

DANIEL ISLAND TOWN CENTER

DESIGN GUIDELINES

INTRODUCTION

One of the primary objectives of the Daniel Island Master Plan is to create a real town center for visitors and the residents of Daniel Island. What is a real town center? Its most important characteristics are that it should mix uses (stores, offices, apartments and small lot houses, etc.) and that it be walkable. If you arrive by car you should be able to park once, or, at the most, twice, and go to all of your destinations on foot. If you live in the Town Center, or near it, you should be able to walk comfortably from where you live to various destinations.

The first pedestrian district will be centered on the shore of the Wando River. This area is envisioned as being a low key village atmosphere similar to Rockville, Georgetown, McClellanville and other coastal villages in this region. As you come down the main street from Simmons Park you will be drawn by the vista of the Wando River framed by the dramatic allele of Live Oak trees. At the Wando River a square makes the transition to a waterfront park and community dock projecting out into the river. The buildings will be residential in character, and will reflect the timeless vernacular traditions of the South Carolina Low Country. As this waterfront district grows in popularity as a destination the village district will grow through the addition of specialty shops, businesses, restaurants and residential.

The second pedestrian district is centered at the intersection of the I-526 Interchange and Seven Farms Road. The downtown commercial district for Daniel Island is where you will find most of the service oriented businesses that support the daily needs of the residents of Daniel Island. The character of this district is similar to the downtown areas of many of the small towns in South Carolina with two or three story mixed use buildings anchoring the significant comers and a variety of retail businesses in between. The architecture in this downtown district has a more urban character with dominant materials being brick and stucco in addition to the traditional wood frame. The sidewalks are tree lined with storefronts protected from the sun and rain by an interesting variety of colorful fabric awnings and covered arcades. The focal point park which is also located on this intersection is defined by a civic building

It is important that there be a strong connection between the two pedestrian centers so that together they form a dynamic functioning town center for Daniel Island. This connection consists of the main street, leading down to the Wando River from the downtown commercial district.

These design guidelines address office buildings, commercial buildings, civic buildings, town homes and multi-family residential buildings in the Town Center on Daniel Island.

These guidelines are not intended to prohibit the development of individually expressive or identifiable buildings. The intent is to ensure this expression is directed so that the buildings in the Town Center contribute to create a sense of a village, are compatible with each other, and are recognizably linked to a rich and well-established low country architectural tradition.

The design of a building in the Daniel Island Town Center must recognize, in addition to the explicit rules set out in the Daniel Island zoning text, four major areas of concern.

I. Site Utilization: The Protection and Enhancement of Natural Features

- Landscape quality and character are key elements, and the retention of existing trees is critically important.
- Building and parking placement should respect and be derived from existing natural features such as the hedgerows, open areas, existing trees, marsh, and water.
- Each building site must be significantly landscaped, especially parking areas, and existing trees should be used to screen parking, direct views, create backdrops and screens, and organize circulation. Landscaping is also to be used to fill voids between buildings along the streetscapes.
- The predominant use of indigenous plant material is required, and the use of landscape themes that do not rely upon irrigation is encouraged.

II. Building Scale, Footprint, Articulation, and Placement

- The plan seeks more defined, traditional relationships between buildings than is usually found in most contemporary communities where buildings are placed in a more or less random fashion with respect to one another, the streets, and significant landscape elements.
- Buildings should be sited so that they create an ordered relationship with one another, and with the streets. This should come about through the creation of public space defined by buildings, well defined sidewalk streetscapes, and landscaped pedestrian connections between development sites and natural edges. They must also obey certain parameters regarding their basic massing and articulation. This does not mean that the floorplate conventions of the commercial marketplace are not adhered to, but that when these requirements dictate excessively large dimensions and exaggerated proportions they be mitigated through architectural devices and treatment.
- The intention is to make larger buildings look small by breaking down their scale, and to create a pedestrian scaled streetscape environment on the sidewalks and streets between buildings and groups of buildings.

III. Architectural Character

- In order to take advantage of Charleston's celebrated and popular architectural tradition in the expansion of the city onto Daniel Island, it makes sense to incorporate as much as possible of that character into buildings that meet contemporary economic and functional requirements.
- Building design should reflect the South Carolina Low Country architectural tradition in window and door openings, glazing, details and finishes, colors, roof profiles, accessory features, landscape treatment, and, as much as possible, traditional building materials.

IV. Environmental Quality

- It is intended that development on Daniel Island reflects the highest possible environmental standards.

- Practices which support principles of sustainable design and construction are encouraged, as is the appropriate use of technology to promote high standards of energy and resource conservation.
- Building design should reflect a high regard for internal living and work environments, and adherence to high standards for the provision of natural air and light is strongly recommended.

A. THE BASIS FOR A LOWCOUNTRY STYLE

- The desired buildings in the Daniel Island Town Center will reflect elegantly proportioned, simple rectangular or orthogonally organized forms and massing.
- Facades should be typically symmetrically organized, and detailing is simple, but refined.
- The parent building vocabulary is primarily that of a modified traditional Western Classicism, with influences from the Federalist, Neoclassical, Greek (and even Gothic) Revival, and Barbadian Classical idioms.
- Structure can be expressed as masonry load bearing, of either bearing wall or piers with infill masonry panels, or as wood frame construction depending on the appropriateness to the scale and function of the individual building.
- The requirement to shed significant amounts of rain water has made the roof an important design element within this tradition.
- Hip and gable roofs utilize significant overhangs and eaves, and flat roofs rarely use blank parapets.
- Chimneys, dormers, lanterns, parapets and balustrades are all important articulation devices to create the desired sense of village scale, and to break down the scale of larger buildings.
- Buildings almost always have utilized some intermediary space (a porch or loggia) to filter heat and light, and entries or exterior amenity spaces should reflect this tradition.
- This concern for shading and natural ventilation has been reflected in buildings that are carefully sited and oriented to the sun and breezes, and utilize raised ground floors, porches, porticoes, loggias, and balconies, shutters and louvers, and prominent roof overhangs.
- Windows are vertical in proportion, and have mullions.
- The proportion of glass to wall is balanced to ensure a predominantly masonry or wood frame, punched-opening facade.

B. MASSING

1. Floor plate

- Buildings should be generally rectangular, or composed of simple rectangular pieces, with the longer sides being in proportion to the shorter sides by no less than 1.6:1, unless the floorplate is less than 5,000 square feet.
- Odd building shapes incorporating acute angles, such as "Z's" and "W's" are not permitted; "T," "U," "L," and "H" shapes are preferred.

- Floor plates must be no larger than 10,000 square feet. without being divided into what appears to be two or more buildings;
- The maximum building depth cannot be greater than 80', unless the building end appears to be split into two buildings, in which case the total building depth must not exceed 100'.
- Buildings on designated significant corners shall be no less than two stories and 10,000 square feet (depending on the size of the corner parcel). Larger corner parcels may require greater building area to meet the required percentage of building frontage on the street.
- Buildings in the civic area shall be at least two stories in height, or if they are one story buildings they must have a significant vertical entrance or tower element that gives them an appropriate scale for the space on which they sit.
- Along Seven Farms Road fifty percent (50%) of the buildings shall be two stories in height. This is in addition to the corner buildings which must be at least two stories in height.

2. Volumetric Proportion

- In the general massing of the building, the height vs. horizontal length of the surfaces on the long facade should be a minimum of 1:2.5 and a maximum of 1:3.5 before being interrupted by a significant architectural expression.
- Suitable devices include a recess or projection of the facade, or a change of materials.
- The minimum and maximum width of this expression zone should be Building Height / 4 and Building Height / 2 respectively.
- The exception would be at the entry which could be up to 2 structural bays wide.
- On the short side of the building, the maximum uninterrupted wall length is 60'.
- For end facades that are longer than 60', the height to length ratio is 1:2 before a significant architectural expression to the wall is needed.
- All buildings must be from one to a maximum of four floors.
- It is preferred that third or fourth floors be within the roof structure and utilize dormers for light and natural ventilation.
- Areas under a pitched roof structure are exempted from the building height limits if they are not inhabited.
- Building elevations are encouraged to be generally symmetrical.

- The width of bays expressed on the streetscape facade should not exceed 20'. Other facades may have bays not to exceed 30'.

3. Setbacks

- Overall building volumes should be simple with setbacks used for architectural expression.
- Intermittent setbacks of the upper floors are encouraged on larger buildings, and can be used for balconies or roof terraces.
- The lower floors should not setback unless the upper floors setback to the same point, i.e., the upper floors should not corbel out over the lower floors, except at an entrance or when there is an arcade. Covered arcades over sidewalks are encouraged at street level.

4. Roofs

- All buildings shall have sloped roof forms or significant parapet walls screening roofs with relatively flat pitches. The pitch of the visible sloped roofs can range from 5:12 to 12:12 or 13:12 depending on the design, and architectural style, of the individual building. Commercial buildings in the middle of a block may have significant parapet wall fronts and relatively flat roof pitches.
- The length of an uninterrupted roof structure should not exceed 30 feet or one structural bay, whichever is less.
- The expanse of the roof may be broken up by height changes, pediments, gables, dormers, chimneys, lanterns, clerestories, etc.
- Partial roofs are permitted on mechanical and elevator penthouses on three story buildings.
- Dormers and roof pediments can be used to screen mechanical equipment and penthouses.
- The use of towers and spires as massing accents is encouraged where appropriate.

5. Mechanical Equipment

- All mechanical equipment must be screened by an integrated roof structure, or in an adjacent building, or screened service yard if located at grade.
- Adjacent free-standing equipment must be screened on all sides and from above and must have a roof as previously stated for one story structures.
- Required ventilation openings must be an integral part of the design of the mechanical enclosure.

C. FACADE

1. Entrances

- The facade bay containing the building entrance should be articulated differently from adjacent bays.
- Suitable devices include proportional changes, setbacks, extensions and changes of material.
- The bays containing the principal entrances may contain a glass curtain wall feature.
- Front and rear public entrances, i.e., entrances on opposite sides of the building, should not be of equal importance. Entrances from rear parking areas are for convenience only, and should be scaled accordingly.
- Principal entrances are encouraged to be located at the center of the facade.
- A corner building which has a 90 degree relationship to that corner may have a principal entrance on that corner.
- Entrances must use porches, awnings, canopies or some other architectural feature that gives a sense of shelter and protection from the sun and rain.

2. Fenestration

- Windows must be punched, vertically oriented rectangular openings with a proportion not less than 1:1.5 horizontal to vertical.
- No individual window opening (i.e., the opening in the masonry wall) may exceed 40 square feet in area.
- The exceptions to this maximum opening would be the building entrance or storefront on the ground floor, as a special feature to articulate specific building features or express unique program elements, provided the individual oversized openings do not exceed 200 square feet, are separated by piers no less than 3'-0" in width; and are subdivided into what appears to be a combination of smaller window elements. The oversized openings should not exceed 45 percent of the relevant ground floor bay (20' max.) in which the oversized opening occurs. A retail shop facing onto the street may have oversized openings equal to 80 percent of the relevant ground floor bay.
- All windows are required to have multiple lights that are no more than 15 square feet each, and 6sJ. each is preferred as the maximum size.
- Windows of square proportion are not permitted on the lower floors of any building. Windows on the top floors of three or four story buildings are permitted to be square.
- Windows used for specific architectural expression may be radiused at their top.

- Windows are required to have minimum vertical proportions of 1 to 1.5.
- All windows shall have significant architectural detail at their head and sill, and they have at least one operable section.
- In masonry walls the windows must not be flush with the exterior wall, but be recessed from a minimum 3" to a preferred depth of 8".
- Mirrored or tinted glass is not permitted.
- The proportion of these individual lights must be either square or of vertical proportion.
- Windows should not be located on comers, and should be of ample distance from the comer to permit the masonry to appear to be load bearing.
- Corner buildings of wood frame construction, with principal entrance at the comer, may have windows on the ground level at that comer as long as there is an expression of structure to support the upper floors of the building. An example would be the neighborhood comer stores that can still be found in Charleston's historic district.
- Windows should align on vertical centerlines.
- Horizontal strip windows are not permitted.

3. Mixed Used Buildings

- Mixed used buildings, are encouraged in the Daniel Island Town Center. This could consist of retail or office use on the ground floor, and residential, hospitality or office use on the upper floors.
- Multi-family residential buildings facing onto significant streets shall make provision for the future conversion of street level residential space into retail or office use. To accommodate this future conversion it is encouraged that adequate space be reserved between the building and the public sidewalk for the construction of future porches or pedestrian arcades that will articulate the ground floor as something different from the residential on the upper floors. While the ground floor is used for residential purposes this reserved space will function as a privacy buffer.

D. SCALE DEVICES

1. Vertical Articulation

- Individual bays not greater than 20 feet in width should be expressed along the wall surface facing the principal street or road. Bays up to 30' in width may be expressed on other facades.
- Vertical articulation should be achieved through structural and material expression and may be subtle in nature.

- Additional expression may be achieved using gutters, downspouts, and expansion joints in the case of a masonry building.

2. Horizontal Articulation/Three and Four Story Buildings

- A frieze band or expression line is required between the first and second floors of a three-story building, and between the second and third floors of a four story building.
- A cornice or similar expression is also required either at the parapet or at the eaves of the roof.
- This requirement does not apply when the third floor is within the roof structure.
- As part of the streetscape expression the ground floor of all retail buildings facing onto a principal street should be expressed as a base and differentiated from the upper floors, either through the use of a frieze band, a change of material finish, a change in fenestration patterns or proportions, etc.
- The second and third floor should appear to be one zone of the building facade.

3. Horizontal Articulation/Two Story Buildings

- The ground floor and second floor should read as a single zone.
- A water table base of from 2'to 5' should be expressed on all masonry buildings.
- Wood frame buildings will typically be elevated over a crawl space, and the enclosure of the crawl space with either masonry, or a combination of masonry and wood lattice will be the appropriate expression of the building base.

E. MATERIALS

1. Masonry

- When the building facades are masonry the relationship of the masonry to the windows should be such that the facade appears to be load bearing.
- Masonry for the purpose of these guidelines includes brick and stucco.
- Smaller brick sizes are preferred.
- Econo and utility oversized bricks are not permitted.
- Brick colors shall be those already approved for single family residential construction on Daniel Island. Other brick colors will be considered on an individual basis.
- Synthetic stucco will not be permitted.

2. Wood

- When appropriate to the size and function of the building the construction, siding and trim of the facades may be wood.
- Wood clad buildings should have masonry foundation walls that enclose a crawl space. Brick will be the preferred material for the visible portions of these foundation walls.
- On wood clad buildings the first floor shall be elevated above grade no less than 2 feet and no more than 4 feet.
- On wood clad buildings brick piers and a quality lattice infill may be an acceptable foundation alternative. The lattice shall be recessed at least one half the depth of the pier, and the lattice shall be constructed of wood having a thickness no less than 3/4".
- Decks and porches on wood clad, as well as masonry, buildings must have masonry pier foundations if visible from the street.
- On wood clad buildings all windows must have pediment trim, a sill and side trim with a minimum dimension of 4". Doors should have pediment trim, sill and side trim with a minimum dimension of 6".
- Clapboard is the preferred material for horizontal siding. Sawn wood shingles are permitted for use as horizontal siding.
- Shed dormers shall be constructed of wood, and shall have roof pitch not less than 4:12.
- Porch columns shall be a minimum of 8 inches square or diameter.
- Porches shall be constructed of wood, and have a minimum depth of 8 feet and a maximum depth of 12 feet.
- Sawn wood shingles or hand split wood shakes may be used as a roof material.

3. Glass

- Glass cannot be reflective or darkly tinted.
- Glass curtain walls are only permitted at the entrance bay, or at storefronts on the ground level.

4. Metal

- Metal panels are not permitted to be a predominant facade material.
- Metal panels may be appropriate as part of a frieze or signboard above the windows of a ground level storefront facing onto a principal street.
- Metal panelized systems are permitted for sloping roofs and mechanical equipment enclosures as long as they are residential in detail and appearance.

5. Other Materials

- Architectural grade asphalt and fiberglass shingles may be used as a roof material.

- Cement fiber material may be used as a horizontal siding as long as it has a smooth finish. Siding with wood grain pattern will not be permitted.
- Cement fiber shingles and shakes may be used as a roof material.
- Slate, or synthetic slate, may be used as a roof material.
- Vinyl or aluminum siding, soffit or trim materials are not permitted.

F. COLORS

- Colors should be similar to those found in old Charleston; lighter tones of grey, blue, green, red, tan, or white. Natural material colors such as brick are also encouraged.
- The use of paint colors from the “Colors of Historic Charleston” pallet as researched by the Historic Charleston Foundation, are highly encouraged.

G. SITE ENVIRONMENT

1. Site lighting

- Up-lighting from inground floods may be used to highlight special landscape or building features.
- Exterior light must be a white light only.
- Adequate site lighting shall be provided to ensure the efficient and safe flow of pedestrian and vehicular traffic.
- Driveways and intersections should be clearly identified. Particular attention should be given to lighting of building fronts on sidewalks as it relates to the overall lighting pattern and lighting intensity along the streetscape.
- All site lighting shall be positioned to minimize visibility of light sources from any public view and shielded to prevent glare or spill over onto adjacent sites.
- Parking lot lights, signage lights, and landscape lighting shall be operated by a photo electric control with timer overrides to provide continuous operation after daylight with minimum maintenance and adjustment.
- The maximum height for light poles on-site shall be as follows:
 - Pedestrian ways, plazas, etc.: 12 feet.
 - Parking lots, driveways, and roadways: 14 feet.
- Light fixture housings, standards and supports shall be traditional in design, and finished in dark colors such as dark bronze, black, or forest green.
- Exterior illumination for buildings to enhance architectural elements is encouraged.

- Building mounted floods are not permitted. Light source for exterior illumination shall be white. The source of no exterior lighting fixture shall be visible from the street or public right of way.
- The light source for any interior illumination shall not be visible from the street or public right of way through windows.
- Metal halide and quartz are acceptable light sources.
- Holiday Lighting - Illuminate roof lines of all commercial buildings in commercial zone which is defined as all Buildings that have frontage along Island Park Drive, River Landing Drive and Seven Farms Drive (north of Daniel Island Drive). Please refer to the Streetscape Standards – Section X.K.5 Holiday Lighting

2. Placement of Buildings

- The orientation of a building or group of buildings should create a positive spatial ensemble with existing or planned future buildings.
- A building should not be considered as a free standing isolated element, but as an integral part of the overall spatial definition of the Town Center.
- Multiple buildings in a single project should be organized to create a pedestrian oriented campus, in which the framing of open space by landscape and building mass is important as the design of the buildings themselves.

3. Relationship of Buildings to Streets

- Buildings, or groups of buildings, should face the principal streets as a general rule, and create a strong sense of "front" or relationship to the street. The principal entrance to any building should be on the street.
- Primary parking lots for all buildings should be at the rear and, if necessary, at the side of buildings rather than being interposed between buildings and streets. In the case of the "Summerville Block" concept for retail development secondary parking would be located between the building and a landscaped buffer along the street.
- If site depths indicate that the building(s) should be back further than the minimum setback from dedicated streets, then the internal drive system should serve the building(s) in the same manner as the dedicated street.
- Saving existing trees between building and street is a top priority.
- In open areas, plantings will be required to create an attractive streetscape between the street or drive and the building.

4. Setbacks

- Setbacks are established to create and maintain a village scaled urban landscape within the Town Center.

- Regularity of setbacks creates strong relationships between buildings, defines urban spaces, reinforces the sidewalk experience for pedestrians and helps prevent architectural conflicts.
- All setbacks are measured from property lines except for setbacks from designated public streets which are measured from proposed face of curb.
- Setbacks are defined in the Daniel Island Zoning Text.

5. Building Orientation

- Typically, buildings shall be orientated so that the main entrance is directed toward the primary street used to access the site.
- Entrances should announce the building and reinforce the approach from the street.
- If the approach includes the entrance drive the site layout, including landscaping lighting and signing solutions, should reinforce both the formal approach from the primary street and the creation of an intentional and well ordered pattern of streets and open spaces within the development parcel.
- The orientation of a building should also create a positive spatial ensemble with existing or planned future buildings, in effect a pedestrian campus, if part of a multi building complex.
- The relationship with existing buildings on adjoining sites should also be considered.
- The intent is that a building not be considered as a free standing isolated element, but that it be an integral part of the overall spatial definition of the Town Center.

6. Site Grading

- Site grading shall be done in a manner which is complimentary to adjacent site grounds and building elevations, and in a manner which maximizes preservation of existing vegetation.
- Consideration will be given to the quality, area, and location of natural vegetation. Earth berms may be used sparingly as a device to enhance screening of service and parking areas.
- The grade of the berm should be natural looking and not be exaggerated.
- Nearby natural vegetation should not be adversely impacted by filling on the root systems.

7. Driveway and Parking Areas

Shared parking shall be the rule for commercial areas in the Town Center. All parking on private property for commercial purposes shall be open to the public. Exceptions

shall be designated parking spaces for owners, employees and residential tenants in mixed use buildings.

Access driveways should provide for the smooth and uninterrupted ingress and egress of all vehicle traffic. In some cases such driveways may be serving multiple properties by means of easements.

This includes proper alignment with crossovers (median breaks) in adjacent public use roadways, as well as providing for vehicle stacking on-site, if required, during peak use periods.

Adequate off-street parking landscaped in accordance with these criteria shall be provided for use by employees, visitors, and all company vehicles.

The minimum number of parking spaces provided for the various uses permitted in the Town Center shall be in accordance with the zoning text for Daniel Island approved by the City of Charleston.

All driveways and parking surfaces shall be paved with asphalt or special paving, such as brick or interlocking concrete pavements, and have concrete curbs and gutters.

Paving at loading areas adjacent to the building may be concrete if approved by the DRC.

Each off-street parking space shall include a minimum width of 8.5 feet.

Parking lots shall be laid out so that adequate maneuvering space, and adequate turning radiuses, are provided for vehicles.

Handicapped parking spaces are to be provided according to City of Charleston standards.

Parking spaces will be designated with 4" white striping. Parking will be limited to automobiles and small trucks.

Access drives shall be a width of 24 feet. The turning radius for all drives intersecting the street shall be 30 feet.

The minimum turning radius on-site shall be 30 feet.

Natural views, interesting trees, and other site amenities should be considered in the alignment of the driveways.

Parking spaces directly adjoining the main driveways should be avoided.

Planted or naturally vegetated islands between the main driveways and parking areas are encouraged.

Planted islands of various tree species will be required within the parking areas to help minimize the impact of large paved areas.

Development of shared access driveways and shared parking areas is encouraged between adjacent development tracts.

8. Sidewalks, Pedestrian Ways and Bike Ways

- The Town Center is planned to have sidewalks, pedestrian ways and bike ways as a part of an overall system proposed in the Master Plan for Daniel Island.
- The intent is to provide an internal circulation system that can be used by all who live and work in the Town Center for a means of exercise and enjoyment of the village and natural features of the Island.
- The Owner of each site has the responsibility of linking his building(s) with the sidewalk streetscape, pedestrian ways and bike ways system by providing a similar off-street routing design.
- Routing bike and pedestrian ways along natural amenities such as tidal marshes, wetlands, and tree save areas is strongly encouraged.
- Pedestrian plazas and gathering areas at main building entrances or within multi-building outdoor spaces will help define the quality of the Daniel Island Town Center.
- Materials such as brick pavers and concrete pavers will add color and texture to these important outdoor spaces. Sidewalks that are entirely of grey Portland cement concrete will not be acceptable.
- The width of sidewalks in various locations shall be determined by the zoning text for the Town Center. The minimum width shall be 10'-0".

9. Site Furnishings

- Site furnishings shall be designed as an integral part of the site plan and complimentary to the surrounding architecture.
- Only "commercial grade" permanent furnishings will be permitted.
- Residential lawn furnishings are prohibited as are home made furnishings of wood.
- Colored catalog pictures of all site furnishings and appurtenances must be submitted for approval.
- This includes, but is not limited to, benches and seating, trash receptacles, planters, outdoor tables, etc.
- The use of colored fabric awnings, or some other form of shade devise, is required at all windows on the streetscape elevations of all buildings, and at other locations on the buildings where it may be determined to be appropriate. Such awnings, or shade devises, can provide a sense of pedestrian scale as well as protection from the sun and rain.

10. Ramps, Walls and Fences

- Screen walls where necessary shall be an integral part of the site plan and as inconspicuous as possible.
- Walls and fences should be used to fill in gaps between buildings and provide the required percentage of frontage on the building setback lines.
- Freestanding walls may be allowed in a front or side yard adjacent to any public roadway or common use driveway if used as an integral part of a landscape concept or project entrance treatment as approved by the DRC.
- Materials and detailing shall be complimentary to those at the building and surrounding architecture.
- Low walls, walkways, boardwalks and small garden structures such as gazebos and bridges are encouraged to give definition to public or semi-public outdoor spaces.
- Handicapped ramps, when needed, to enter the building should be integrated into the design of the entrance rather than appear as an addition to it. On primary streets within the Village Center it is preferred that such ramps be located at the side or rear of the building.

11. Loading, Refuse Areas, and Trash Collection

Each site shall include on-site facilities for handling deliveries and adequate space for loading and service movement and turn-around of delivery vehicles in conformance with City of Charleston regulations. Some of this delivery may occur at the front of a building as well as at a rear service entrance.

Loading areas shall be located and screened in a manner to minimize views of such areas from adjacent buildings and roadways.

Outside storage of any materials, supplies, or equipment is expressly prohibited.

All garbage and refuse containers shall be concealed from view from all adjoining properties and public streets.

Trash collection or dumpsters shall be located and/or constructed so that containers are not visible from public roadways or common use private driveways.

Service access should not face any public roadway view. No refuse collection areas shall be allowed between a street and the front of the building.

Trash or dumpster enclosures shall be constructed of the same or complimentary material as that of the building.

Reinforced concrete aprons shall be provided at all dumpster service entrances to support dynamic truck wheel loads.

Trash or dumpster enclosure gates shall be predominantly opaque but may be of a more open design, if architecturally appropriate.

Service/collection routes should be designed to minimize disturbance to the site. Collection routes should be indicated on the site plan. Service/collection route pavement thickness should be designed to accommodate the heavy truck loads. Centralized collection areas, for more than one building, are encouraged.

12. Mechanical Equipment

- All roof-mounted mechanical equipment and/or ductwork shall be screened from all public view and access. In addition it shall be screened from the Mark Clark Expressway.
- Air conditioning equipment on grade shall be screened from view by an approved method.
- Vents, louvers, exposed flashing, tanks, and overhead doors shall be located in a manner to eliminate views, of such areas from adjacent buildings and roadways.

13. Antennas

- No antenna for the transmission or reception of television signals, or any form of electromagnetic radiation shall be erected outside of any building where it is visible from a street or public right of way.
- The ARB will consider installation of satellite receiving discs only if the disc is contained within a building, or outside if effectively screened from view from any roads, buildings, or pedestrian ways. All approved satellite receiving discs shall be painted the same color as the building background to which they are mounted.

14. Temporary Structures

- No temporary building shall be erected or placed on any site.
- Construction trailers necessary for construction of improvements may be placed on the site after the proposed location of the trailers has received prior written approval from the DCR.

15. Utilities

- For each site in the Daniel Island Town Center utilities will be available in the adjacent right of ways.
- This provision includes public sewer and water, telephone, and electrical service. Service may be extended to a property line or within an easement or right-of-way immediately adjacent to the site.
- All utility lines and facilities shall be underground or concealed under or within a building or other improvement as approved by the DRC.

- Temporary electrical power and telephone service poles may be permitted above ground during construction phase of the work, but shall be removed prior to the issuance of a Certificate of Compliance.
- Utility lines shall be routed to avoid damage to existing significant trees.
- Any above grade equipment, including transformers, junction boxes, switches, etc., will be located at the rear of all buildings, and screened from view of the street or public right of way.
- Equipment should not be placed closer than twenty-five (25) feet from a public or private roadway unless otherwise approved in writing.

16. Storm Drainage and Detention

- Storm drainage and detention facilities shall conform to the current requirements of the City of Charleston and shall be designed by the owner's civil engineer in consultation with the developer and his civil engineer. They should hook up to the overall storm drainage system for the Town Center.
- Storm drainage systems and detention facilities shall be designed to minimize surface water runoff from the site and maximize the return of surface runoff to the water table.
- Detention areas must have proper landscape treatment to create a site amenity rather than a utilitarian eyesore. Natural shapes, ore geometric shapes to reinforce building layouts, are encouraged.
- Efforts should be made to design detention areas so that they are incorporated into existing natural landscape features.

17. Erosion Control

- It will be the responsibility of the property owner's engineer to design an adequate erosion control plan to be included with the site plan package.
- The plan shall comply with the current City of Charleston erosion control requirements.
- All erosion and sediment control devices are to be installed prior to beginning site grading operations.
- The property owner is responsible for the installation and maintenance of all erosion control measures to prevent sediment deposition on adjacent downstream properties.
- Any mud or silt runoff shall be removed immediately. All erosion and sediment control devices must remain functional until construction is complete and the site is stabilized with planting and/or landscaping.

H. SIGNAGE

1. General Signage

- Each Property Owner is responsible for his sign conforming to the ordinances and codes of the City of Charleston standards for signage in the Old and Historic District. He shall also be responsible for his sign and all tenant related signage conforming to the Daniel Island Town Center protective covenants and all applicable design criteria in these architectural standards.
- Internally lit plastic signs are prohibited.
- Shop drawings, proposed logo designs, and building names, color indications, location and selections must be submitted for review and approval to the DRC prior to sign construction.
- If requested by ARB, tenant shall furnish samples of materials proposed for use.
- In case of a three dimensional sign incorporating graphics or relief shapes, a typical side view is requested to be submitted with all proposed drawings.
- For appropriate approvals, it is required to submit the signage plan with the landscape plan showing height of installation above grade and location of sign.
- After written approval has been received from the DRC, the tenant shall then submit the sign drawings to the City of Charleston along with a completed sign application for review and approval.
- All permits for signs and their installation shall be obtained by the building owner or tenant, as appropriate prior to installation.
- Final inspection by the building department for all signs and their installation shall be obtained by the tenant or his representative.
- The advertising or informative content of all exterior signs shall be limited to proper titles and logos.
- Slogans and advertising messages are not allowed.
- No exposed raceways, ballast boxes, sign cabinets, or electrical transformers shall be permitted.
- Sign company names or stamps shall be concealed inside the sign cabinets. Internal sign cabinet illumination is not permitted; instead use ground lighting.
- Raised or relief letters, logos, graphics, or any other relief shapes may be acceptable solutions to further add dimensions to the sign face.
- Tastefully designed back lighted signs of letters or logos in relief are acceptable.
- Exterior signs shall be limited to double-face, installed perpendicular to the thoroughfare. One sign to identify the project building or individual buildings,

positioned at the entrance of the project and visible from the main thoroughfare will be permitted.

- Project logo, building name or address will be allowed for copy.
- Tenant I.D. signs are limited to one sign per entrance to highlight one or multiple names within the entrance. In some project situations, signs may take the form of a wall plaque or silk-screening onto a window.
- In cases as determined approved by the DRC, depending on architectural and particular signage application, only a freestanding system or wall plaque and window treatment may be selected as the sign system, and never both systems will be allowed in one project.
- Single building tenant users have the option to incorporate one tenant name onto the sign face, but it must be submitted with design and color specifications to the DRC for approval.
- Neon signs will be considered when appropriate to the building design and business function. Neon signs cannot be placed in the window of any business without the approval of the DRC.

2. Temporary Signage

- One construction sign is permitted per commercial project.
- The sign may denoting the following: Project Rendering, Project Logo (if applicable, Broker or Contractors logos will not be permitted), Project Name, Tag Line of Project (if applicable), Owner, Architect, Builder, Landscape Architect, Engineer, Financial Institution, "For Information", Website of project, (if applicable, Brokers information will not be permitted), Phone number, or other pertinent information about the project will be permitted during construction.
- The construction sign shall not exceed 32 square feet in area.
- Permits to be displayed during construction shall be attached to the backside of the construction sign.
- Additional individual signs for sub-contractors, material suppliers and lending institutions will not be permitted.
- Temporary signage will be allowed for new businesses to Town Center. Temporary signage will be allowed for a maximum of 60 days from the Daniel Island ARB approval date. Temporary signage should not obstruct views from passing cars. If the signage is not taken down after the temporary period, the Daniel Island Property Owners Association will dispose of it.

3. Vehicular Street Signs

- Please refer to the *Daniel Island Urban Design Vocabulary and Graphic Controls* document.

I. LANDSCAPE DESIGN CRITERIA

1. Design Theme and General Requirements

- Existing trees and vegetation are recognized as valid assets to Daniel Island's Town Center, providing a more healthful and beautiful place to live and work as well as beneficial to attracting visitors, new residents and businesses.
- Landscape designs within the Daniel Island Town Center should reflect this awareness by complementing the natural surroundings.
- The retention of existing tree cover, hedge rows, and natural edge vegetation is extremely important as the basis for acceptable landscape design.
- The common streetscape design theme will be carried throughout the project. This theme will provide for shade canopy along all public roadways.
- Planting plans should reinforce site and building entry with primarily evergreen shrubs, with accent seasonal color and trees.
- All exterior paving shall conform to ADA and any other state and federal standards.
- The provisions and requirements of the City of Charleston Zoning Ordinance, except where amended by the Daniel Island Zoning Ordinance, shall be used by the Design Review Committee, along with these guidelines, as the basis for the reviewing landscape plans.

2. Grading & Sloping

Careful attention should be given to provide adequate drainage for all plant materials, particularly in areas adjacent to a building, parking lot islands, and other areas where natural subsurface drainage patterns have been disturbed. Raised beds, under drains, and weeps should be noted on the landscape plans. Roof drains should also be located on the landscape plans.

Earth berms, though not encouraged, will be permitted on a limited basis and then only where they are supplement of complement natural buffering and fulfill the purpose of aesthetically enhancing the landscape of the site.

No earth shall be stored within the canopy dripline, or within ten (10) feet of any tree which has been designated to be saved, whichever distance is greater.

All areas to be seeded or sodded shall receive a minimum of four (4) inches of clean quality topsoil.

Lawn areas and plant bed slopes shall not exceed 5:1.

Lawns and landscaped areas shall be graded at a minimum of 2% toward curbs and away from the building or structures to facilitate positive surface drainage.

3. Buffers, Natural Areas, Boundaries

- The site developer shall identify, “flag”, and barricade all areas which are to be left in a natural state prior to site clearing or grading operations.
- “Grand Trees” (Trees twenty-four {24} inches in diameter as measured four and one-half {4 ½} feet above the existing grade) and “Protected Trees” (trees eight {8} inches in diameter measured four and one-half {4 ½} feet above existing grade should be numbered by tag in the field and located on a survey with corresponding numbers.
- Storage of materials of equipment shall not be allowed within these barriers during construction and barriers shall not be removed until finish grading of sites has been completed and installation of plant materials has begun.
- Natural areas designated as buffers will require supplemental planting if existing vegetation is inadequate for proper screening or if existing vegetation is disturbed. Supplemental planting will consist of adding plant material to the buffer area to achieve semi-opaque coverage in all seasons of the year. Upon maturity the buffer will not contain any opening more than ten (10) feet in width.

4. Street Frontage and Building Landscaping

Refer to the Daniel Island Zoning Ordinance and the City of Charleston Zoning Ordinance, Section 54-325 thru 54-348.

The landscape treatment along the frontage of a site and the area directly in front of the building are to receive the most emphasis in the overall planting scheme. These “high impact” areas will typically assume a more finished, urban character. More lawn areas, shrub, and tree masses should be planted so as to emphasize architectural features. Hardscape features such as specialty paving and site furnishing will also distinguish the “front yard” of the building.

Sites that relate to Intrastate 526 (I-526) will need special emphasis on any side of the building relating visually to I-526 or an off/on ramp. The visual importance of the relationship of any such building to I-526 or off/on ramp cannot be over-emphasized. Landscape budgets should be increased accordingly to ensure attractive landscape treatments for all approached to the site.

5. Parking Area Landscaping

Parking lots constructed on each site shall be landscaped in islands located within the parking lots.

The specific provisions of the City of Charleston “Tree Protection and Landscaping” ordinance Sections 54-340 thru 54-343, *Parking Lot Landscape Requirements*, shall be rigorously adhered to.

Shade trees shall be a minimum of two and one-half (2 ½) inches caliper diameter. If existing trees are saved within the parking areas, then credit shall be given for them toward the overall parking lot tree requirements.

6. Excess Property or Underdeveloped Land

- Land that is to be develop at a future time by an Owner, and land that is currently unsold by the Developer is defined as “excess acreage”. On land that is “excess acreage” the following shall apply”
 - a. Open areas: Grass shall be planted and regularly maintained for a minimum depth of fifty (50) feet into the property adjacent to any public roadway. Additional open areas should be maintained in a natural state but shall be moved at least twice annually.
 - b. Areas in tree cover: Underbrush shall be cleared and a three (3) inch later of fresh pine straw shall be spread for a minimum depth of fifty (50) feet into the property adjacent to any public roadway, and replenished a minimum of twice annually. Additional areas in tree cover should have underbrush removed annually.

7. Screens

- All loading, refuse collection of vehicle services areas shall be screened from public view with evergreen shrubbery and opaque masonry walls of a material and color to compliment the building façade.

8. Seeding and Sodding

All areas to be seeded or sodded must receive a minimum layer of four (4) inches of clean quality topsoil.

Lawn areas within fifty (50) feet of a building or adjacent to public roadways require sodding. Other lawn areas may require sodding depending on slopes, impact on public views, pedestrian traffic, time of year, as well as other considerations.

Fertilization and liming shall be applied as required by soils analysis.

9. Irrigation

- All lawn areas and landscaped areas shall be irrigated with an underground automatic sprinkler system. Irrigation system designs should emphasize conservation methods where providing water to landscaped areas. Bubblers for tree irrigation, in-line emitter tubing for shrub and ground cover beds and low precipitation sprinkler heads in lawn areas are means of attaining this goal.
- Shrub beds and lawn areas shall be placed on separate watering zones.
- Electromechanical or digital controls with a back-up battery power supply shall be used. All controllers shall be properly grounded and installed with lightning protection.

10. Site and Parking Area Lighting

- All lighting sources, with the exception of parking area pole-mounted light fixtures, shall be shielded in order to avoid glare. Under no circumstances shall light sources be visible. Up-lighting of significant trees is strongly encouraged as is landscape lighting along walks, paths and at plazas.
- Architectural light fixtures and poles should blend with the architecture of the buildings. Pole-mounted fixtures are limited to poles of a maximum of fourteen to sixteen (14 -16) feet in height. Fixtures and the poles on which they are to be mounted shall be traditional in their appearance.

11. Streetscapes (formally “Furnishings”)

a. Retail Spaces (First Floor Tenants):

Requirement – Address a minimum of three (3) out of the six (6) items listed below.

- Storefront windows - Creative merchandise on display which increases pedestrian interest.
- Sidewalk displays - enliven the street environment
- Stores accessible by pathways through the Right-of-Way
- Flags and banners
- Additional lighting
- Signage: Sandwich Boards, Hanging Signs, Corner signs, Creative advertising

b. Incorporating Greenscapes (environmentally beneficial landscape techniques) within Commercial Properties:

Requirement – Address a minimum of one (1) out of the four (4) items listed below.

- Incorporate Greenscaped passageways that invite people to walk and experience a livable Daniel Island town.
- Create park like nooks along buildings (if applicable)
 - Fountains/water features, sculptures, private gathering spots
- Garden Art – Topiaries
 - Planters (stand alone or wall mounted)

c. Street Furniture:

Requirement – Address a minimum of three (3) out of the five (5) items listed below. All site and street furnishings shall be of commercial grade. Submit pictures and color samples to the ARB for approval.

- Trash receptacles
- Bicycle racks or storage facilities
- Benches, table and chairs, joggling board
- Cigarette disposal stations
- Planters, window boxes

d. Maintenance of Buildings:

All items required to be addressed as routine maintenance to meet the Daniel Island Town Association Community Standards.

- Building Façade
 - Pressure Washing (including patios, sidewalks and walkways)
 - Painting
 - Remove/Repair tenant signage
- Empty Storefronts (if applicable)
 - Silkscreen “Daniel Island” Promotion
 - Limited Leasing Company Signage
 - Clean Interiors
- Street Furniture
 - Routine Maintenance (pressure wash and paint)
 - Update and replace when needed

e. Holiday Lighting:

Illuminate rooflines of all commercial buildings in commercial zone defined as all buildings that have frontage along Island Park Drive, River Landing Drive and Seven Farms Drive (north of Daniel Island Drive).

- Lighting Specifications (*All Listed Below Are Mandatory*)
 - Commercial Grade C7 or C9 Pure White LED Bulbs
 - LED (Light Emitted Diodes) as they are “green” and cost less in electricity usage than incandescent bulbs.
 - Linkable Holiday Lights - Linkables are constructed with 1/4” powder coated steel rods and all the lights are clipped on with a UV clip.

- Lighting must be secured, not loose or dangling, and well out of the public's way.
 - All extensions cords used outdoors shall be "exterior type".
 - Flashing lights are not permitted.
- Maintenance
- During the Holiday Season lights should be checked monthly for bulb outages.
 - Initial effort should be made in purchasing lights that continue to glow if one bulb burns out.
- Holiday Lighting Timeframe
- The "holiday season" is defined as the period beginning with the third Wednesday in November and continuing until January 15th.

12. Recommended Plants and Sizes

Refer to the Daniel Island Zoning Ordinance, Section 6 for regulations, and to the Landscape Palette, Exhibit F for recommended plant materials. Note that seventy-five (75) percent native tree and shrub species shall be used. All plant materials must be suited for the soils and climatic conditions of Daniel Island. Any plant material installed must be in healthy growing condition and meet requirements outlined in A.A.N. standards for nursery stock.

No shrub smaller than those in three (3) gallon containers shall be planted. Flowering, ornamental trees shall be no smaller than six (6) feet in height at time of installation. No shade trees smaller than two and one-half (2 1/2) inches caliper diameter and measuring a minimum height of twelve (12) feet at time of installation shall be planted.

J. Compliance

- In the event that a parcel Owner fails to maintain the grounds and improvements on his parcel in accordance with these guidelines, the Town Center Property Owner's Association may serve written notice upon the parcel Owner setting forth the manner in which the parcel Owner has failed to maintain such grounds and improvements, and such notice will include a demand that such deficiencies of maintenance be cured within thirty (30) days thereof.
- If the deficiencies set forth in the notice are not corrected within the thirty (30) day period or any permitted extensions thereof, the Association may enter upon the parcel and perform the necessary maintenance, then the cost thereof, together with a reasonable service charge covering administration expenses and related costs actually incurred by the Association or its designee, will be added to the next installment of the annual assessment on the affected parcel. Such cost and service charge will become a lien on the parcel.

APPENDIX “A” FORMS

DANIEL ISLAND TOWN CENTER
APPLICATION FOR ARCHITECTURAL REVIEW

Property Address:		TMS # or PBL:			
Property Owner:		Phone #:			
Property Owner Email Address:					
Applicant:		Phone #:			
Applicant's Mailing Address:					
City:		State:	Zip:		
Applicant's Email Address:					
Applicant's Relationship (Check all that apply):	<input type="checkbox"/> Owner	<input type="checkbox"/> Architect	<input type="checkbox"/> Builder	<input type="checkbox"/> Real Estate/Broker	<input type="checkbox"/> Other
Nature of Request (Check all that apply):					
<input type="checkbox"/> Initial Construction	<input type="checkbox"/> Conceptual	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Final		
<input type="checkbox"/> Modification (Alteration/Addition)		<input type="checkbox"/> Repairs	<input type="checkbox"/> Repaint		
Statement of the proposed use of the property and/or proposed change or deviation from existing use:					
Project SQFT:		Heated Mass:	Unheated Mass:	Hardscape:	

Attached hereto are all items on the Daniel Island Town Center Checklist of items to be submitted with Architectural Review Applications. I anticipate that the proposed construction or modification described in the attached plans will be commenced within _____ months from receipt of notice of approval of the plans and will be completed within _____ months from the date of commencement of construction. I understand that, if the proposed construction or modification is approved, I will be responsible for completing the work within the time period specified in the committee's approval and for complying with any conditions issued by the reviewing body.

I UNDERSTAND AND ACKNOWLEDGE THAT NO WORK MAY COMMENCE PRIOR TO THE APPROVAL OF THE DANIEL ISLAND ARCHITECTURAL REVIEW BOARD AND THAT I WILL BE LIABLE FOR ALL COSTS NECESSARY TO BRING ANY NONCONFORMING WORK INTO COMPLIANCE WITH THE DECLARATION AND THE DESIGN GUIDELINES AND FOR SUCH OTHER PENALTIES AS PROVIDED IN THE DECLARATION AND THE DESIGN GUIDELINES.

Please note that DIARB approval does not constitute as approval by the City of Charleston boards. DIARB approval of final plans is valid for 18 months.

If you have any questions or need further information, you may contact me or my agent, representative, or contractor at the addresses and telephone numbers provided above.

DATE: _____

OWNER:

By:

Its:

DANIEL ISLAND TOWN CENTER

CHECKLIST OF ITEMS TO BE SUBMITTED WITH ARCHITECTURAL REVIEW APPLICATIONS

All applications for architectural review shall contain the following information.

- An application form requesting review
- Architectural review request fee
- Property identification
- Owner's name, mailing address and telephone number
- Name, address and telephone numbers of the owner's agent, representative and/or contractor
- Nature of the request
 - Initial construction – (Stage of Review)
 - Modification
 - Repair
 - Repaint
- Statement of the proposed use of the Unit and/or change or deviation from existing use
- Proposed commencement and completion dates for the requested construction or modification
- Project SQFT
- An acknowledgment that the owner is responsible for completing all work in a timely manner and for complying with any conditions issued by the reviewing body
- Site plan drawn to scale showing the location, height, and dimension of the proposed improvements, the property line of the Unit, the setback requirements, any easements and rights-of-way, the footprint of any existing improvements, including structures, driveways, parking areas, sidewalks, fences and walls, any existing landscaping, and any wetlands
- Detailed description of the proposed improvements, including:
 - Exterior elevations' of all proposed buildings and structures
 - Square footage of improvements
 - Building floor plans
 - Exterior materials, colors, textures and shapes, which, if required by the reviewing body, shall also be identified by manufacturer's name, product name and identifying number where appropriate
- If any appreciable change in the lot contours is contemplated, a topographical plat showing contour grades (with 2-foot contour intervals) and showing the location of

all existing and proposed improvements, including structures, driveways, parking areas, sidewalks, fences, walls, and drainage structures

- Existing and finished grades shall be shown at lot corners and at corners of proposed improvements
 - Drainage plans shall be included as well as cut and fill details
 - A description of the proposed direction and slope of flow must be indicated on the plans
- Landscaping plan clearly identifying the location of any existing and proposed trees, shrubs,
- Plants, ground covers, and contouring plant materials should be identified by common and botanical names, sizes and quantities
 - A description of the proposed irrigation system, the location of the timer box, the valves and mainline, including equipment specifications such as type and style of emitter or sprinkler head
 - A description of any proposed hardscape with material and color samples submitted upon request by the reviewing body
- Parking area and driveway plan
- Ingress and egress design and plan
- Exterior illumination plans
- Location of fixtures and any electrical or mechanical control item and manner of screening such items from view
 - Lighting specifications, i.e., type, number, material, color, voltage and bulb wattage requirements
 - Construction details
- Utility routing plans, including meter and mechanical equipment locations
- Signage plan including description of all signs, flags and other horizontal or vertical advertising, vehicular or identification markers, including size, height, shape, color, location and materials
- Description of loading areas, trash container storage locations, and related screening
- Plan streetscape improvements
- Description of curbing including curb cuts and gutters
- Plans for storm water retention/detention

The reviewing body may request additional information and clarification of the information given as it deems appropriate. Until all requested information is provided, an application shall be deemed incomplete.

APPENDIX “B” TOWN CENTER CRITERIA

1. General Principles

Daniel Island Town Center has been 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 is an attractive environment for pedestrians, a network of streets defined by building frontages, screen walls and landscaping, and not by parking lots, and therefore is a lively mix of retail establishments, hotels and offices, plus houses and apartments of different sizes, constructed in a range of different densities. Also, the Town Center serves 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.

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.

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 contains 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 continue to 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.

4. Criteria for Streets

Cartways 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. Turning radii should be as short as possible, and lanes should be as narrow as possible. Town center streets should provide for on-street parking. Sidewalks should be ample, and there should be generous landscaping.

5. Building Placement and Setbacks

Buildings should be constructed parallel to streets and in close relationship to the street frontage in the Town Center.

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.

6. Protection of Significant Views and View Corridors:

As plats are submitted they should be designed to protect important views and view corridors. In general, there should be a vista or a public open space at the termination of every street, or, where streets make a turn of 90 degrees or more, at the termination of each street segment located at the turn.

7. Daniel Island Town Center Zone

Within the Daniel Island Town Center Zone, land shall be subdivided into two subareas known as Village Center (VO and Support Commercial (SO 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:

- a. One family detached dwellings, attached dwellings, and multiple dwellings, subject to the provisions of Section 13 below.

8. Uses in Daniel Island General Office Zones.

- a. Retail uses as listed below, without limitation as to size except as noted:
 - i. All retail uses permitted in Daniel Island Residential Zones, as listed in Section 3.2(d)(4) of the Master Plan Zoning Text for Daniel Island.
 - ii. 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 Sail making establishments
Telegraph offices

- b. Preschool, elementary, junior high, high school and college level school uses.
- c. 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)
- d. Movie theaters, and music and dance halls
- e. Wholesale trade establishments of 7,500 square feet or less each
- f. Production facilities for artisans and craftsmen are permitted when attached to their retail or showroom space, where such production facilities do not exceed twice the gross square footage of the retail or showroom space.
- g. An individual owner of the property, who is also the resident of the property involved, may rent not more than four (4) guest rooms by the night where the Zoning Administrator, after a review of an application, finds that the proposed use meets the definition of a Bed and Breakfast and that the Bed and Breakfast use:
 - i. provides at least one (1) off-street, maneuverable parking space on the property for the Bed and Breakfast use in addition to off-street parking required for existing uses of the property;
 - ii. is operated by the individual resident-owner of the property and is subordinate and incidental to the residential use of the property and any ground-floor commercial use;
 - iii. will not displace an existing dwelling unit which has been occupied within one (1) year prior to the application;
 - iv. contains no signs advertising the Bed and Breakfast;
 - v. does not create the need for the exterior alterations to any building for the purpose of maintaining such accessory use.

In all cases, Bed and Breakfast uses shall meet the following operational requirements:

- 1) No meals other than breakfast may be served by the resident owner to the paying guests.
- 2) The resident owner shall keep a current guest register including names, addresses and dates or the occupancy of all guests.
- 3) The resident owner shall comply with all business license and revenue collection laws of the City of Charleston and the State of South Carolina.

Application for Bed and Breakfast uses shall be notarized and include the location and owner of the property, a site plan of the lot showing the proposed location of the Bed and Breakfast use and the location of the required off-street parking space, and the photograph of photographs of the current principal view or views of the structure where the proposed Bed and Breakfast is to be located. The application shall also include a statement which the resident-owner must sign acknowledging that he or she has reviewed and understands the requirements of this section.

Upon receiving a complete application and prior to the issuance of a zoning permit, the Zoning Administrator shall cause the lot upon which the proposed use is to be located to be posted for ten (10) consecutive days, advising that the resident-owner of the property has applied for a zoning permit to establish a Bed and Breakfast use at the location and supplying a phone number to call for

further information. During this ten (10) day calendar period, the Zoning Administrator shall determine if the application meets the requirements as set forth above. If, at the end of the ten (10) day posting period, the Zoning Administrator determines that the application meets the requirements, the Zoning Administrator shall notify the applicant that the application is approved and shall, after waiting an additional five business days to allow for appeals, issue the zoning permit. Any appeals filed within the five-day period shall cause the issuance of the zoning permit to be stayed pending resolution of the appeal.

The proposed use shall not be expanded in any respect throughout the structure or structures, nor shall the use be changed to any other use not permitted by these zoning regulations without reapplication to and approval by the Zoning Administrator.

Upon a change in ownership of a property, and prior to the issuance of a new business license to allow continuation of an existing, permitted Bed and Breakfast use upon said property, the new property owner shall be required to recertify compliance of the Bed and Breakfast use with the Zoning Administrator by having an application for recertification of the Bed and Breakfast use notarized, filed with, and approved by the Zoning Administrator.

Should the Bed and Breakfast use be discontinued for a period of twelve (12) months or more, the operating permit shall be revoked.

On an annual basis, the Zoning Administrator shall determine whether each Bed and Breakfast use permitted under this section remains in compliance with all the terms of this ordinance, and shall initiate such enforcement procedures as may be appropriate. All operators of Bed and Breakfast uses permitted under this section shall cooperate fully with the Zoning Administrator and his designees, including, but not limited to, providing pertinent information upon request and affording access to that portion of the premises which is used for the Bed and Breakfast use for reasonable site inspections.

9. 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 (SO on Drawing 20.

10. Public Space.

At least 5% of the gross acreage of the Town Center shall be allocated to squares and public spaces.

11. 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. To preserve enough acreage for land uses other than exclusively residential uses, a minimum of 68 acres (approximately 40% of the net acreage of the VC subarea) of the VC subarea shall be restricted from being developed for exclusively residential uses. Roads, parks, detention ponds and other open spaces shall count toward the non-exclusively residential acreage. Lots counted toward the minimum 68 acres requirement shall be identified at the time of plat approval and a running total of VL" subarea acreage devoted to non-exclusively residential acreage shall be updated with each subdivision plat.

12. Criteria for Lots

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

- a. The minimum lot area for residential lots in the Town Center shall be 2,000 square feet. The maximum number of residential units on such a lot is 2. The minimum lot area per dwelling unit for multiple dwellings of 3 or more units shall be 2,000 square feet per unit; this minimum lot area may be reduced to 1260 square feet per unit, if all parking is provided under buildings or under landscaped decks.
- b. The minimum lot area for retail, office, hotels and mixed-use building is 2,000 square feet.
- c. 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.
- d. Lot Frontage: The minimum street frontage for an exclusively residential lot shall be 20 feet. Within the VC subarea, not more than 30% of the exclusively residential net acreage shall be in single-family detached house lots that exceed 65 feet frontage, nor shall more than 50% of the total exclusively residential net acreage be in lots of 50 feet or greater frontage.

13. Location of Principal Uses:

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

- a. One family detached dwellings are not permitted in the SC subarea at all. One family detached dwellings are not permitted in the VC subarea on frontages designated as Build to the Front Property Line in accordance with Paragraph 14.
- b. 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.

14. Building Placement and Setbacks.

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(d)(5)(ii) of the Master Plan Zoning Text for Daniel Island.

The street comers of each 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 comers, 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 shall 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.

15. 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 frontage that abuts the front property line or the front set-back/build-to line. An additional 20% of the lot frontage abutting the front property line shall be occupied by an appropriate screen wall, as described in paragraph 23.

On a comer lot the building frontages shall be 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 Paragraph 11.

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

16. Rear and Side Yards:

A minimum rear yard of 20 feet is required for principal buildings except that the rear yard for multiple dwellings must be a minimum of 30 feet when an accessory garage is constructed on the lot.

No side yards are required in the Town Center. When buildings are located on a corner, the facades on each street must conform to the building placement regulations applicable to that street, as set forth on the recorded plat for the street. If a side yard is provided, its minimum width shall be 3 feet.

Accessory buildings must be set back 5 feet from an alley, and otherwise must have a minimum rear yard of 2 feet. The minimum side yard for an accessory building is 2 feet, except that on comer lots, the accessory buildings along a street frontage must conform to the building placement requirements for that street. The maximum building coverage for an accessory building is 600 square feet.

17. Restrictions for Drive-in or Drive Through 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.

18. Building Height - maximum and minimum:

The maximum height for a principal building within the Town Center shall not exceed 55 feet or 4 stories, measured from finished grade at the front property line except that the height of bell towers, church steeples, and chimneys shall not be restricted. The height of an accessory building shall not exceed 2 stories or 25 feet. The maximum height for a separate parking building shall be 20 feet; however, parking is permitted on the roof level, and necessary light fixtures extending not more than 20 feet above the roof level are also permitted.

Seven Farms Road, within the Town Center, is the main commercial corridor for Daniel Island and has the potential of becoming a major destination retail area for greater Charleston. The appearance of the buildings on Seven Farms Road is important to the development of this commercial corridor so that it does not take on the appearance of strip malls or suburban parking lots. Comer lots located at the intersections of Seven Farms Road and Principal Streets within the Town Center shall be used for civic, religious, institutional users or for two-story buildings. Structures not located on such comer lots shall have pitched roofs, parapets, cupolas, dormers or other similar architectural features, and a minimum height of 25 feet, in order to preserve the integrity of the streetscape.

In locations described under Paragraph 27 (Focal Point Locations) ornamental building elements such as parapets, cupolas, roof structures and spires, may be constructed to exceed height limitations provided the space in these ornamental structures is not occupied.

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

19. Maximum Lot Occupancy:

For retail and office buildings, mixed use buildings, hotels and filling stations, the Lot Occupancy of the Buildings, as defined in Section 54-120, shall not exceed 90%, provided that the properties have access from an alley or utilize a shared parking and driveway system.

For multiple dwellings of more than 3 units and institutional uses, the Lot Occupancy of the Buildings shall not exceed 70%. For attached dwellings, the Lot Occupancy of the Buildings shall not exceed 70% and for detached dwelling, the Lot Occupancy of the Buildings shall not exceed 50%.

20. Parking:

Off-street parking spaces shall be provided for all developments in the Town Center in accordance with the following minimum requirements: One space per dwelling unit, except no requirement for

residential units located in Business Buildings; one car per three hotel rooms in a hotel; two spaces per 1,000 square feet of gross floor space for all other uses.

Such space shall be located on the same lot as the principal building or on a properly zoned lot within 400 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.

21. Fences and Screening:

Fences or walls of 3 feet 6 inches to 5 feet 0 inches are required on un-built portions of Build to-Setback Lines or Building to Front Property Lines on street frontages to bring the built frontage up to 80%.

22. Landscape Requirements:

Rights-Of-way and Front Setback Zones may have appropriate hard-surface landscape treatments as an alternative to the provisions in Section 6.1.

23. 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:

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

- a. display windows, display rooms for merchandise;
- b. general offices, professional offices, government offices;
- c. professional and retail services;
- d. financial institutions;
- e. art galleries, studios, museums;
- f. restaurant, full service and carry-out;
- g. day care centers;
- h. health and fitness facilities;
- i. educational uses;
- j. residential uses.

24. 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.

25. 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 space.

