



CODE ASSESSMENT

PUBLIC MEETING

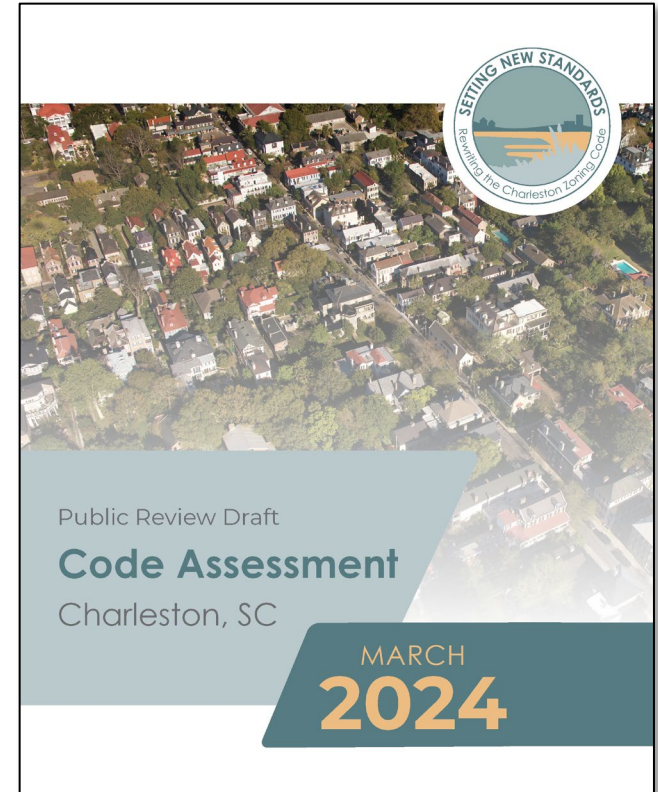
April 10, 2024





Agenda

- The Clarion Team
- Work Program and Schedule
- Review of Proposed Assessment Themes
- Input & Next Steps





The Clarion Team

CLARION

Assisted by subconsultants with national expertise on issues important to the update: form-based coding and context sensitive regulations, sustainability and a rising water environment, mobility, the law, and design

DOVER, KOHL & PARTNERS
town planning

WHITE &
SMITH, LLC
PLANNING AND
LAW GROUP

 UNION



 BIHL
ENGINEERING

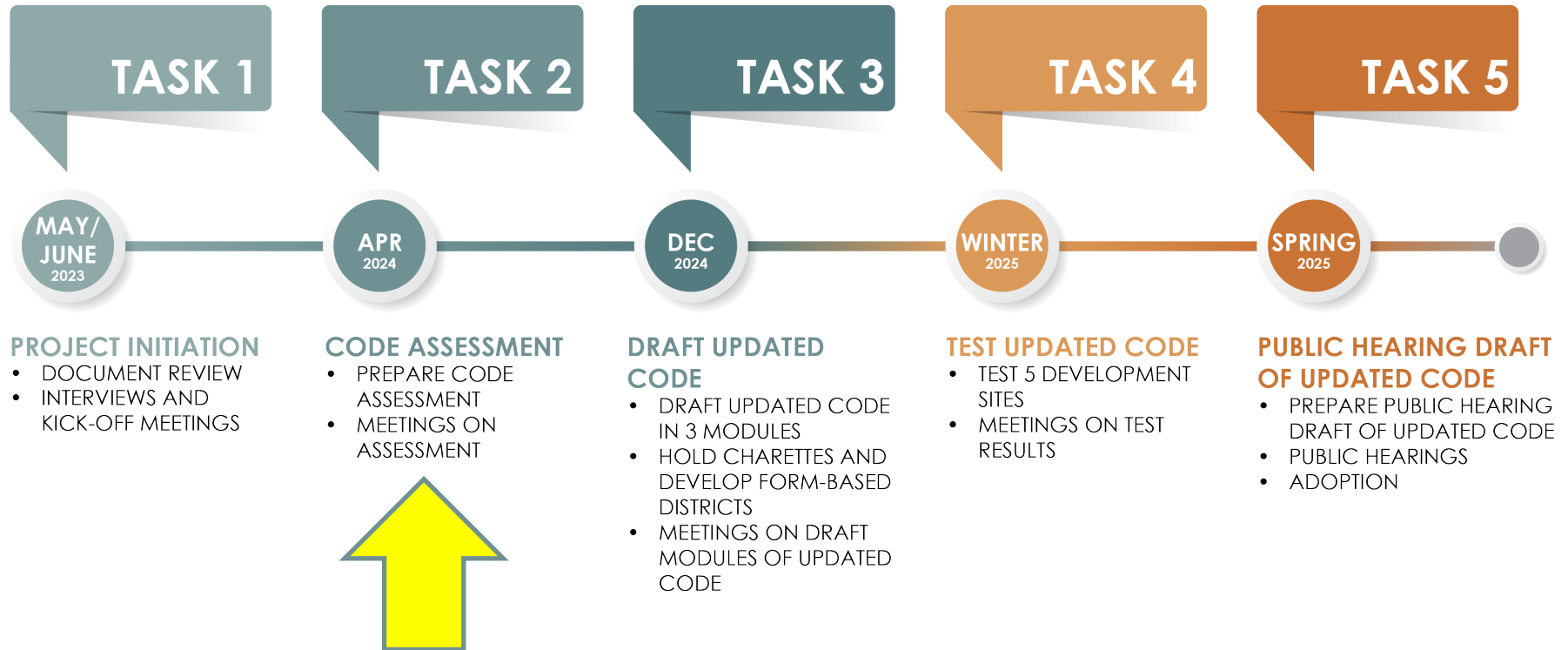
 BLUE
CYPRESS
CONSULTING

 KITTELSON
& ASSOCIATES



Work Program and Schedule

Five main tasks

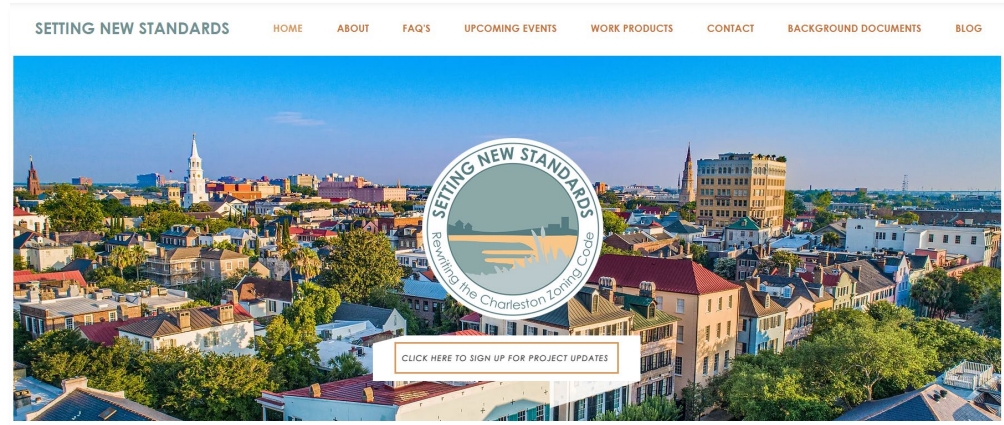




Project Website

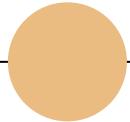
The Project's information hub:

- Project information
- Sign-up form for project updates
- Information about upcoming meetings
- Access background documents, work products, take surveys, provide comments
- Frequently asked questions
- Contact information



NewCHstandards.com

Code Assessment

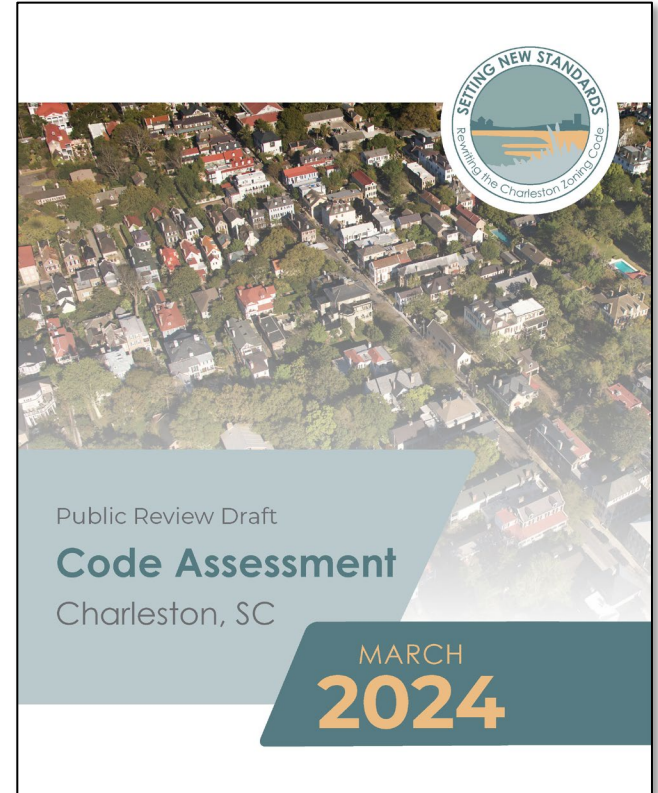




Code Assessment Structure

Organization of Assessment

- I. Introduction
- II. Diagnosis, including Goals & Key Themes
- III. Annotated Outline of Zoning Ordinance
- IV. Appendix





Code Assessment Goals and Key Themes

Theme 1

Create User-Friendly Regulations

Theme 2

Update and Modernize the Zone Districts and Use Regulations

Theme 3

Modify Zoning & Development Regulations to Improve Resilience

Theme 4

Update Regulations to Encourage More Housing Types & Incentivize Affordable Housing

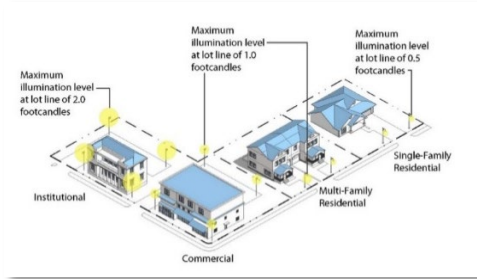
Theme 5

Update and Modernize Development Standards to be Consistent With the *City Plan*

Theme 1: Create User-Friendly Regulations

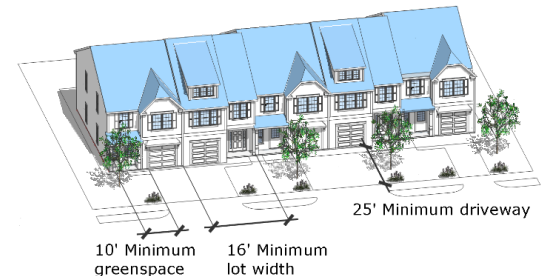
Key recommendations

- Make the structure more logical and intuitive
- Use many more graphics, illustrations, and tables
- Improve document formatting
- Use clear, precise language
- Streamline and clarify review procedures



Benefits

- Logically organized code that is graphically rich and easier to understand
- More precise standards and clear language
- Efficient and predictable development review process





Theme 1: Create User-Friendly Regulations

More logical and intuitive structure, organized around key concepts

Article 1	General Provisions
Article 2	Administration
Article 3	Zone Districts
Article 4	Use Regulations
Article 5	Development Standards
Article 6	Subdivision Standards
Article 7	Nonconformities
Article 8	Enforcement
Article 9	Definitions and Rules of Construction and Interpretation, and Rules Of Measurement
Appendix	Legacy Districts

Theme 1: Create User-Friendly Regulations

Make Code Graphically Rich and Improve Document Formatting

Purpose Statement

Photos & Illustrations

Reference to Use Standards

Table of Dimensional Standards

C. Zone Districts

C.4 Commercial and Mixed Use Districts

C.4.8 NC: NEIGHBORHOOD COMMERCIAL DISTRICT¹

(a) Purpose
The purpose of the NC Neighborhood Commercial District is to provide lands that accommodate a range of small-scale commercial development that provides goods and services to a neighborhood. District regulations are intended to encourage uses, development intensities, and development form that is consistent with a pedestrian-friendly and neighborhood scale. Development allowed in the district includes:

- limited retail uses, personal services, eating or drinking establishments and related uses. Mixed uses are allowed with residential above the ground floor at a scale and form that is consistent with the district character.

(b) Use Standards
Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Part D: Use Regulations.

(c) Density and Dimensional Standards

Standard	All Uses [2] [8] [4] [5]
Lot Area, min. (sf)	3,500
Lot Width, min. (ft.)	25
Front Yard Depth (ft.)	11
Side Yard Depth	5
Rear Yard Depth	15
Open Space, min. (% of lot area)	n/a
Lot Coverage, max. (% of lot area)	50
Height, max. (stories)	3

Note: sf = square feet; ft. = feet; min. = minimum; max. = maximum; du = dwelling unit
 [1] The minimum and maximum front yard setback shall be within 50 percent and 110 percent of the average front yard setback for buildings on the same block face. If less than 50 percent of the lots on the block face have buildings, the minimum front yard setback shall be 8 feet and the maximum setback shall be 30 feet.
 [2] Residential development shall only be located above the ground floor.
 [3] Floorplate of individual building shall not exceed 3,000 sf.
 [4] Off-street parking shall be located to the side or rear of the building.
 [5] All buildings shall have a roof with a minimum pitch of 3:1.

C. Zone Districts

C.4 Commercial and Mixed Use Districts

(d) Reference to Other Standards

Sec. E.1	Form	Sec. E.5	Inclusionary Housing
Sec. E.2	Off-Street Parking, Bicycle Parking, and Loading	Sec. E.6	Green Building
Sec. E.3	Landscaping and Buffer	Sec. E.7	Green Building Incentives
Sec. E.4	Neighborhood Compatibility	Chapter #	Subdivision and Land Development

¹ The NC Neighborhood Commercial District is a medium-intensity commercial development at a neighborhood scale.

Diagram with Labels Linked to Table

References to Other Applicable Standards

C-48 | BOROUGH OF STATE COLLEGE ZONING ORDINANCE

BOROUGH OF STATE COLLEGE ZONING ORDINANCE | C-48



Theme 1: Create User-Friendly Regulations

Make More Procedurally Efficient

- Consolidate all procedures into one article—Article 2: Administration
- Add section on standard procedures for all development applications
- Add new procedures for existing City actions (annexation, changes to Urban Growth Boundary)
- Add Zoning Compliance, interpretation, and Administrative Adjustment procedures

Table II-2: Proposed Development Review Procedures
D = Decision R = Review/Recommendation A = Appeal ⇔ = Public Hearing

Procedures	City Council	Planning Commission	Board of Zoning Appeals - Zoning	Board of Zoning Appeals - Site Design	Board of Architectural Review - Large	Board of Architectural Review - Small	Design Review Board	Technical Review Committee	Plat Review Committee	Planning Director	Zoning Administrator	Preservation & Urban Design Division
Discretionary Reviews												
Annexation and Initial Zoning (NEW)	D										R	R
Comprehensive Plan Map Amendment (NEW)	<D>	<R>									R	
Urban Growth Boundary Amendment (NEW)	<D>	<R>								R		
Special Exception			<D>	<D>								R
Zoning Map Amendment (Rezoning)	<D>	<R>										R
Planned Development (PD) Map Amendment	<D>	<R>						R				R
Development Code Text Amendment	<D>	<R>										R
Architectural Review for Old & Historic District and Old City District												
Certificate of Appropriateness (BAR-Large) [2]												
Demolition (BAR-Large)					<D>							R
Conceptual (BAR-Large)					<D>							R
Preliminary (BAR-Large)					<D>							R
Final (BAR-Large)					<D> [1]							R
Staff-Processed Applications (BAR-Large) [3]					<A>							D
Certificate of Appropriateness (BAR-Small) [2]												
Demolition (BAR-Small)					<D>							R
Conceptual (BAR-Small)					<D>							R
Preliminary (BAR-Small)					<D>							R

Theme 2: Update and Modernize the Zone Districts and Use Regulations

Update and Streamline Zone Districts

- Modernize, restructure, and streamline all zone districts; use tables & graphics
- Remove unused or redundant districts
- Accommodate development called for in Charleston City Plan
- Reduce reliance on Planned Unit Development zoning
- Establish separate districts for Lower Peninsula, due to area's distinct development patterns

Table II-6: Proposed Residential Districts That Apply on the Lower Peninsula

Current District	New District	District Notes
SR-3	LP-SFR: Lower Peninsula-Single Family Residential	The Lower Peninsula-Single Family Residential district carries forward lands in the current SR-3 district and its allowable uses—single-family detached dwellings as a permitted use and single-family attached dwellings as a conditional use, with ADUs also allowed. The current SR-3 dimensional standards will be replaced with contextual dimensional standards to ensure redevelopment mimics existing development patterns and minimizes nonconformities. The proposed district may also be applied to other lands on the Lower Peninsula.
SR-4	LP-RL: Lower Peninsula-Residential Low District [Consolidated]	The proposed Lower Peninsula-Residential Low district consolidates three existing districts (all three allow single-family detached dwellings as a permitted use and single-family attached dwellings as a conditional use, and one (STR) also allows two-family dwellings as a permitted use). One of the districts (SR-5) is only applied on the Lower Peninsula. The PR-L district will allow the residential uses that are allowed in the three districts being consolidated. Low-intensity commercial uses may be allowed, particularly on corners at major intersections. Contextual dimensional standards will be applied in the district to ensure dimensional standards mimic existing development patterns to minimize nonconformities.
SR-5		
STR		
DR-1	LP-RM: Lower Peninsula-Residential Medium Density [Consolidated]	The proposed Lower Peninsula-Residential Medium district consolidates the two medium-density DR districts. The existing districts allow a range of housing types from single-family detached structures up through duplexes and multifamily dwellings, as well as townhouses and multifamily dwellings for the elderly as conditional uses. These uses are generally proposed to be carried forward; it is also suggested the City consider allowing additional residential retirement/elderly uses, and moderate intensity commercial and office development. Contextual dimensional standards will be applied in the district to ensure dimensional standards mimic existing development patterns and to minimize nonconformities.
DR-1F		
DR-2	LP-RH: Lower Peninsula-Residential High Density [Consolidated]	The proposed Lower Peninsula-Residential High district consolidates the two highest-density DR districts that are currently mapped on the Lower Peninsula, DR-2 and DR-2F. These uses are generally proposed to be carried forward. It is also suggested that the City consider allowing retirement/elderly uses and commercial and office development. Contextual dimensional standards will be applied in the district to ensure dimensional standards mimic existing development patterns and to minimize nonconformities.
DR-2F		

Theme 2: Update and Modernize the Zone Districts and Use Regulations

Update and Streamline Zone Districts

- Direct development to higher elevations, with mixed-use zone districts that allow increased residential density and commercial intensity
- Allow more housing types across the city, in appropriate locations
- Adjust district dimensional standards to increase resilience and address equity concerns
 - Updating setback requirements and maximum lot coverage ratios



HOUSING RECOMMENDATIONS

02.

Strongly encourage and create incentives for a diversity of housing types within neighborhoods citywide, including attached-style housing, such as townhomes, condominiums, flats, duplexes, triplexes and fourplexes and allow by right in more base zoning districts.

04.

Strongly encourage development of housing in compatible mixed-use and mixed-income (market rate and subsidized units mixed together within the same development) neighborhoods and in close proximity to parks, bicycle and pedestrian facilities, public transit, schools, grocery stores, job centers and civic uses. Incentivize transit-oriented development and affordable housing development along the future Low Country Rapid Transit route and other key public transit corridors.

Theme 2: Update and Modernize the Zone Districts and Use Regulations

Districts on and off the Lower Peninsula

- One set of residential/mixed-use districts intended for Lower Peninsula (generally, historic areas)
- One set intended for the remainder of City
- This will better support the City's development goals
 - Recognize the historic development patterns on the Lower Peninsula, and limit need for variances and other adjustments
 - Better adapt district standards to development context throughout the City
- Other districts, such as Institutional districts, would apply throughout the City





Theme 2: Update and Modernize the Zone Districts and Use Regulations

On the Lower Peninsula: Modified Districts

- Contextual dimensional standards, to facilitate dimensionally compatible development
- Allows duplexes in more areas of Lower Peninsula
- Consider allowing modest commercial uses in residential districts, particularly along major intersections
- Simplification of commercial districts

	<i>Current District</i>	<i>Proposed District</i>
RESIDENTIAL	SR-3	LP-SFR: Lower Peninsula–Single Family Residential [Consolidated]
	SR-4	LP-RL: Lower Peninsula–Residential Low [Consolidated]
	SR-5	
	STR	
	DR-1	LP-RM: Lower Peninsula–Residential Medium Density [Consolidated]
	DR-1F	
	DR-2	
	DR-2F	LP-RH: Lower Peninsula–Residential High Density [Consolidated]
MIXED-USE	CT: Commercial Transitional	Delete (rezone to LP-CL: Lower Peninsula–Commercial Limited)
	LB: Limited Business	LP-CL: Lower Peninsula–Commercial Limited
	GB: General Business	LP-CG: Lower Peninsula–Commercial General



Theme 2: Update and Modernize the Zone Districts and Use Regulations

Outside the Lower Peninsula: Modified Districts

Current District	Proposed District
Residential	
RR-1: Rural Residential	Delete
SR-7: Single Family Residential	RSF-1: Residential Single Family-1
SR-8: Single Family Residential	RSF-2.5: Residential Single Family-2.5
SR-1: Single Family Residential	RSF-4: Residential Single Family-4
SR-2: Single Family Residential	
SR-3: Single Family Residential	
SR-4: Single Family Residential	
SR-6: Single Family Residential	RM-L: Residential Mixed Low
STR: Single Two Family Residential	[Consolidated]
DR-6	
DR-9	

Current District	Proposed District
DR-12	RM-M: Residential Mixed Medium
DR-1	
DR-1F	RM-H: Residential Mixed High
DR-2	[Consolidated]
DR-2F	
DR-4	Delete
Mixed-Use	
RO: Residential Office	OR: Office Residential
GO: General Office	Delete
CT: Commercial Transitional	Delete (rezone to CL: Commercial Limited)
LB: Limited Business	CL: Commercial Limited
GB: General Business	CG: Commercial General
BP: Business Park	Delete or BP: Business Park



Theme 2: Update and Modernize the Zone Districts and Use Regulations

Outside the Lower Peninsula: New Form-Based Overlay Districts

- Three form-based overlay districts studied; two proposed to be incorporated into rewritten Development Code
- Proposed district boundaries included on following slides

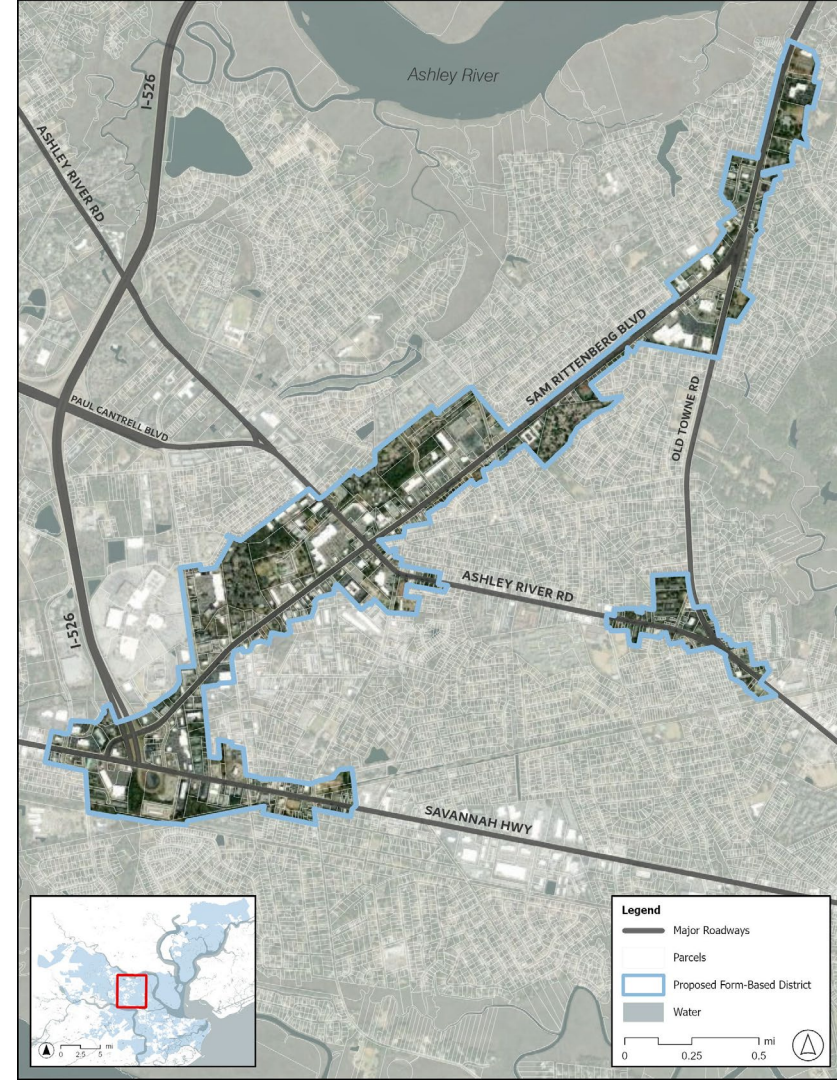
<i>Current District</i>	<i>Proposed District</i>
<i>[New district]</i>	FBO-RSH: Form-Based Overlay–Rittenberg and Savannah Highway [New]
<i>[New district]</i>	FBO-MH: Form-Based Overlay–Maybank Highway [New]
<i>[New district]</i>	FBO-FR: Form-Based Overlay–Folly Road [New]



Theme 2: Update and Modernize the Zone Districts and Use Regulations

Proposed Form-Based Overlay District

- Rittenberg and Savannah Highway

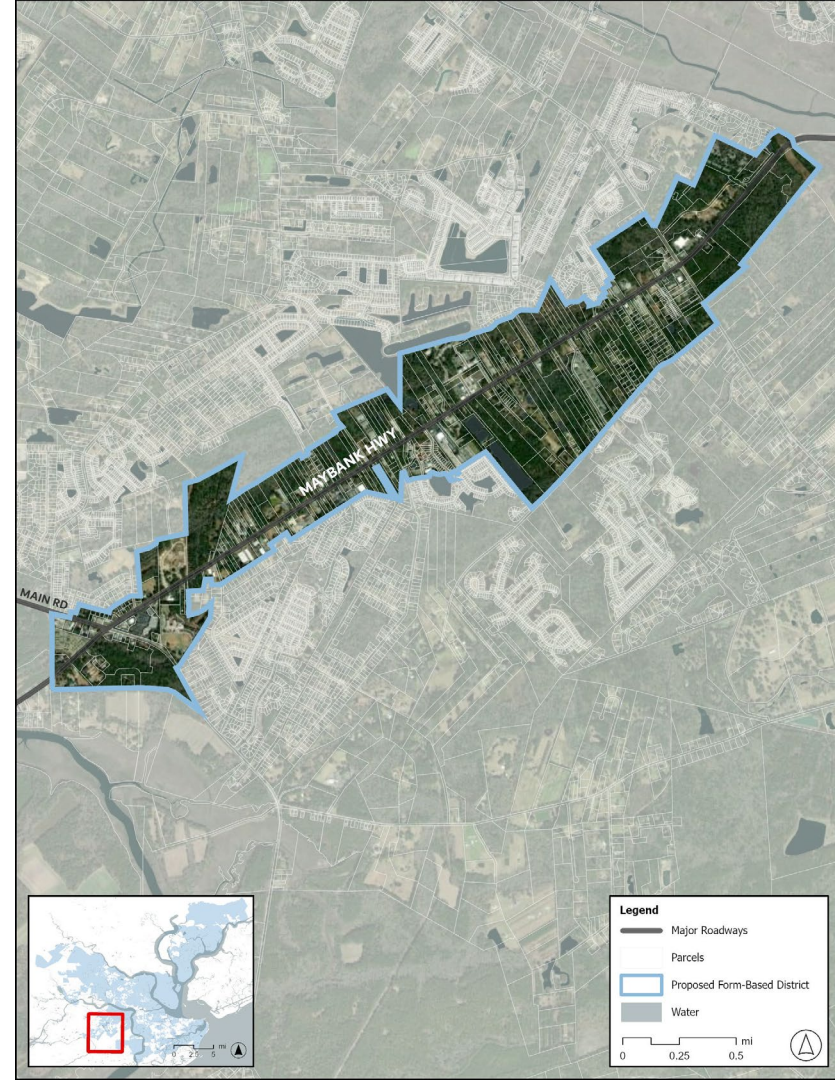




Theme 2: Update and Modernize the Zone Districts and Use Regulations

Proposed Form-Based Overlay District

○ Maybank Highway





Theme 2: Update and Modernize the Zone Districts and Use Regulations

Proposed Form-Based Overlay District

○ Folly Road





Theme 2: Update and Modernize the Zone Districts and Use Regulations

Overlay Districts Being Carried Forward

<i>Current District</i>	<i>Proposed District</i>
<i>A: Accommodation</i>	<i>A-O: Accommodations Overlay</i>
<i>FR: Folly Road</i>	<i>FRO-O: Folly Road Overlay</i>
<i>STR: Short Term Rental</i>	<i>STR-O: Short Term Rental Overlay</i>
<i>Old City District</i>	<i>OCD-O: Old City District Overlay</i>
<i>Old and Historic District</i>	<i>ODH-O: Old and Historic District Overlay</i>
<i>Old City Height Districts</i>	<i>HD-O-#: Height District Overlay #</i>



Theme 2: Update and Modernize the Zone Districts and Use Regulations

Overlay Districts Recommended to Be Deleted

- Some overlay district standards will be relocated to different parts of the code
- Other standards will be carried forward without change, but not as an overlay district (e.g., LMK: Landmark)

Current District	Proposed District
<i>DRD: Design Review District</i>	Delete or DRD-O: Design Review District Overlay
<i>LMK: Landmark</i>	Delete or LMK-O: Landmark Overlay
<i>SPD: Special Parking Overlay Zone</i>	Delete
<i>AR: Amusement and Recreation Service</i>	Delete
<i>GBLN/LILN: General Business/Light Industrial Late Night</i>	Delete
<i>Jl: Johns Island</i>	Delete
<i>S: School</i>	Delete
<i>TB: Tour Boat</i>	Delete
<i>TC: Tech Corridor</i>	Delete
<i>G: Gateway</i>	Delete
<i>Dupont Wappoo Planning Area and DuWap Overlay Zone</i>	Delete



Theme 2: Update and Modernize the Zone Districts and Use Regulations

Legacy Districts

- Legacy districts are districts that will not be applied to new lands, but lands currently classified in legacy district can continue to develop under existing standards
- To discourage future application to new lands, placed in Appendix

Current District	Proposed New District
<i>CY: Cainhoy District</i>	LCY: Legacy Cainhoy District
<i>DR-3: Diverse Residential-3</i>	LDR-3: Legacy Diverse Residential-3
<i>GP: Gathering Place</i>	LGP: Legacy Gathering Place
<i>MU-1: Mixed Use 1</i>	LMU-1: Legacy Mixed Use 1
<i>MU-1/WH: Mixed Use 1 Workforce Housing</i>	LMU-1/WH: Legacy Mixed Use 1 Workforce Housing
<i>MU-2: Mixed Use 2</i>	LMU-2: Legacy Mixed Use 2
<i>MU-2/WH: Mixed Use 2 Workforce Housing</i>	LMU-2/WH: Legacy Mixed Use 2 Workforce Housing
<i>UC: Urban Commercial</i>	LUC: Legacy Urban Commercial
<i>CW-PUD: Canterbury Woods PUD</i>	CW-PUD
<i>DI-PUD: Daniel Island PUD</i>	DI-PUD
<i>HW-PUD: Hemmingwood PUD</i>	HW-PUD

Theme 2: Update and Modernize the Zone Districts and Use Regulations

Updated, modernized, and consolidated set of uses

- Include precise & clear definitions for all uses
- Add new uses (e.g., EV charging stations), update existing uses
- Update existing use-specific standards and draft new standards, as appropriate
- Add updated and reorganized consolidated use table
- Tables for accessory and temporary uses

TABLE 4-1: USE PERMISSIONS

P = Permitted (allowed in PD District if specified in PD Plan) Z = Conditional Zoning S = Special use
 A = Accessory use only T = Temporary use only **blank cell** = Not allowed

Use Class Use Category Use Type	Residential Districts						Mixed-Use & Nonresidential Districts						PD	Use Standards (Sec. ...)
	RC	RLS	RLI	RG	HMV	TN	TD	DE	CM	CC	HLI	IN	PD	
Agricultural														
<i>Agriculture</i>														
Agritourism	P												P	
Enclosed Environment Agriculture	P								P	P	P	P		4.3.2.A.1
Farm	P												P	4.3.2.A.2
Plant Nursery	P	P									P		P	4.3.2.A.3
Silviculture	P												P	4.3.2.A.4
Residential														
<i>Group Living</i>														
Continuing Care Retirement Community			P	P		P	Z	P	P				P	4.3.3.A.1
Dormitory	A		A	A		A	Z	Z	P	P	Z		P	4.3.3.A.2
Family Care Home	P	P	P	P	P	P		P					P	



Theme 3: Enhance Resilience to Rising Water

Background

- Over past decades, rising water levels have resulted in increased tidal flooding
- It is projected to continue and become more frequent
- In response, Charleston has conducted many studies on flooding and sea level rise, which informs *City Plan* on the issue
- City projects 14 inches of sea level rise by 2050 (*2023 Flooding and Sea Level Rise Strategy Update*)
 - Flooding more frequent at low elevations
 - Increased risk of flooding at higher elevations
- For this and other reasons, **resilience is a core principle in *City Plan***
- *City Plan* is also clear Charleston's economic viability is tied to how well it manages and adapts to anticipated sea level rise





Theme 3: Enhance Resilience to Rising Water

Background: City Plan Land and Water Analysis

- Based on City Plan's Land and Water Analysis, four elevation zones are identified in the City, with different degrees of rising water/flood risks:

High Ground

Includes lands outside the 100-year floodplain, and thus not subject to flood damage protection regulations, and above the storm surge of a Category 3 hurricane

Adapt Zone

Includes lands outside the 100-year floodplain but within projected Category 3 hurricane storm surge

Compound Flood Risk Zone

Includes lands within the 100-year floodplain, but above the Tidal Flood Risk Zone

Tidal Flood Risk Zone

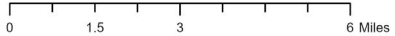
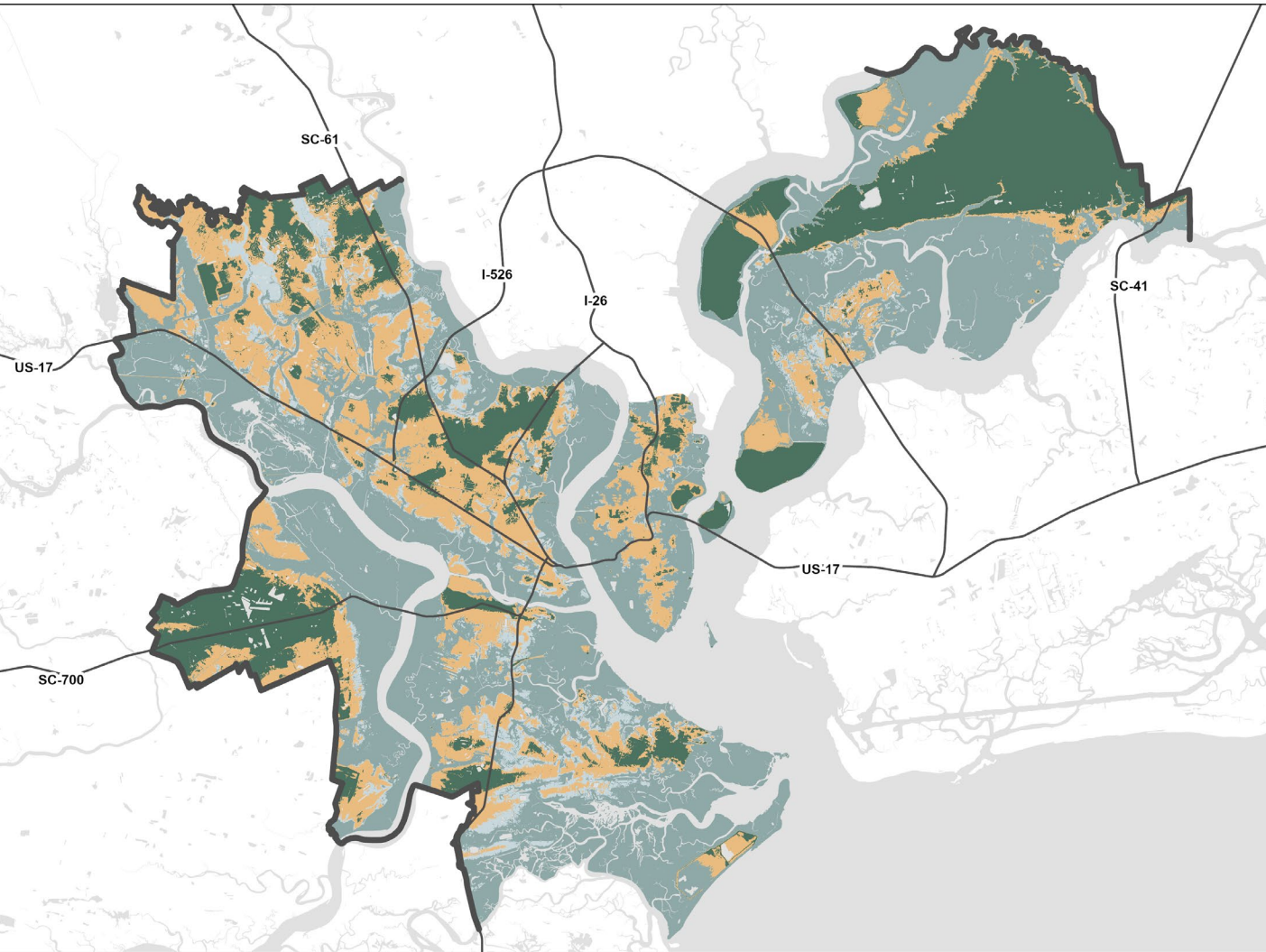
Lands at highest risk of flooding, including lands at 7 ft elevation (NAVD 88) and below

City Plan explains that the Tidal Flood Risk Zone “is the point where tidal flooding of land can occur and where **marsh migration is likely to occur with 3 feet of sea level rise**. Most all of these lands are in the 100-year floodplain, and **flooding can occur without rainfall**. It is also the area where with sea level rise, marshes can be expected to migrate toward higher ground through extension, as **lower lands where marshes currently exist become part of the sea.**”

City Plan Elevation Risk Zones

Elevation Risk Zone

- Tidal Flood Risk Zone
- Compound Flood Risk
- Adapt Zone
- High Ground





Theme 3: Enhance Resilience to Rising Water

Background: City Plan

- City Plan recommends that the City prepare a rewritten Development Code, based on these four elevation zones, that supports development practices that results in future development that is more resilient to rising water.
- City Plan also sets out four key strategies to guide these regulatory changes:
 - **Grow:** Areas to focus new development and increased densities at the highest elevations—the **High Ground** areas.
 - **Defend:** Focus on protection of buildings and infrastructure with engineered measures. Implemented on land in the **Adapt Zone**, land that may in the future be in the **Compound Flood Risk Zone**, and **some land in the Tidal Flood Risk Zone** that is already developed.
 - **Adapt:** Retrofitting vulnerable existing infrastructure to be resilient to water risks. Applies in all zones.
 - **Reserve:** Actions to preserve natural systems. Applies in all zones.



Theme 3: Enhance Resilience to Rising Water

Background: City Plan Direction

- Based on the four elevation zones, the key strategies, existing City development, and other general land use planning concepts, the City developed 12 land use categories for the Plan's Future Land Use Map.

City Center

Land use designation applied to **High Ground**. Accommodates a mix of uses at the highest intensities in the City.

Neighborhood Edge

Land use designation also applied to **High Ground**. Accommodates neighborhood-serving commercial and residential uses (densities between 6 and 20 units/acre).

Low Impact/Conserved

Land use designation applied to land at highest risk of flooding. Land primarily located in the **Tidal Flood Risk Zone**.

Natural/Wetland

Land such as marsh, wetlands, small waterbodies, and other land that cannot be developed

Additional Land Use Categories

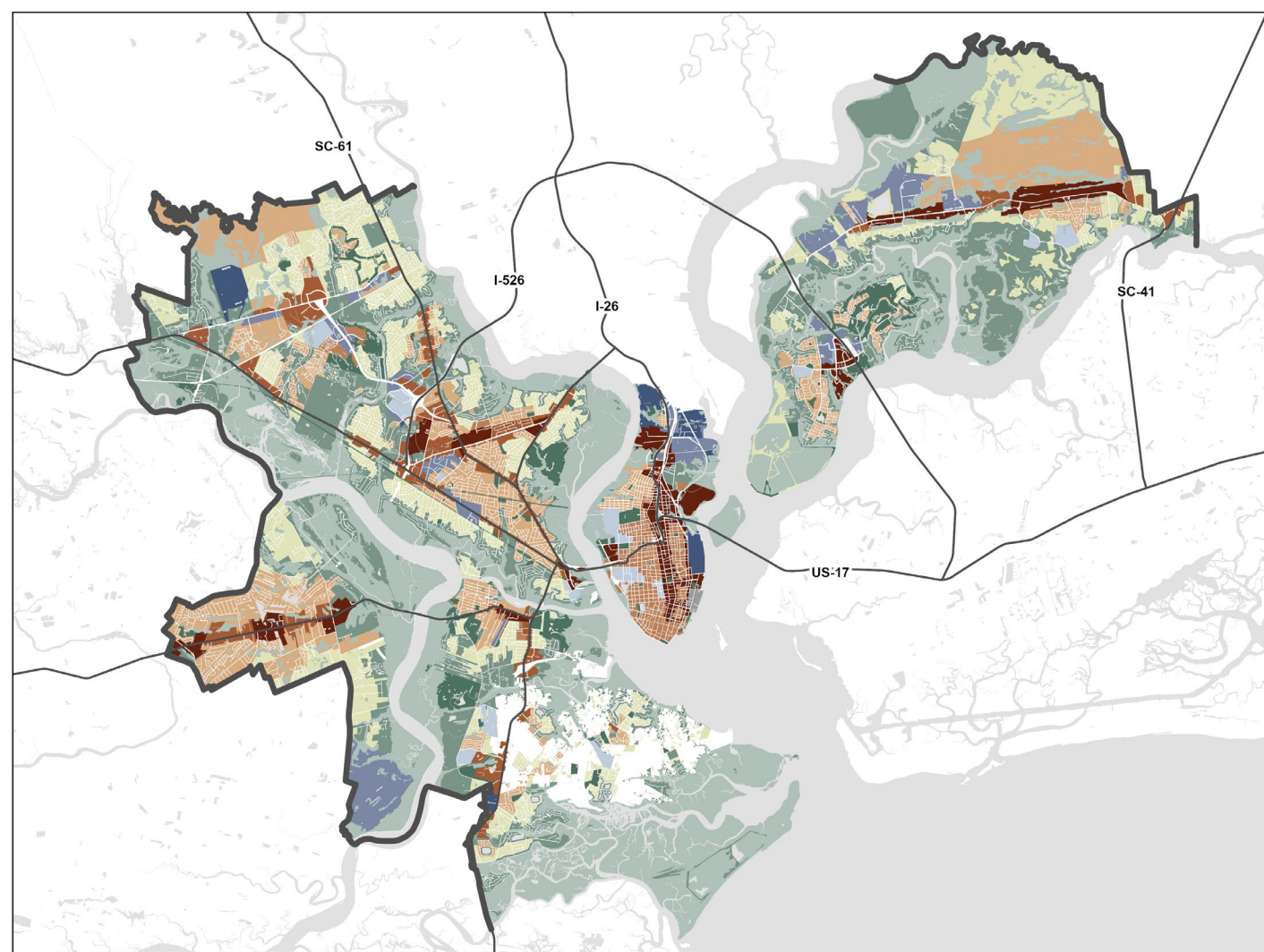
Not explicitly tied to the elevation zones. *City Plan* notes that development in these areas should be subject to a blend of defend, adapt, or reserve strategies, depending on which elevation zone they are in—**Adapt Zone** or **Compound Flood Risk Zone**.

City Plan Future Land Use Map

Future Land Use



- Suburban Edge
- Suburban
- Neighborhood
- Neighborhood Edge
- City Centers
- Campus
- Job Center
- Industrial
- Park
- Low Impact/Conserved
- Natural/Wetland
- Future Planning Area
- Urban Growth Boundary

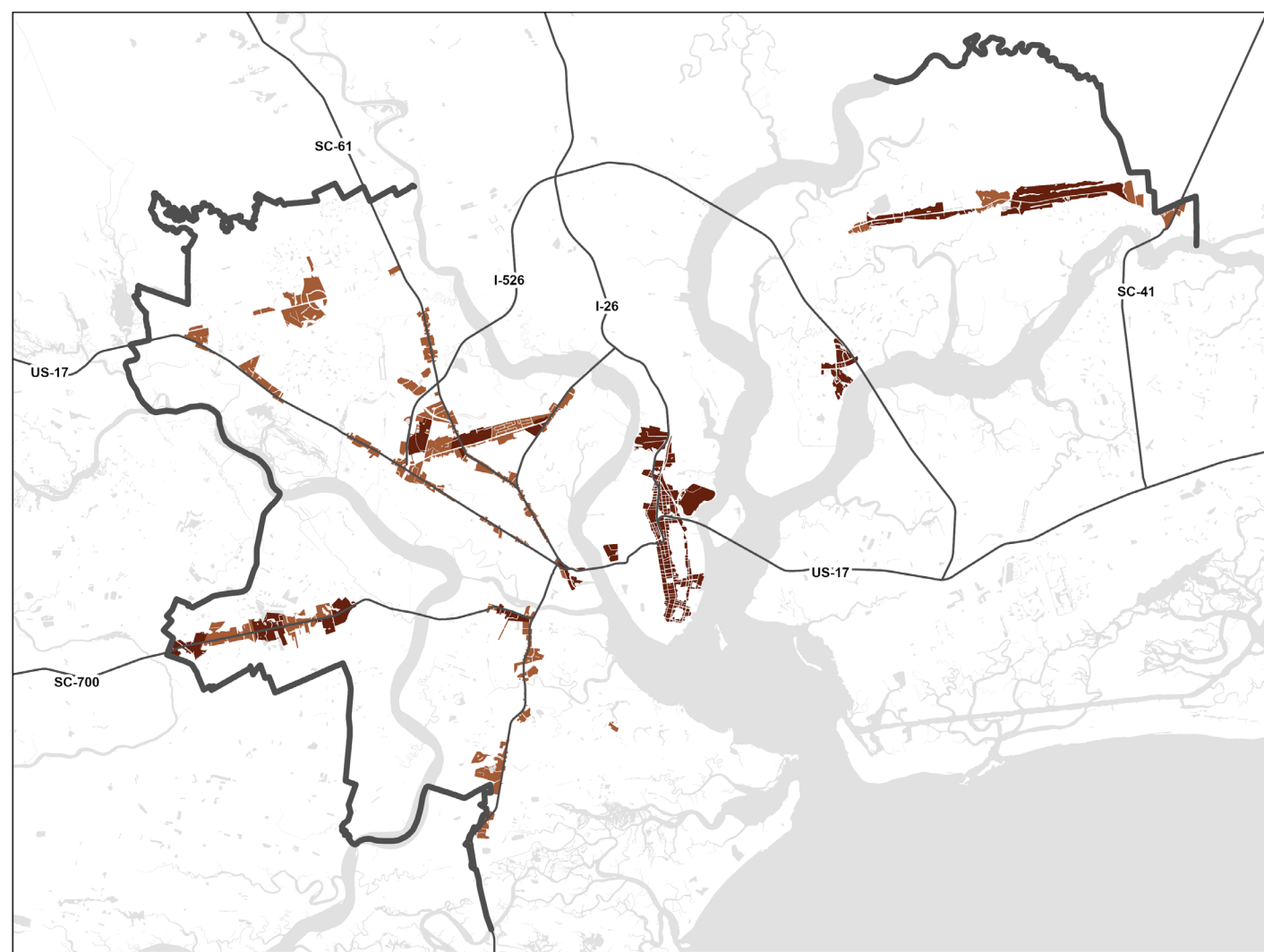
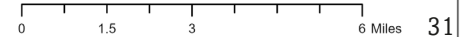
0 1.5 3 6 Miles 30



City Plan Future Land Use Map Neighborhood Edge City Centers

Future Land Use

-  Neighborhood Edge
-  City Centers



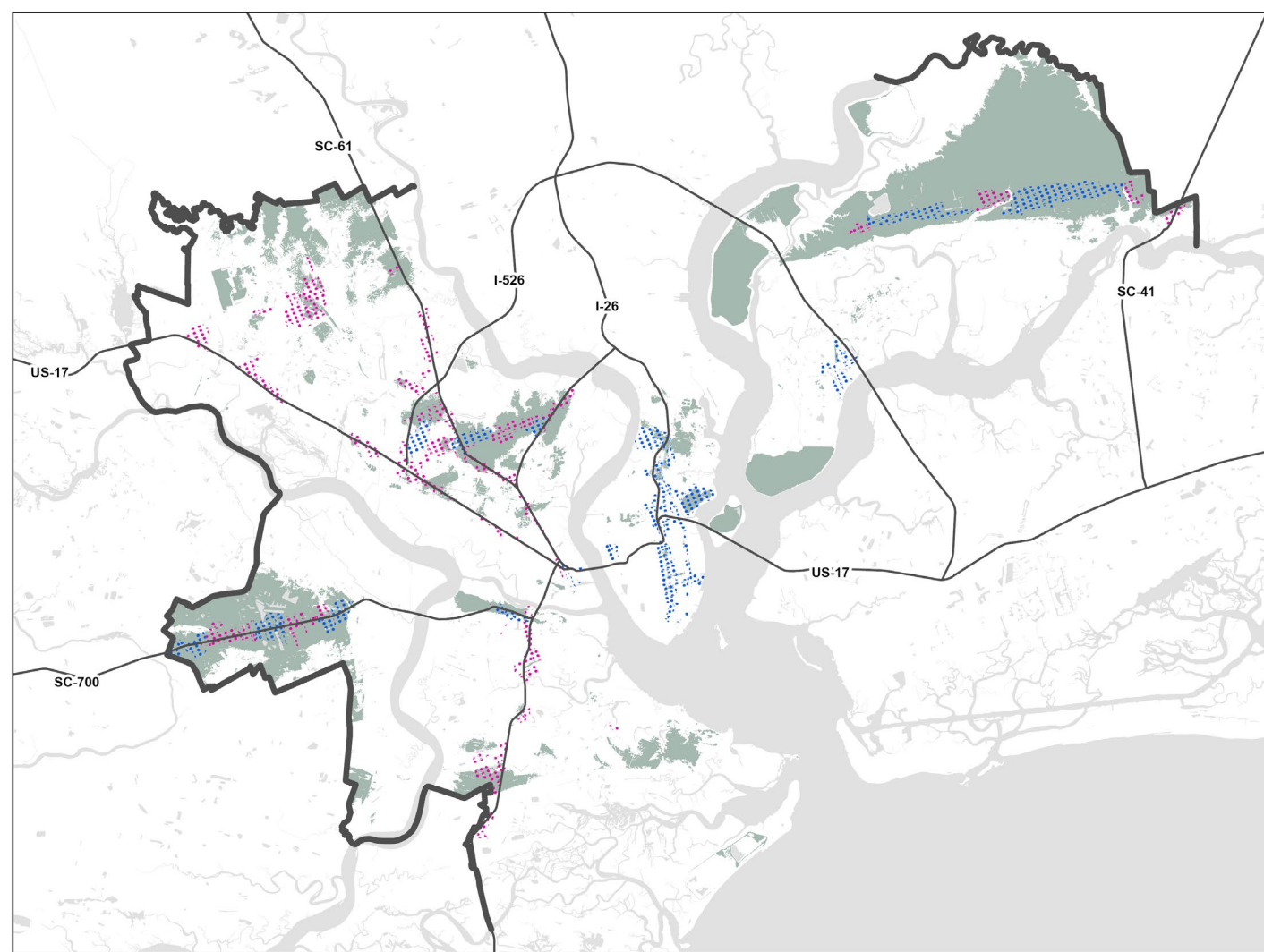
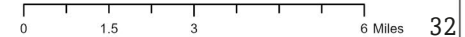
City Plan Future Land Use Map Neighborhood Edge City Centers

Future Land Use

-  Neighborhood Edge
-  City Centers



Elevation Risk Zone

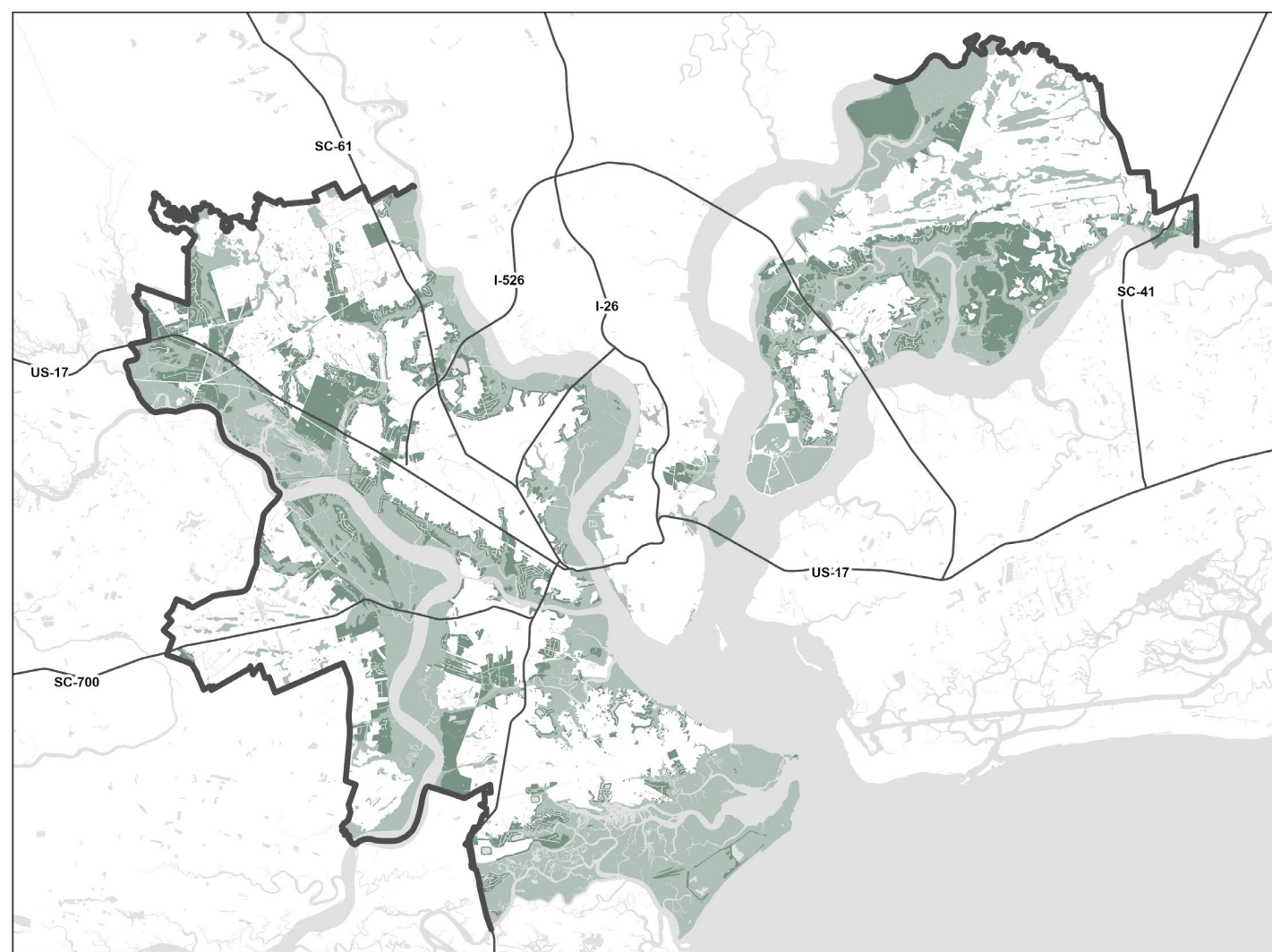
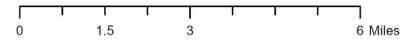
-  High Ground



City Plan Future Land Use Map Low Impact/Conserved Natural/Wetland

Future Land Use

-  Low Impact/Conserved
-  Natural/Wetland



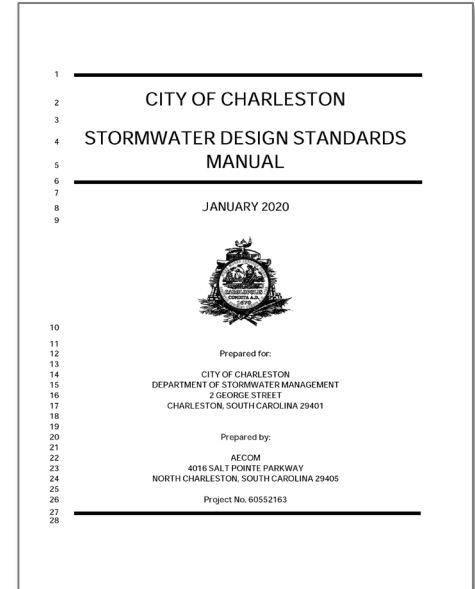


Theme 3: Enhance Resilience to Rising Water

Existing Resilience Requirements and Incentives

The City has already taken many steps to address the rising water issue. They include the following:

- New construction or substantial improvements in Special Flood Hazard Areas (SFHA) must be 2 ft above Base Flood Elevation (BFE)
- Base required stormwater and flood control standards (FIRM updated 2021)
- Strengthened stormwater practices, based on the Stormwater Design Standards Manual updated in 2020
- A prohibition on using slab-on-grade foundations in the 100-year floodplain and in SFHA, as of 2024,
- The UP: Upper Peninsula district incentive system
 - Density bonuses for stormwater management and green roofs, along with points for certifications





Theme 3: Enhance Resilience to Rising Water

Proposed New Resilience Requirements to Address a Rising Water Environment

- New **LI: Low Impact** zone district.
 - Assigned to lands in the **Low Impacted/Conserved** land use category
 - Reduce allowed uses, reduce densities/intensities, support flexibility provisions that allow for enhancement of natural systems, and limit development that can be built-back after casualty damage
- Update districts and map to allow increased development in appropriate parts of City, including **High Ground** areas and those places designated **City Center** and **Neighborhood Edge**. Districts include:
 - RM-H: Residential Mixed-High
 - CL: Commercial Limited (formerly GB: General Business)
 - Form-based districts
- Focus the incentive programs for affordable housing in **High Ground** areas and those places designated **City Center** and **Neighborhood Edge**



Theme 3: Enhance Resilience to Rising Water

Proposed New Resilience Requirements to Address a Rising Water Environment

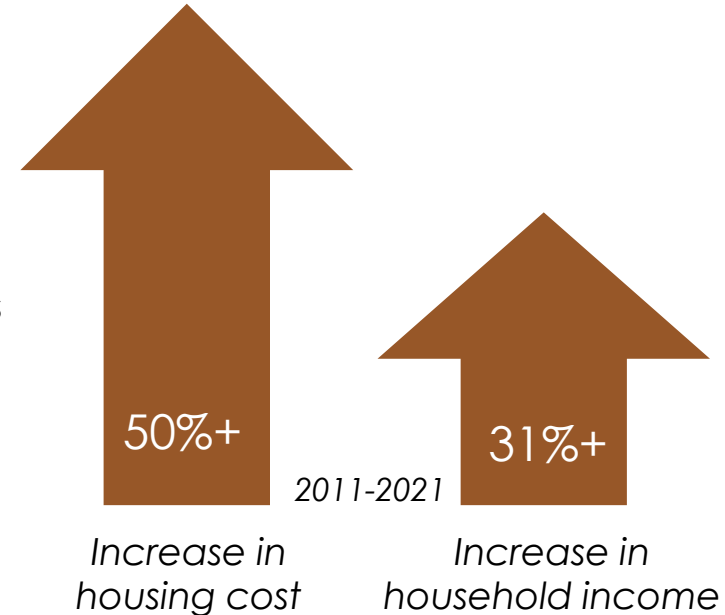
- Establish a Resilience Index for new development that would apply in most areas of the city
 - Flexible, point-based menu of resilient development practice options
 - Apply defend, adapt, or reserve strategies, to different elevation zones, as appropriate
 - Focus on risk reduction and stormwater management
- New standards for visual compatibility between existing and new, elevated development
- Consider investigating a Transfer of Development Rights (TDR) program

TABLE 5.12.7: RESILIENT POINT SYSTEM FOR NON-RESIDENTIAL DEVELOPMENT	
Resilient Development Activity	Points Earned
Component 1: Risk Reduction	
Construct building to meet 110-mile wind load design requirements of the VUSBC	2.00
Equip the project with at least one alternative, independent source of electricity supply so that the project is fully capable of operating if a primary source of power experiences an interruption	1.50
If the project involves a critical facility that is intended to remain operational in the event of a flood, or whose function is critical for post-flood recovery, design the facility to be protected and operable at the water levels represented by a 0.2% annual chance (500-year) flood	1.00
Elevate the ground story finished floor and all significant electrical and mechanical equipment no less than 3 feet above highest adjacent grade or to an elevation of 11 (NAVD '88)	1.00, plus 0.50 per ft. above 3 ft.
Install a generator for power generation in the event of power failure sufficient to keep critical operations functional	0.50
Establish operating procedures for how the project will handle loss of off-site or grid power, transition to a backup source of power, and transition back to normal operation	0.50

Theme 4: Update Regulations to Encourage More Housing Types & Incentivize Affordable Housing

Background: Charleston faces a serious housing problem

- Growth in housing costs outstrips income growth
- Numerous Charleston residents “cost burdened,” particularly those with lower incomes
- *City Plan*: More than 10,000 new affordable housing units are needed by 2023
- Currently, limited land available in the City for by-right residential uses, other than single-family detached homes



Theme 4: Update Regulations to Encourage More Housing Types & Incentivize Affordable Housing

City Plan recognizes need to address housing problems

City Plan directs changing the current zoning regulations to:

- Encourage and incentivize a diversity of housing types
- Allow for different housing options in mixed-use development options
- Strengthen the incentives for affordable housing
- Remove obstacles and reduce regulatory barriers for the development of affordable housing



Theme 4: Update Regulations to Encourage More Housing Types & Incentivize Affordable Housing

The Rewritten Development Code Should Provide for a Diversity of Housing, By-Right, and Strengthen the Affordable Housing Incentives, in Appropriate Places

- Additional housing types that should be considered to increase housing diversity (“missing-middle housing”) and allowed by-right, include:
 - Triplexes and fourplexes (and duplexes in additional districts)
 - Mansion apartments
 - Courtyard apartments
 - Cottage court units
 - Live/work units
- They should be subject to basic form and design standards
- The districts where they might be considered include: RM-L, RM-M, and RM-H outside the Lower Peninsula; LP-RM and LP-RH on the Lower Peninsula; CL and LP-CL mixed-use districts, and the form-based districts



Duplex



**Detached
Garage +
ADU**

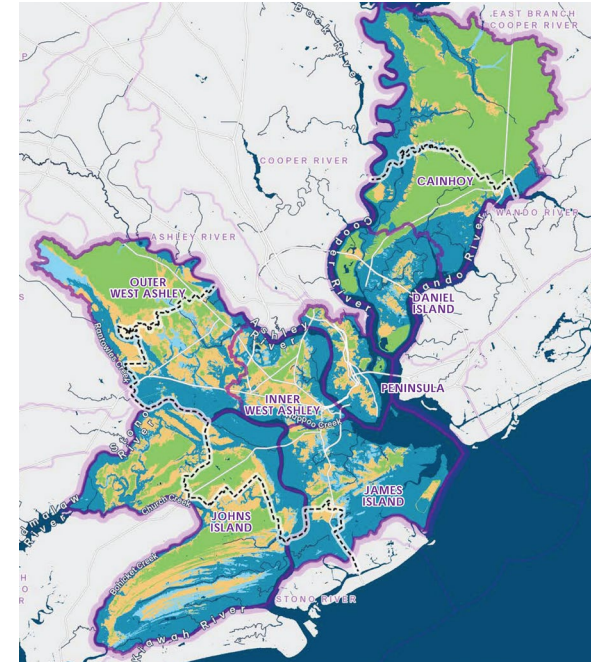


Cottage Homes

Theme 4: Update Regulations to Encourage More Housing Types & Incentivize Affordable Housing

The Rewritten Development Code Should Provide for a Diversity of Housing, By-Right, and Strengthen the Affordable Housing Incentives, in Appropriate Places

- The affordable housing incentives should be strengthened in a number of ways.
 - Consolidation and addressing in a consistent and direct way
 - Being placed in one section in the regulations
- They should also support the resilience goals, meaning while they should aggressively support the provision of affordable housing, they should be incentivized only in those areas of a lower risk of flooding:
 - The **High Ground** areas
 - The zone districts in the **City Center, Neighborhood**, and **Neighborhood Edge** land use categories, and the form-based districts
- They should incorporate best practices and be calibrated based on the economics of development in the City today

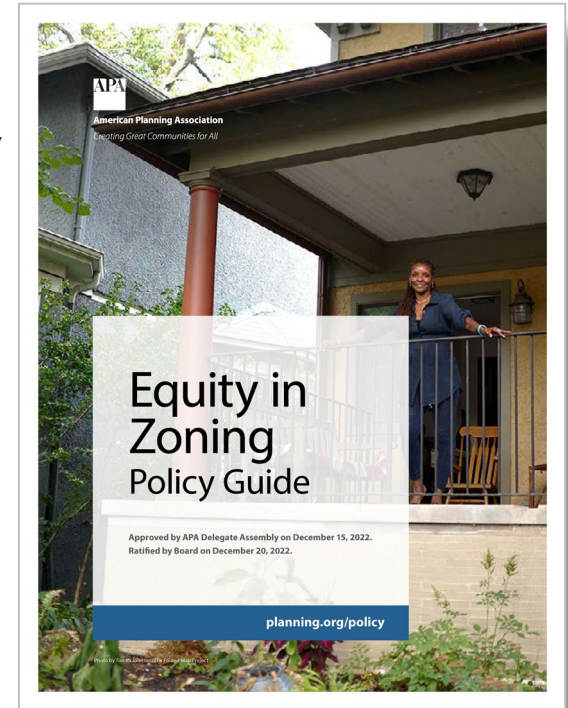




Equity Approach

Evaluating Equity Impacts of Zoning Ordinance

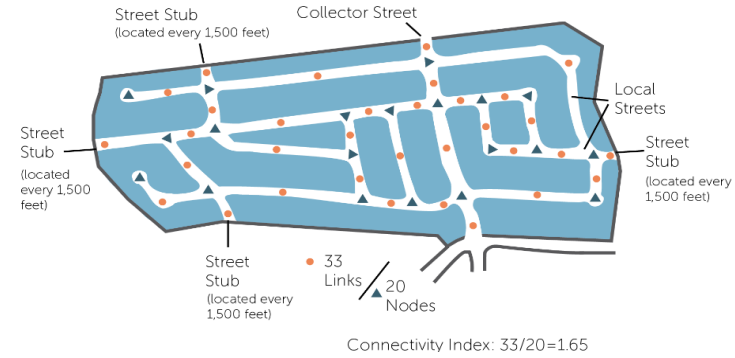
- Zoning regulations have historically been used to exclude, often historically disadvantaged or vulnerable groups
- Equity in zoning attempts to reduce or reverse these exclusionary elements and address barriers for these impacted communities
- An equity analysis was conducted and involved close review of:
 - Substantive rules with inequitable impact (e.g., material standards, restrictions on housing types)
 - Development review processes where discretion may be abused
 - Zoning map standards that can cause additional harms (e.g., location of polluting facilities)
- **Equity analysis is integrated throughout the Code Assessment**



Theme 5: Update and Modernize Development Standards to be Consistent With the City Plan

Modernize the Development Standards

- Modernize **parking, mobility, and circulation** standards to improve connectivity, reduce excessive parking, and require bike parking in appropriate locations
- Refined **neighborhood compatibility** standards that protect lower-density residential development from incompatible nonresidential or multifamily development
- New **exterior lighting** standards
- New **open-space** standards that are comprehensive and context-sensitive
- Updated **landscaping** standards that refine buffering and tree canopy standards





Next Steps

Visit the stations in the room and talk with the consultant team and City staff

Review the Code Assessment
on the project website



NewCHSstandards.com

Share your comments on
the Code Assessment:

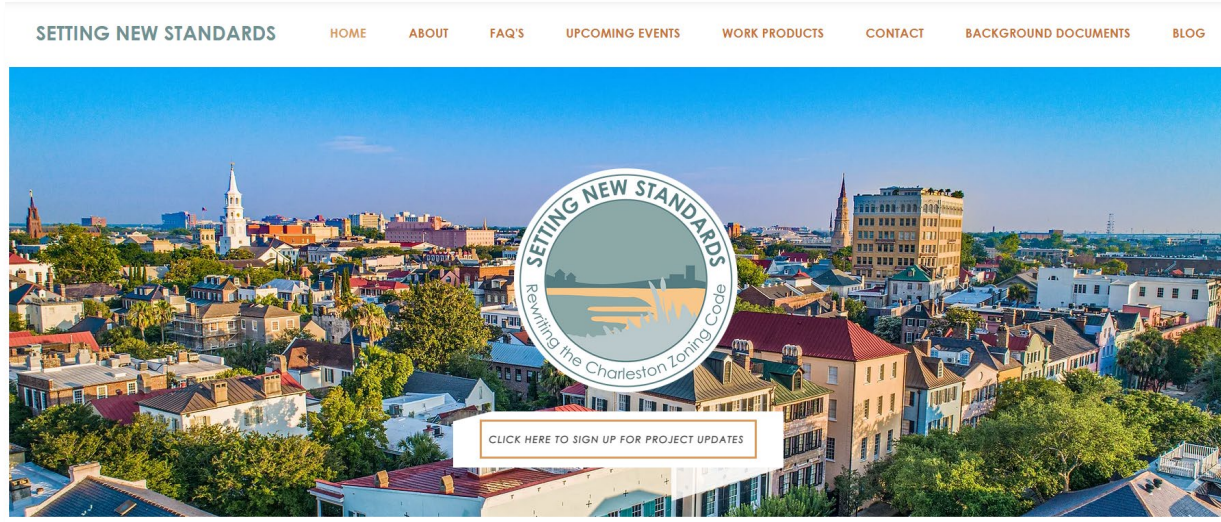
- Written comments during this meeting
- Online by taking the online survey, through April 25 (available on project website)



Online Survey



Next Steps



NewCHSstandards.com

**Public Feedback on
Code Assessment**

April 2024

**Drafting of
New Code**

Begins May 2024