

APPENDIX

715. R5 District (high density residential)

Intent. It is the intent of this district to promote and enhance the development and redevelopment of the West End neighborhood, providing for single and multi-family dwellings and maintaining open areas. In order to achieve the intent of the R5 District, as shown on the Zoning Map of the City of Georgetown, South Carolina,

715.1 The following uses are permitted:

- 715.11 Any permitted use in the R-2 District;
- 715.12 Multi-family dwellings; and
- 715.13 Group dwellings

715.2 Conditional Uses:

715.21 Church, libraries and parks provided that a site plan is reviewed and approved by the Zoning Administrator.

715.22 Nursing homes provided that a site plan is reviewed and approved by the Zoning Administrator and buffers are planted or erected along side and rear property lines.

715.23 Substations provided that:

- 715.231 A site plan is reviewed and approved by the Zoning Administrator;
- 715.232 There are buffers planted or erected along side and rear property lines;
- 715.233 The Zoning Administrator shall establish appropriate setbacks to ensure the safety of adjoining properties.

715.24 Mini day care centers provided that:

- 715.241 Such uses shall be located on arterial or collector streets as shown on the City of Georgetown Major Thoroughfare Plan;
- 715.242 The boundary of a parcel or lot containing such use shall be separated from the boundary of any other parcel or lot containing a mini day care center by not less than three hundred feet;
- 715.243 A site plan shall be reviewed and approved by the Zoning Administrator at a meeting in which all property owners within one hundred feet of the subject property have been notified by mail. The site plan shall show the following:
 - a. Building location, driveways, parking spaces, play

- area, fencing, landscaping, property lines, etc.;
- b. No structured area for active play or play structures shall be located in the front yard or within ten feet of the side or rear lot line. Outdoor play areas shall be screened with not less than a six-foot-high sight-obscuring fence, wall, or hedge;
- c. The site shall be landscaped in a manner compatible with adjacent residences; and,
- d. No structure or decorative alteration that will alter the residential character of an existing residential structure shall be allowed. Any new or remodeled structure shall be designed to be compatible with the residential character of the surrounding neighborhood.

715.25 Adult mini day care centers provided that:

715.251 The boundary of a parcel or lot containing such use shall be separated from the boundary of any parcel or lot containing an adult mini day care center by not less than three hundred feet.

715.252 A site plan shall be reviewed and approved by the Zoning Administrator at a meeting in which all property owners within one hundred feet of the subject property have been notified by mail. The site plan shall show the following:

- a. Building location, driveways, parking spaces, outdoor activity area, fencing, landscaping, property lines, etc.;
- b. Outdoor activity areas shall be screened with not less than a six-foot-high, sight-obscuring fence, wall, or hedge; and,
- c. No structure or decorative alteration that will alter the residential character of an existing residential structure shall be allowed. Any new or remodeled structure shall be designed to be compatible with the residential character of the surrounding neighborhood.

715.26 Fraternal organizations, eleemosynary clubs, lodges, bed and breakfast inns and government offices provided that a site plan is reviewed and approved by the Zoning Administrator.

715.3 Other requirements: Unless specified elsewhere in this Ordinance, uses

permitted in R5 Districts shall be required to conform with the following requirements:

715.31 Shall met the area, yard and height requirements continued in Article VIII, except that lots of record that are less than fifty (50') feet in width shall have the following minimum side yard setbacks:

Width of Lot	Minimum Side Yard Setback(in feet)	Maximum Building Width
45 feet to 49	6	35
40 to 44	5	30

*Measured from face of wall to face of wall

715.311 The construction of exterior walls located less than seven (7') feet from the property line shall use 2"x4" wood studs at 16" on center; outside finish shall consist of brick, stucco, fiber cement siding or siding approved by the Georgetown Fire Department over a vapor retarder and approved one-hour fire rated structural sheathing.

715.32 Signs permitted within this district including the conditions under which they may be located, are set forth in Article X; and,

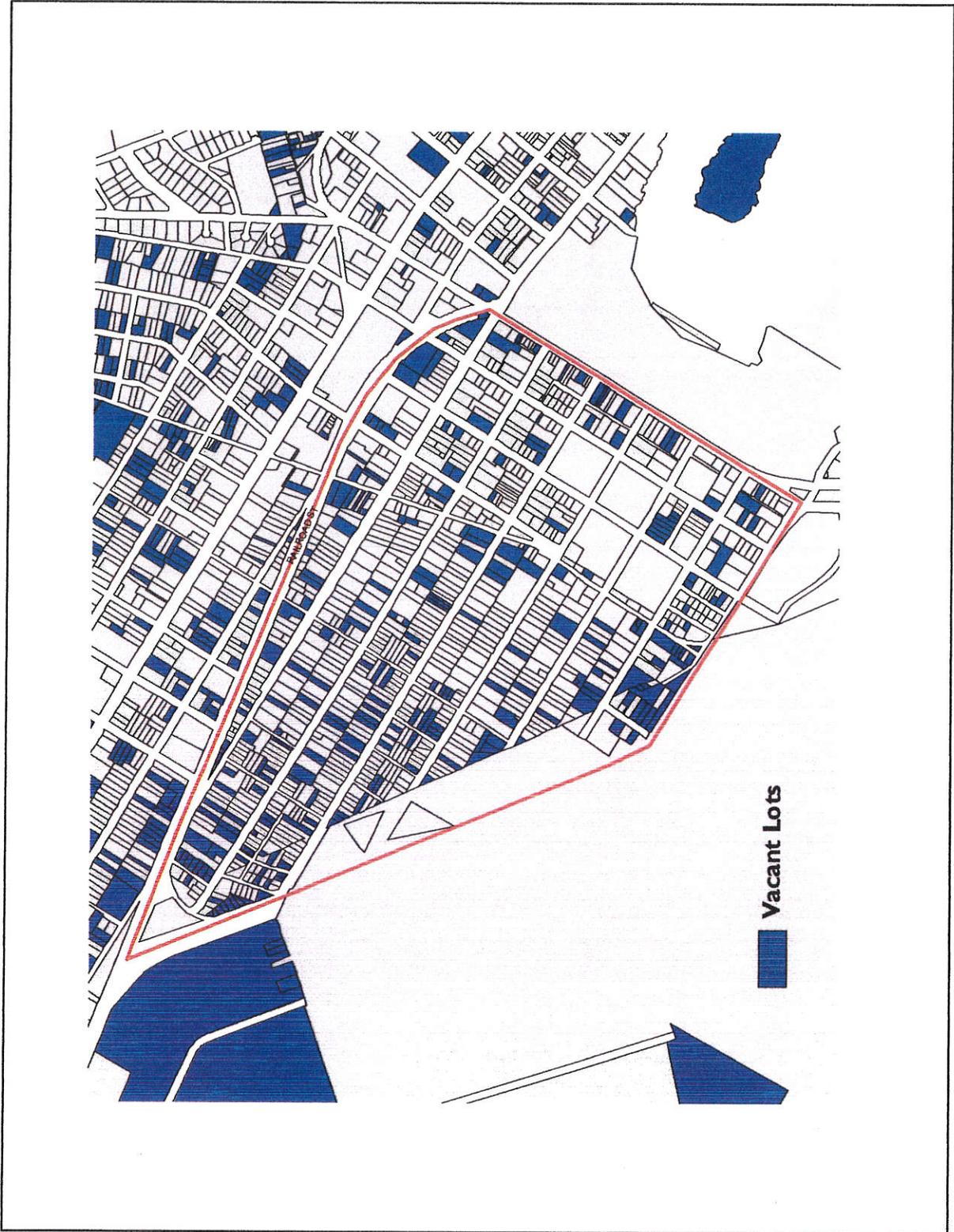
715.33 All uses permitted within R5 Districts shall meet all standards set forth in Article IV, pertaining to off-street parking, loading and other requirements, when applicable.

ARTICLE VIII. AREA, YARD AND HEIGHT REQUIREMENTS

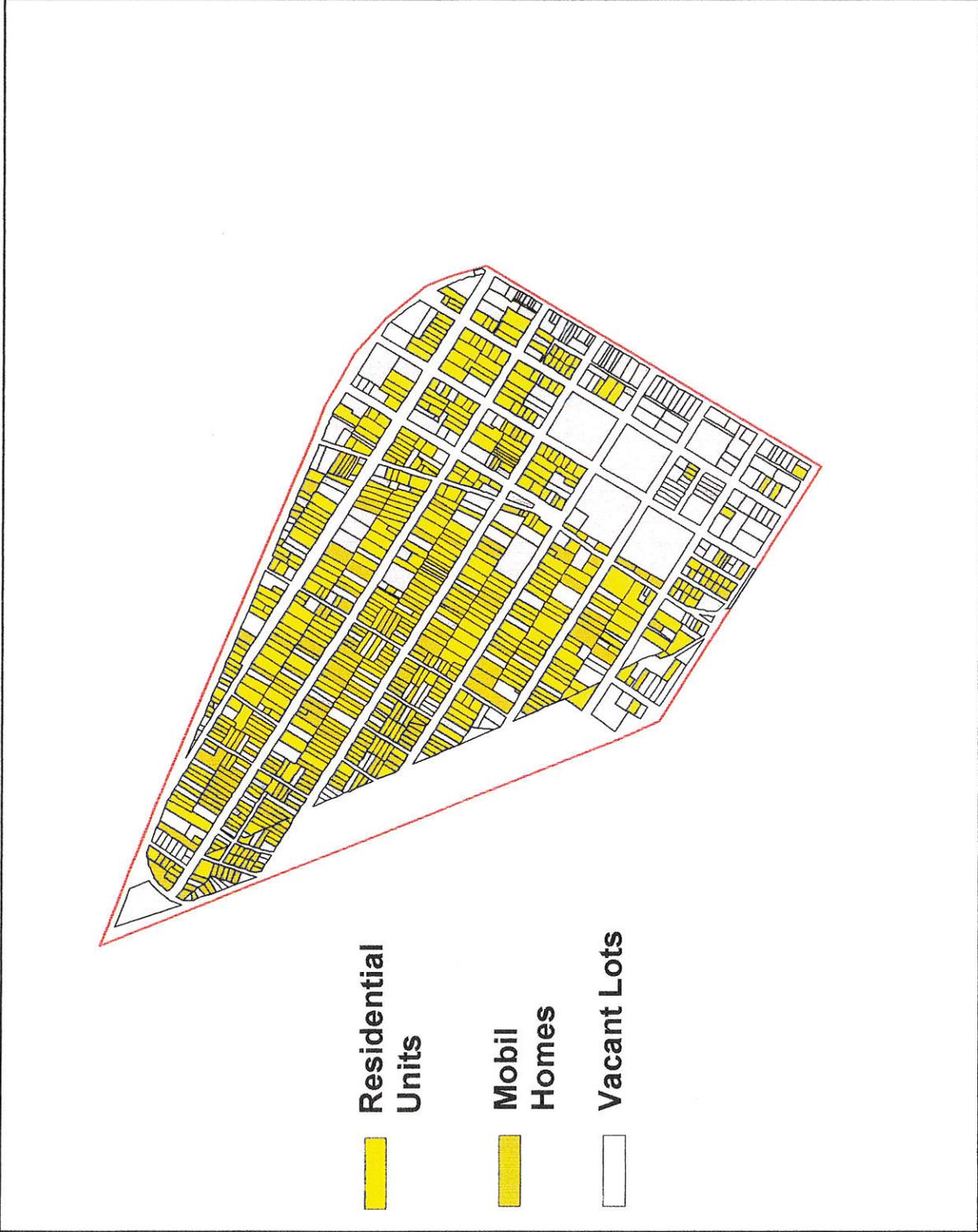
District	Area In Square Feet	Area In Acres	Lot Width at Building Line	Minimum Yard Requirements From Property Line			Maximum Height of Structure
				Front	Side	Rear	
R5 Residential	5,000	---	50	20**	7*	10	35

* See section 715.31 for side setbacks for lots less than 50' in width.

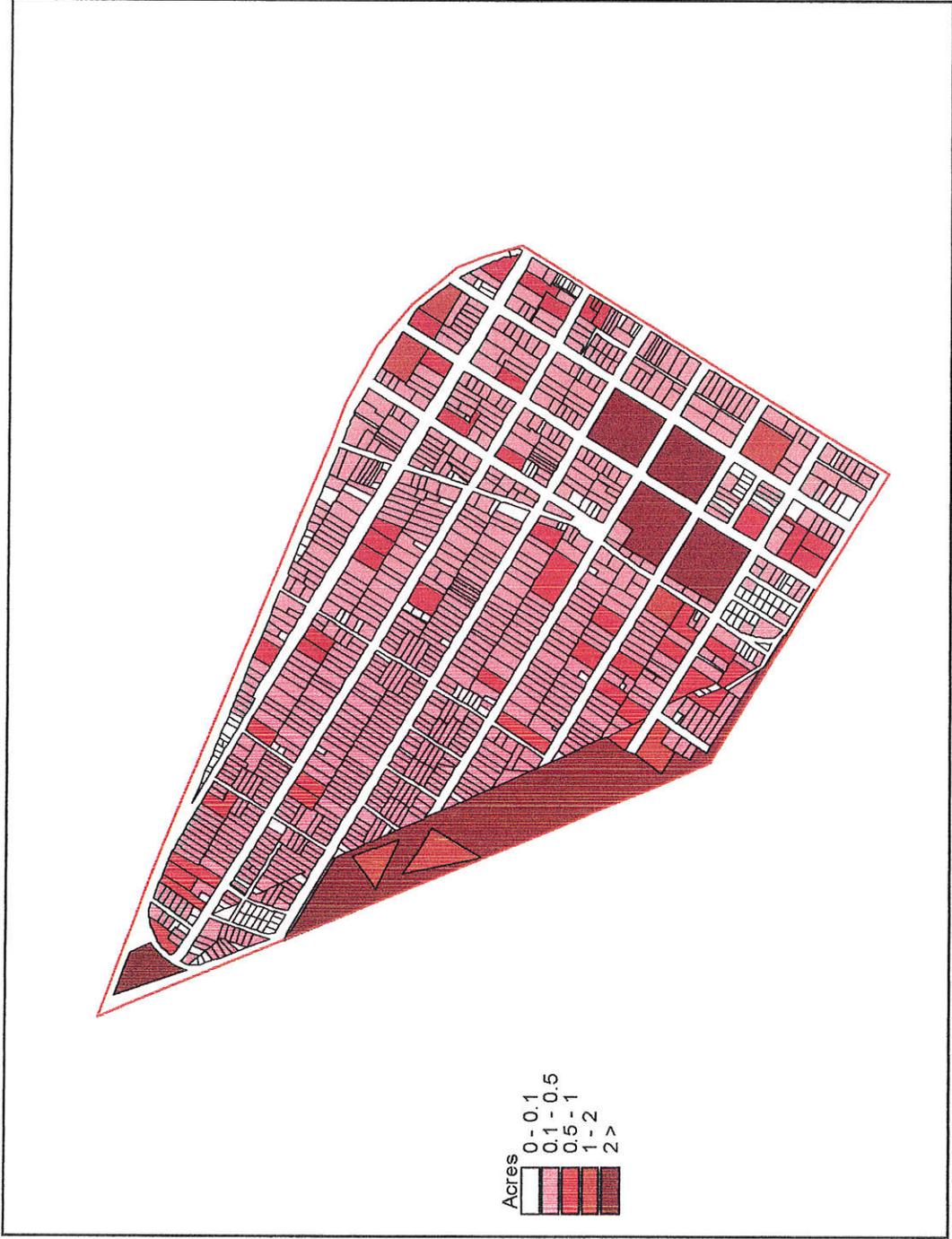
**Front porches up to 8 feet can encroach front setback.



Vacant Lots



Residential Units



Parcel Size



Lots under 8,000 sq ft



715. R5 District (high density residential)

Intent. It is the intent of this district to promote and enhance the development and redevelopment of the West End neighborhood, providing for single and multi-family dwellings and maintaining open areas. In order to achieve the intent of the R5 District, as shown on the Zoning Map of the City of Georgetown, South Carolina,

715.1 The following uses are permitted:

- 715.11 Any permitted use in the R-2 District;
- 715.12 Multi-family dwellings; and
- 715.13 Group dwellings

715.2 Conditional Uses:

715.21 Church, libraries and parks provided that a site plan is reviewed and approved by the Zoning Administrator.

715.22 Nursing homes provided that a site plan is reviewed and approved by the Zoning Administrator and buffers are planted or erected along side and rear property lines.

715.23 Substations provided that:

- 715.231 A site plan is reviewed and approved by the Zoning Administrator;
- 715.232 There are buffers planted or erected along side and rear property lines;
- 715.233 The Zoning Administrator shall establish appropriate setbacks to ensure the safety of adjoining properties.

715.24 Mini day care centers provided that:

- 715.241 Such uses shall be located on arterial or collector streets as shown on the City of Georgetown Major Thoroughfare Plan;
- 715.242 The boundary of a parcel or lot containing such use shall be separated from the boundary of any other parcel or lot containing a mini day care center by not less than three hundred feet;
- 715.243 A site plan shall be reviewed and approved by the Zoning Administrator at a meeting in which all property owners within one hundred feet of the subject property have been notified by mail. The site plan shall show the following:

- a. Building location, driveways, parking spaces, play

- area, fencing, landscaping, property lines, etc.;
- b. No structured area for active play or play structures shall be located in the front yard or within ten feet of the side or rear lot line. Outdoor play areas shall be screened with not less than a six-foot-high sight-obscuring fence, wall, or hedge;
- c. The site shall be landscaped in a manner compatible with adjacent residences; and,
- d. No structure or decorative alteration that will alter the residential character of an existing residential structure shall be allowed. Any new or remodeled structure shall be designed to be compatible with the residential character of the surrounding neighborhood.

715.25

Adult mini day care centers provided that:

715.251 The boundary of a parcel or lot containing such use shall be separated from the boundary of any parcel or lot containing an adult mini day care center by not less than three hundred feet.

715.252 A site plan shall be reviewed and approved by the Zoning Administrator at a meeting in which all property owners within one hundred feet of the subject property have been notified by mail. The site plan shall show the following:

- a. Building location, driveways, parking spaces, outdoor activity area, fencing, landscaping, property lines, etc.;
- b. Outdoor activity areas shall be screened with not less than a six-foot-high, sight-obscuring fence, wall, or hedge; and,
- c. No structure or decorative alteration that will alter the residential character of an existing residential structure shall be allowed. Any new or remodeled structure shall be designed to be compatible with the residential character of the surrounding neighborhood.

715.26

Fraternal organizations, eleemosynary clubs, lodges, bed and breakfast inns and government offices provided that a site plan is reviewed and approved by the Zoning Administrator.

715.3

Other requirements: Unless specified elsewhere in this Ordinance, uses

permitted in R5 Districts shall be required to conform with the following requirements:

715.31 Shall meet the area, yard and height requirements continued in Article VIII, except that lots of record that are less than fifty (50') feet in width shall have the following minimum side yard setbacks:

Width of Lot	Minimum Side Yard Setback(in feet)	Maximum Building Width
45 feet to 49	6	35
40 to 44	5	30

*Measured from face of wall to face of wall

715.311 The construction of exterior walls located less than seven (7') feet from the property line shall use 2"x4" wood studs at 16" on center; outside finish shall consist of brick, stucco, fiber cement siding or siding approved by the Georgetown Fire Department over a vapor retarder and approved one-hour fire rated structural sheathing.

715.32 Signs permitted within this district including the conditions under which they may be located, are set forth in Article X; and,

715.33 All uses permitted within R5 Districts shall meet all standards set forth in Article IV, pertaining to off-street parking, loading and other requirements, when applicable.

ARTICLE VIII. AREA, YARD AND HEIGHT REQUIREMENTS

District	Area In Square Feet	Area In Acres	Lot Width at Building Line	Minimum Yard Requirements From Property Line			Maximum Height of Structure
				Front	Side	Rear	
R5 Residential	5,000	---	50	20**	7*	10	35

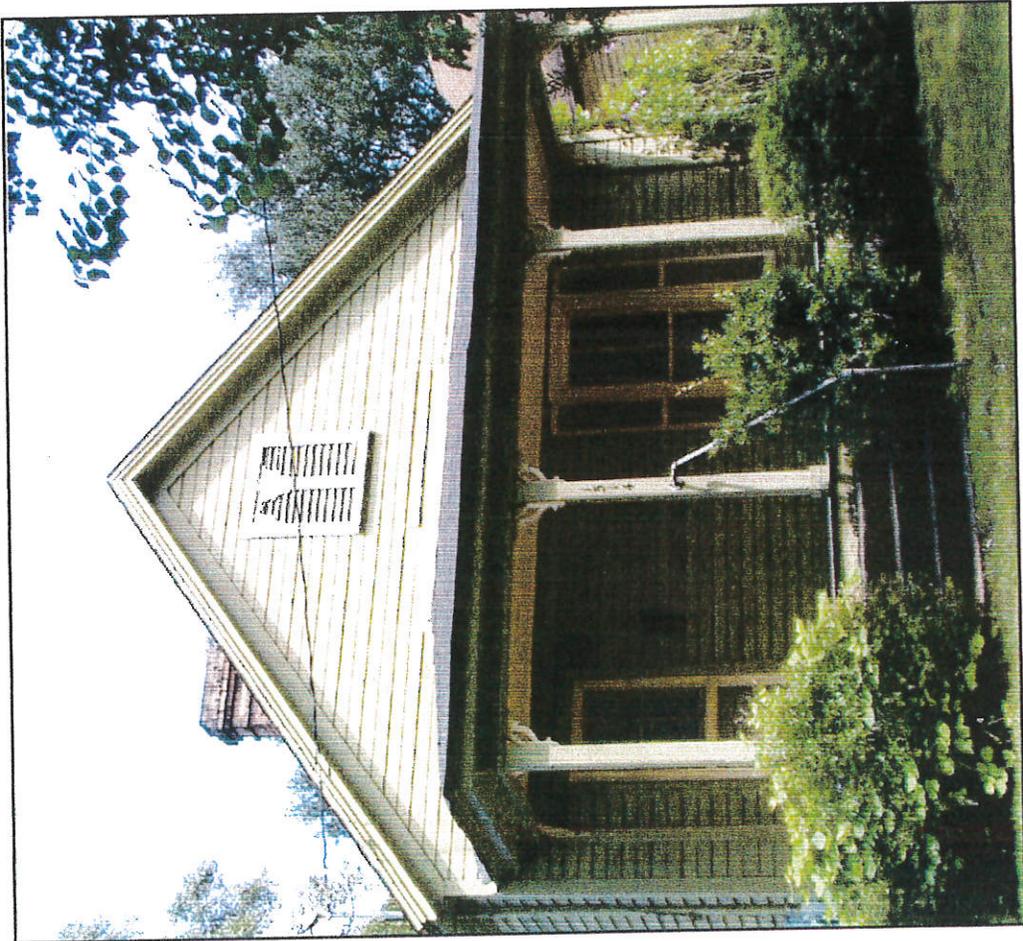
* See section 715.31 for side setbacks for lots less than 50' in width.

**Front porches up to 8 feet can encroach front setback.

**Design Guide and Sample Lot Configurations
For
Narrow Lot Development**



WEST END RESIDENTIAL DESIGN GUIDE



Metal Standing Seam Roof or Architectural Shingles

Typical 8":12" Roof Pitch

Gable End Runs Front to Back

Masonry Chimneys

Decorative Vent Details

Deep Overhangs and Deep Rake Boards

Exposed Rafter Tails

Covered and Elevated Front Porch (With Hip or Shed Roof)

Front Door, Porch and Windows Address the Street

Large 2/2 Windows

Wood Clad Siding (or Fiber Cement Board)

No Dominant Garages or Car Storage

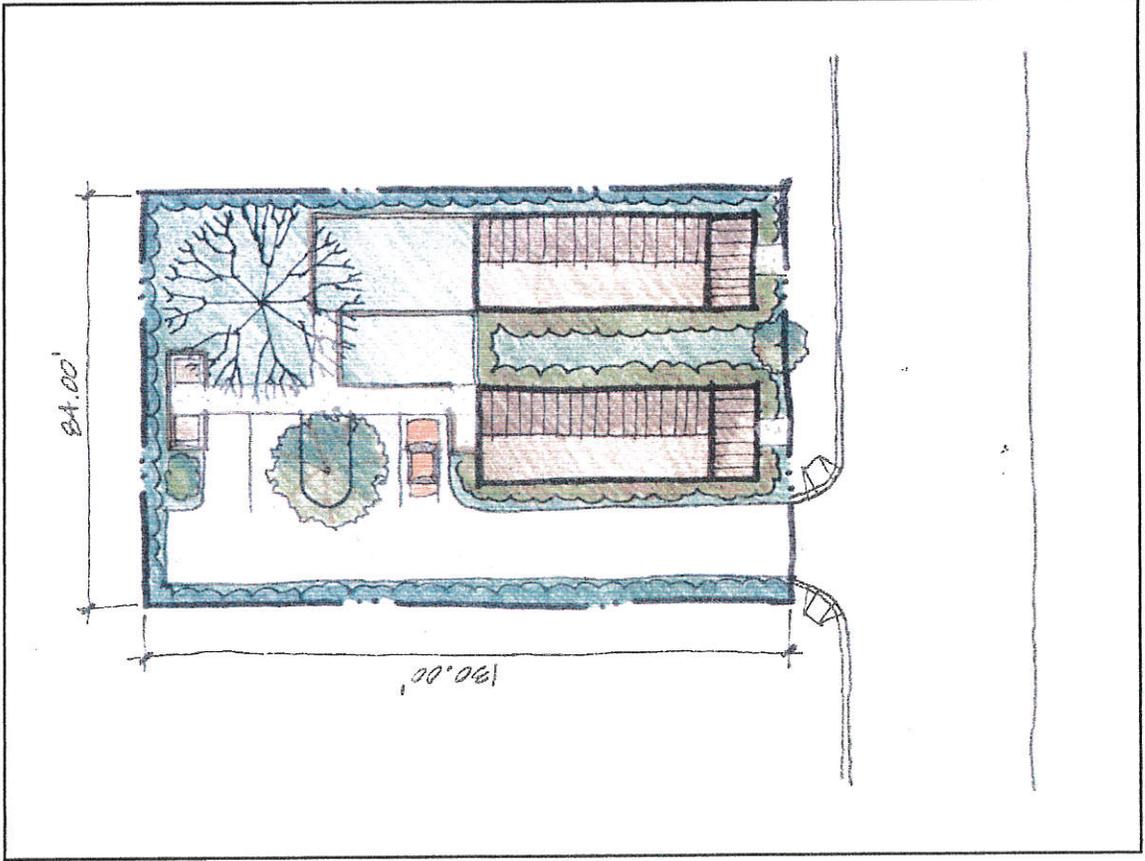
Articulated Facades

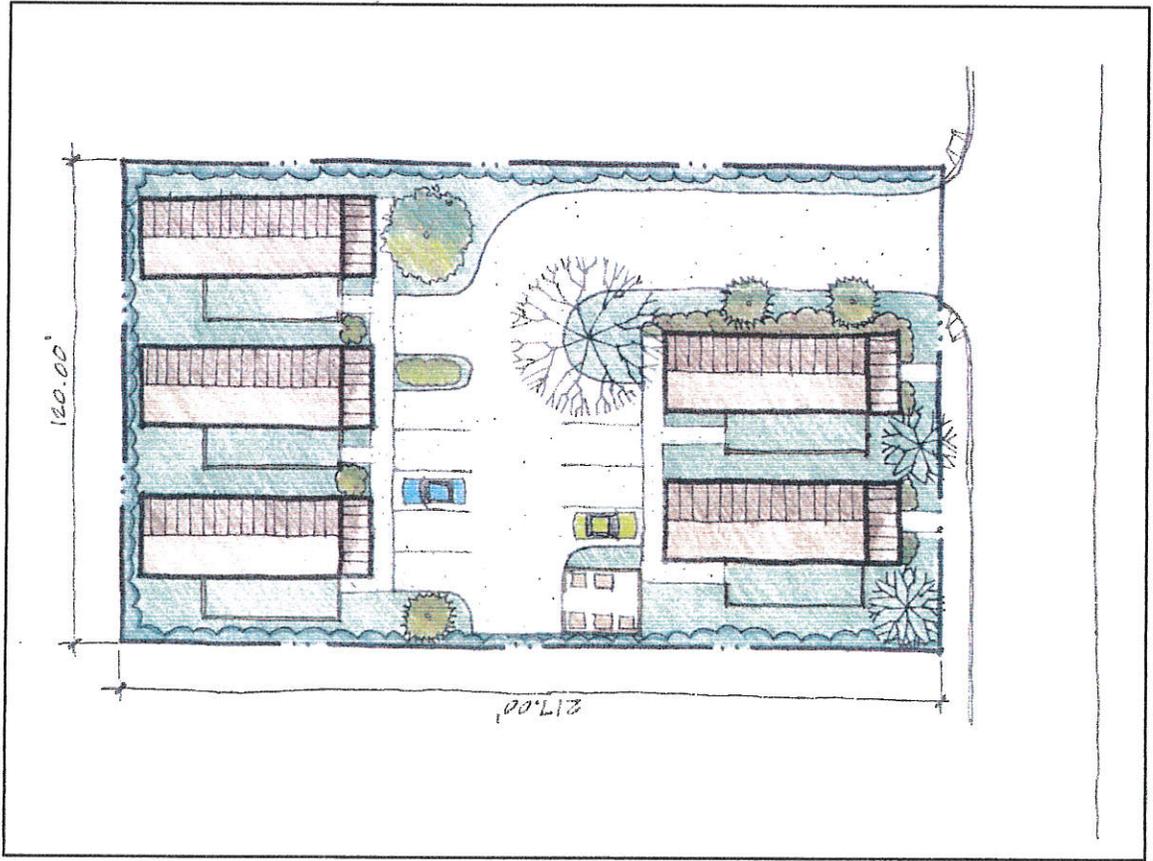
Crawl Space

Sample Lot Configuration I

Two Typical 42' x 130' Parcels joined will allow for:

- Two 20' wide Single Family Detached Residential Units
- A shared drive which allows for a greater amount of space between units
- Access to the rear of the lot for parking of two vehicles per unit





Sample Lots Configuration II

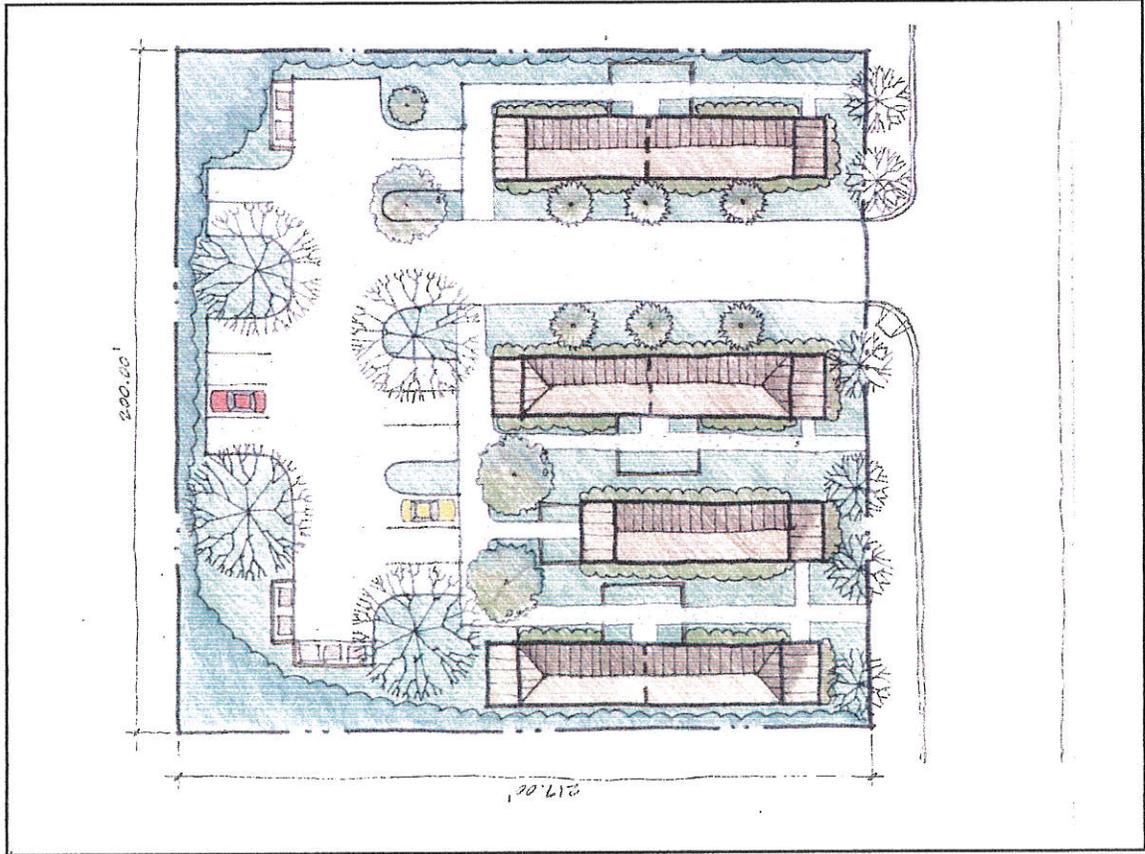
Three Typical 40' x 217' Parcels joined will allow for:

- five 30' wide Single Family Detached Residential Units
- A shared drive which allows for a greater amount of space between units
- Access to the center of the parcel which allows for a shared parking area.
- Private side yards.

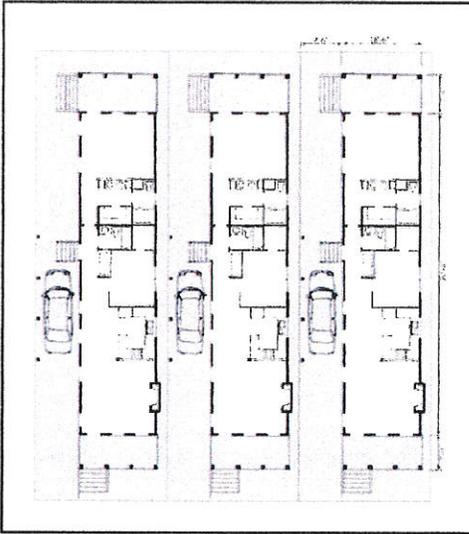
Sample Lots Configuration III

4 Typical 50' x 200' West End Parcels joined will allow for:

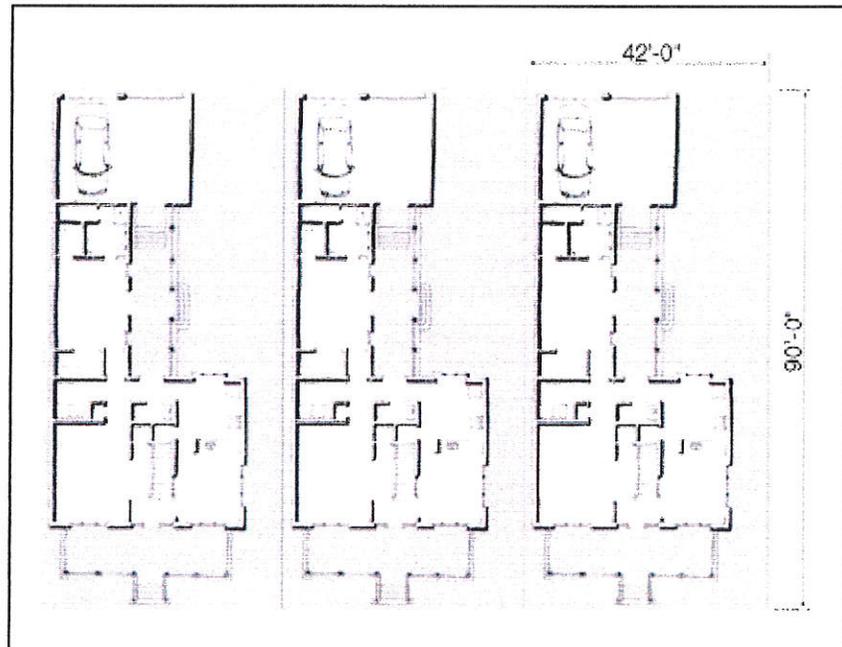
- **one 20' wide Single Family Detached unit and 3 duplex units (7 units combined)**
- **A shared drive which allows for a greater amount of space between units**
- **Access to the rear of the lot for parking of two vehicles per unit**
- **Private side yards.**



Provide Privacy on Small Lots

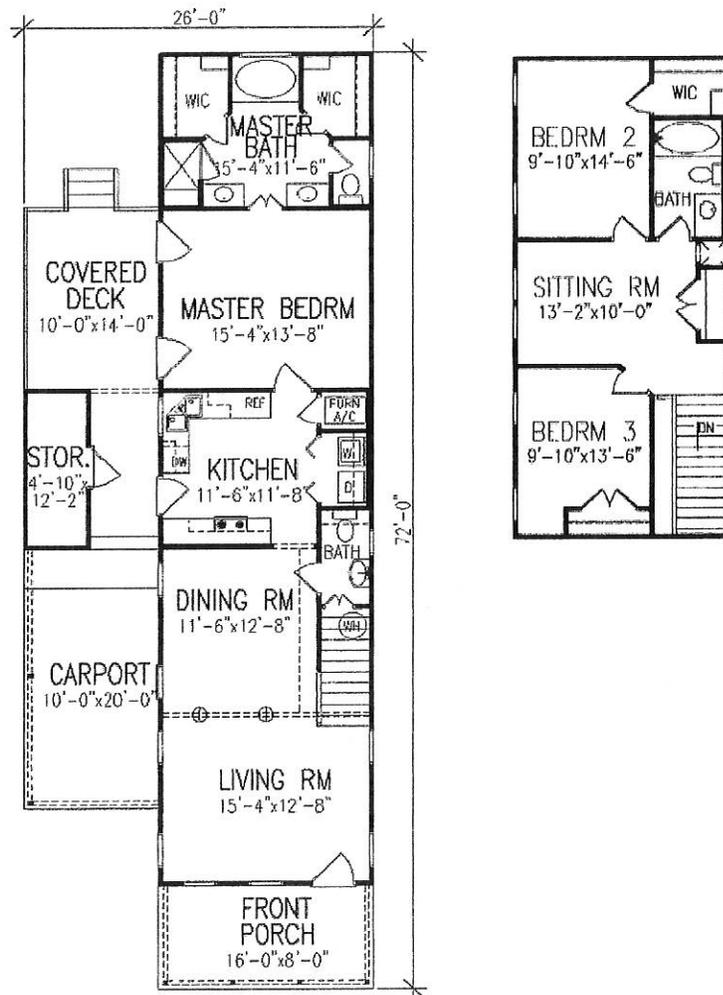


These floor plans are narrow but do not consider the presence of adjacent buildings. Here, windows look directly into the neighbors' houses and yards.



This design provides comfortable private open space (a small yard) and the front porch contributes to the streetscape. Also these side yards are very private due to the placement of windows. This privacy allows the house to open to its gardens.

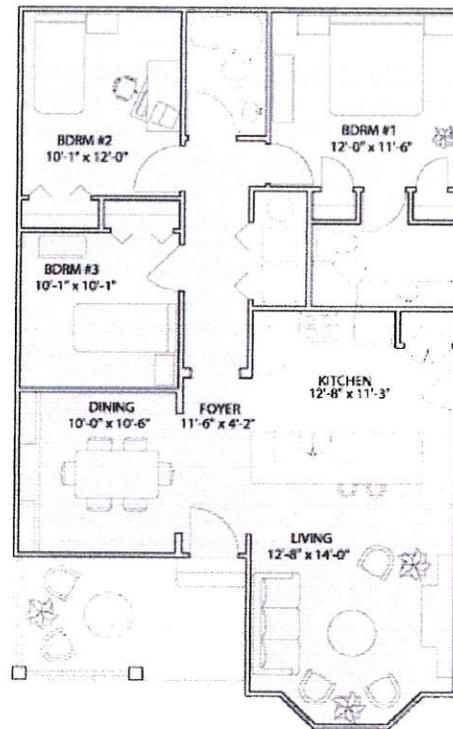
SAMPLES OF NARROW HOME DESIGN

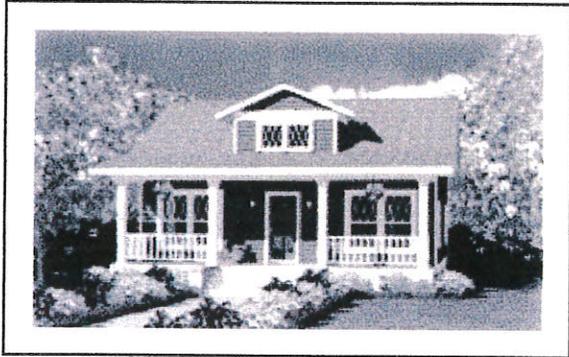


Source: plandesign.com



1080 SF of interior space
120 SF of exterior porch space
Width) 28' / Depth) 47'
3 bedrooms / 2 baths

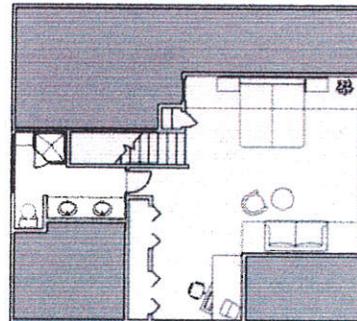




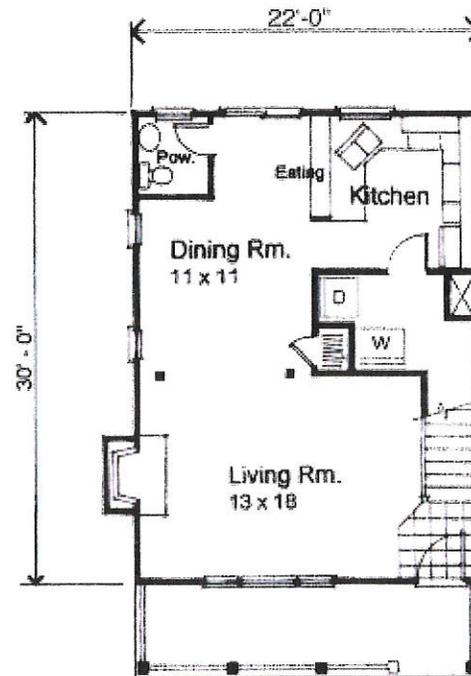
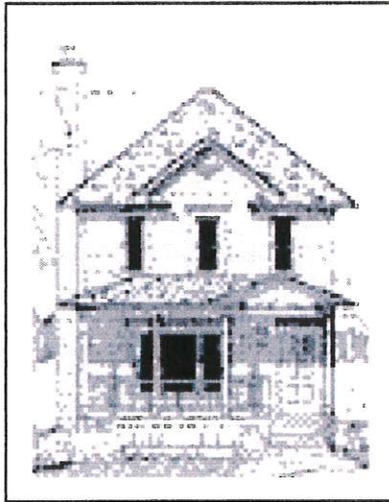
1340 SF interior space
180 SF of exterior porch space
Width) 32' /Depth) 28'
3 bedroom / 2 baths



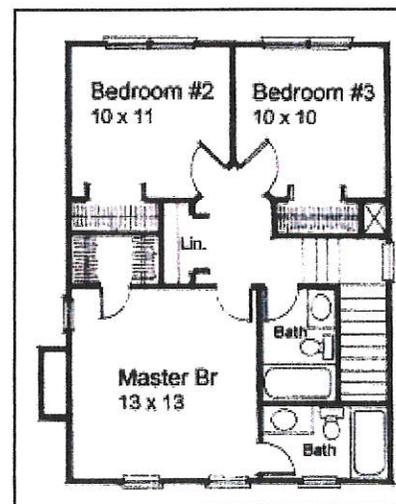
First Floor Plan



Second Floor Plan



1280 SF interior space
180 SF of exterior porch space
Width) 32' /Depth) 28'
3 bedroom / 3 baths



PARK STANDARDS

There are different schools of thought on park standards. Some planners take the approach that there should be a certain number of acres of parkland per person for different types of parks. However, these standards work as general guidelines. The amount of parkland and open space really depends on the community's characteristics, culture and wishes. A common standard for a mini park is .25 acres per population of 500. Another standard is one basketball court for every 500 people.

Below are some of the standards used in the 1980 Georgetown County Facility Plan:

Mini-Park Standards

- .25 acres per 500 population
- Optimum Size is .25 - 2 acres
- Service Area is usually a 1/4 mile to 1/2 mile in an urbanized area
- Location: A park should be located with convenience and safety of access from neighborhood in mind
- Facilities: Earth and/or paved area with imaginative layout of equipment landscaping. Should include either intensive play areas or passive areas

Neighborhood Park Standards

- 2 acres/1000 population
- Optimum Size is 4 acres
- Service Area is usually a 1/2 mile in an urbanized area
- Location: School or community center building
- Facilities: Should provide activities for all ages, passive as well as active, including: play equipment, open space for games, paved game area, baseball field and landscaped areas. Can include a tennis court or basketball court where desired. Amount of active versus passive facilities should be determined by characteristics of the areas served

*The City of Georgetown
West End Redevelopment Plan*

U.S. Census Bureau. 2000 Census. www.census.gov

Vision/Reality - Strategies for Community Change, US Department of Housing and Urban Development.

White, Bradford J. and Roddewig, Richard J., *Preparing a Historic Preservation Plan*, Chicago, American Planning Association, Report Number 450, 1994

