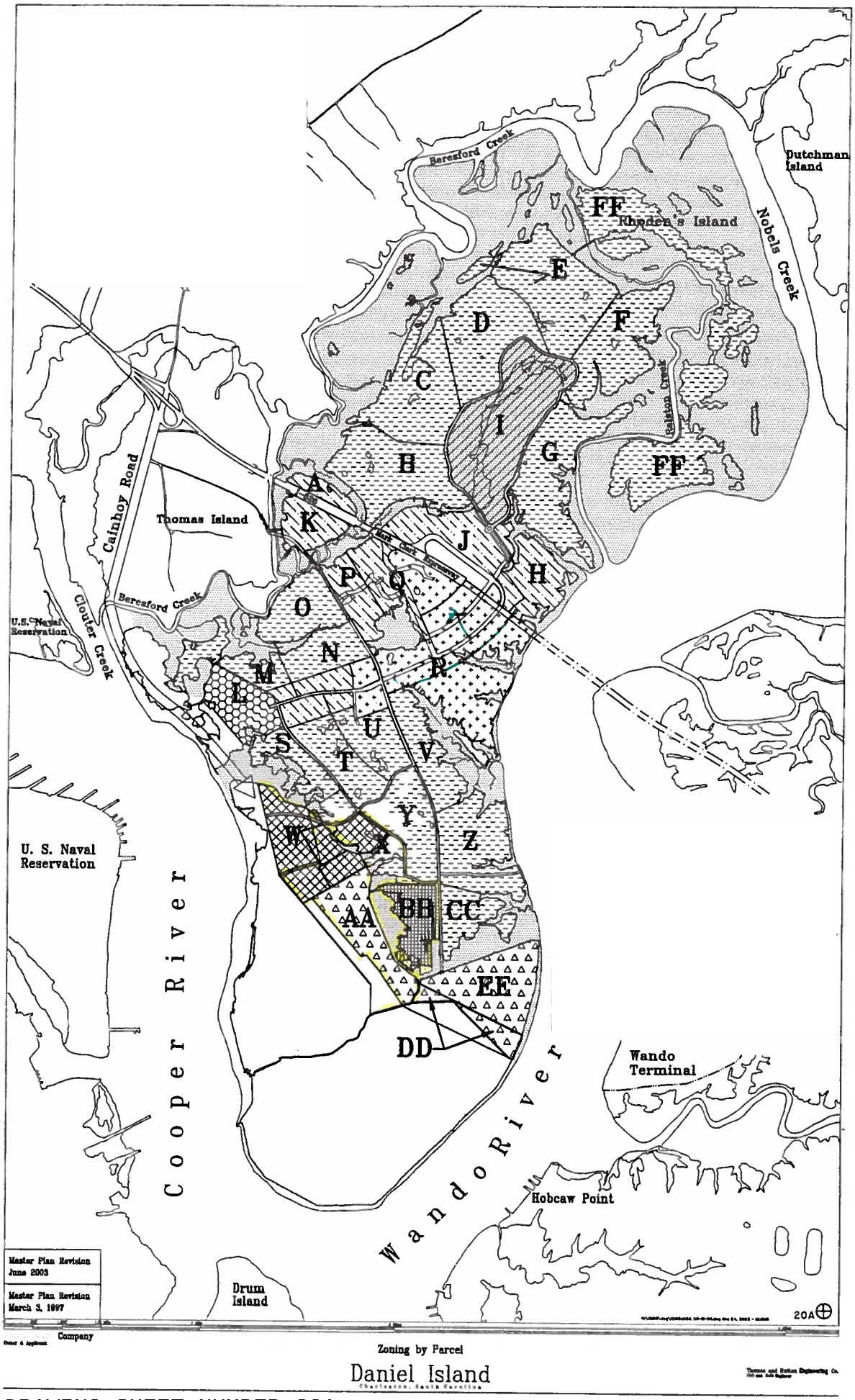
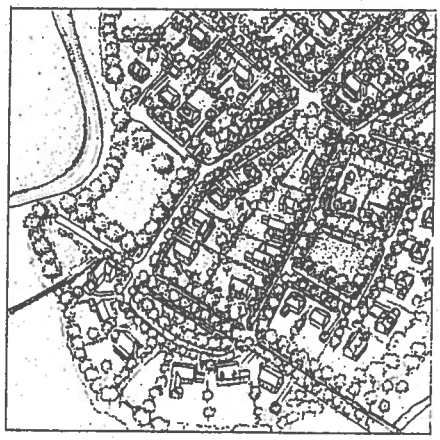


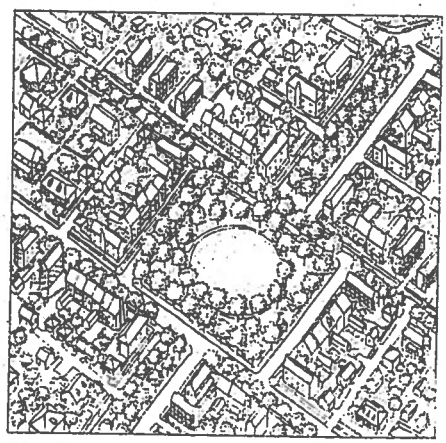
DRAWING SHEET NUMBER 20
TOWN CENTER ZONING, INCLUDING SUBAREAS

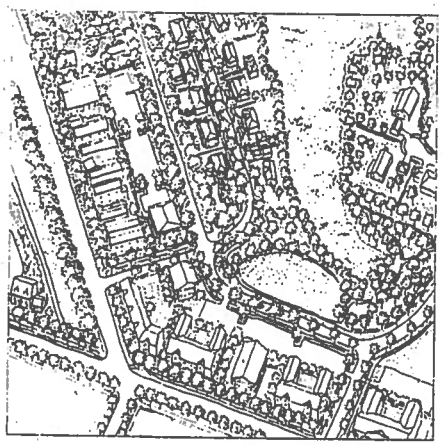


DRAWING SHEET NUMBER 20A

Parcel Boundaries







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The Harry Frank Guggenheim Foundation
Owner & Applicant

Hamilton, Rabinovitz & Alschuler, Inc.
Olympia & York Companies (U.S.A.)
The Brumley Company
Development Advisors

Housing Illustrations

Daniel Island
Charleston, South Carolina

Cooper, Robertson & Partners
Andrew Duany and Elizabeth Plater-Zyberk
Jonathan Barnett
Warren T. Byrd

NBBJ Golf-D'Antonio
Newkirk Environmental Consultants
Thomas and Hutton Engineering Co.
Treves Associates

DRAWING SHEET NUMBER 21
ILLUSTRATIONS - HOUSING ILLUSTRATIONS



DRAWING SHEET NUMBER 22
ILLUSTRATIONS - ILLUSTRATIVE MASTER PLAN