MEETING AGENDA

The Town of Ridgeland

PLANNING COMMISSION

Monday, November 9, 2026, 5:30 P.M.

Town Hall, Council Chambers, 1 Town Hall, Ridgeland, SC 29936

STATEMENT OF MEDIA NOTIFICATION: "In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place, and agenda of this meeting."

I. Call to Order: Pledge of Allegiance and Invocation by Chairman Frankie Denmark

II. Roll Call

III. Approval of Minutes: October 13, 2026

IV. Staff Comments:

1. Downtown Master Plan RFQ update
2. Presentation on the updating of the Town's T2 and T2.5 zoning districts
3. Presentation on the updating of the Town's Architectural Standards

V. Commissioner's Comments:

VI. Adjournment

MEETING MINUTES
The Town of Ridgeland
PLANNING COMMISSION
Tuesday, October 13, 2026, 5:30 P.M.
Town Hall, Council Chambers, 1 Town Square, Ridgeland, SC 29936

STATEMENT OF MEDIA NOTIFICATION: "In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place, and agenda of this meeting."

Planning Commissioners in attendance:
Chairman Denmark, Vice Chairman Rodina, Commissioner May, and Commissioner Mohr
Town of Ridgeland Staff:
Graham Glaab (Planner), Aaron Rucker (Director of Planning and Community Development), and Danielle Smoak (Permit Technician)

I. Call to Order: Pledge of Allegiance and Invocation by Chairman Frankie Denmark

Chairman Denmark called the meeting to order at 5:30pm.

II. Roll Call

Aaron Rucker took roll call. Commissioner Smith and Mohr were absent at the time, but Commissioner Mohr arrived at 5:41pm.

III. Approval of Minutes: September 14, 2026

Commissioner May made the motion to approve the September 14, 2026, meeting minutes. Motion was seconded by Vice Chairman Rodina. Motion passed unanimously.

IV. New Business:

Policy Item(s):

1. The applicant and property owner, Ashley Ingram (Sister Ferry LLC), applied to rezone five lots of record consisting of approximately 25 acres of real property located in the Town of Ridgeland, South Carolina's municipal limits, and identified as Jasper County TMS Nos.: 063-18A-00-001, 063-18A-00-002, 063-18A-00-003, 063-18A-00-004, and 063-18A-00-005. The request is to rezone said properties from T3 Neighborhood General to T4 Neighborhood Core.

Aaron Rucker explained that the applicant before the commission, Ashley Ingram, had the authority to act on behalf of the named LLC (Sisters Ferry, LLC) since more than one individual is represented in the LLC. In this case, documentation was provided to staff to ensure he has permission and authority.

Graham Glaab provided a brief overview of the location of the 25 acres spread out over the 5 parcels on Sisters Ferry Rd. The parcels are collectively surrounded by wetlands. Most of Sisters Ferry Rd is undeveloped but some of the developed neighboring properties seem to be industrial. The properties along Sisters Ferry Rd seem to be a mix of Town of Ridgeland and Jasper County. The property is in the growth map as an infill/redevelopment area allowing for T3, T4, and T5 transect/zoning classification. T3 is almost exclusively residential (medium density) use while T4 allows for more uses and higher density residential.

Mr. Ingram explained they are requesting T4 zoning because it would allow for more uses and be a little more consistent with the properties across the street. Flexibility with higher density housing in conjunction with some commercial flex spaces gives the owner more flexibility to do something with the space. Mr. Ingram shared that his Great Granddaddy was the ticket master for the train station and helped rename the Town from Gopher Hill to Ridgeland.

Motion: Commissioner May made a motion to recommend the rezoning of five lots of records identified

as Jasper County TMS Nos.: 063-18A-00-001, 063-18A-00-002, 063-18A-00-003, 063-18A-00-004, and 063-18A-00-005 from T3 Neighborhood General to T4 Neighborhood Core to Town Council. Vice Chairman Rodina seconded the motion. Motion passed unanimously.

Will go before council on November 5, 2026, for the first of two readings.

V. Staff Comments:

1. Downtown Master Plan RFQ update
   Staff are evaluating the ten consultant responses that have been received. Of those ten, staff will determine the top three, maybe four to present to council on November 5th.
2. Architectural Guidance Study and presentation
   Graham stated over the last month, he has gone around town and taken over 300 pictures of some of the homes and businesses noting architectural types and how architecture does matter. It crafts the Town's identity. The goal for staff was to conduct an architectural survey of the Town, study the current and proposed architecture regulations, study architecture regulations in some other communities, and create a set of rules fine-tuned to Ridgeland.

VI. Commissioner's Comments:

The staff presentation was very helpful in defining historic architecture and how that history informs future expectations and policy.

VII. Adjournment

Motion to adjourn was made by Vice Chairman Rodina and seconded by Commissioner Mohr. Motion passed unanimously. Meeting adjourned at 7:13pm.

Transect Recalibration T2 and T2.5 Outline

1. **Introduction**
    a. Overview
    b. Approach to recalibrating each transect
    c. Data collection
2. **Review of Current Transects**
    a. Allowable densities, number of stories, and setbacks
    b. Current standards for T1, T2, T3, T4, and T5
3. **The Problem of Density**
    a. What area do we count when measuring density?
    b. Alternative ways to regulate density: lot size, lot width, setbacks, lot coverage
4. **T2 Rural Zone**
    a. Rural land zoned T3
    b. Density
    c. Setbacks
    d. Lot width and coverage
    e. Recommendations
5. **T2.5 Rural Crossroads**
    a. Overall Purpose of T2.5
    b. Density
    c. Setbacks
    d. Lot width and coverage
    e. Recommendations

Town of Ridgeland Transect Recalibration

1

Contents

- **Introduction**
- Review of Current Transects
- The Problem of Density
- T2 Rural Zone
- T2.5 Rural Crossroads

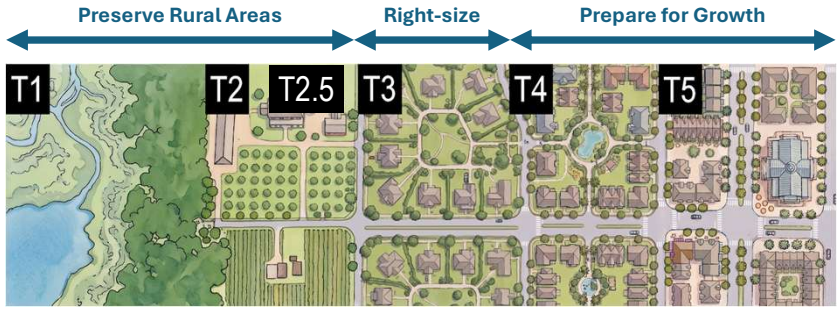
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Overview

- Recalibration of the SmartCode, zone by zone
- **Being studied now:**
  - **T2**
  - **T2.5**
  - **T3**
- To be **coordinated** with the **Downtown Master Plan:**
  - **T4**
  - **T5**
  - **SD-Exit 21**
- Targeted improvements, not a complete overhaul

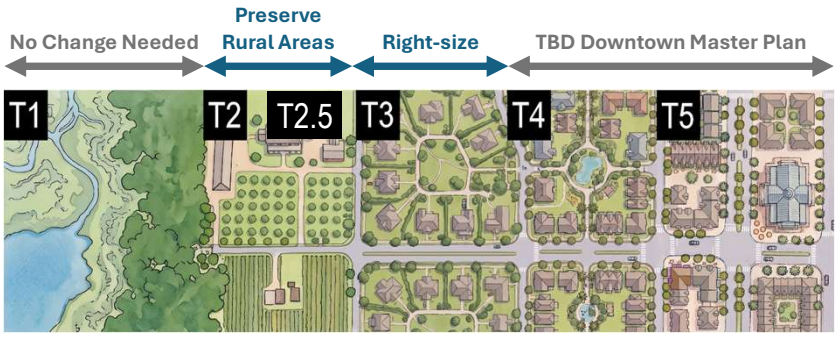
3

Approach to Recalibrating each Transect



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Our Current Focus…



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Data was collected for…

- **Block size/perimeters** throughout town
- **Minimum acreage** instead of density
- **Maximum lot coverage** instead of density
- **Minimum lot width/street frontage** instead of density
- **Side setbacks**

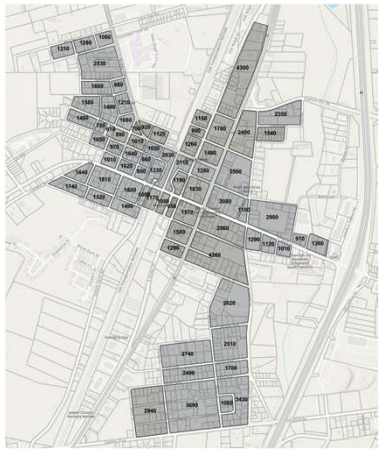
Also on our radar…

- **Front setbacks**
- **Rear setbacks**
- **Permitted uses**

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Block size/perimeters





7

Side setbacks





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Acreage, lot width, street frontage, & lot coverage

	A	B	C	D	E	F	G	H
1	TMP Number	Community	Relevant Transect	Acreage	Street Frontage (ft) (G1 for T2	House size (sq ft)	Lot Coverage %	Driveway Length (ft)
59	046-00-04-060	Wagon Branch	T2.5	1.00	145	1680	4%	
60	062-49-00-024	Volunteer Park Rd	T3	0.12	60			
61	063-01-00-007	Wellington	T2.5	1.31	175			
62	063-25-06-008	Patrician Acres	T2.5	0.72	210			
63	063-20-31-020	East Adams Street	T3	0.24	80			
64	063-20-31-019	East Adams Street	T3	0.27	155			
65	062-04-00-044	Oak Plantation	T2.5	0.59	115			
66	063-01-00-005	Wellington	T2.5	1.35	170			
67	063-46-00-007	Old House Rd	T2.5	0.69	115			
68	062-49-00-021	Volunteer Park Rd	T3	0.09	45			
69	046-00-05-158	Wagon Branch	T2.5	1.25	195			
70	063-00-06-004	Old House Rd	T2.5	0.51	100			
71	063-46-00-011	Old House Rd	T2.5	1.99	N/A			
72	063-24-06-005	Patrician Acres	T3	0.43	150			
73	047-43-00-016	Rushwood	T2.5	0.69	135			
74	063-39-04-017	Old House Rd	T2.5	1.47	135			
75	063-19-07-010	C.E. Perry	T3	0.13	60			
76	063-39-05-010	Old House Rd	T2.5	0.69	115			
77	047-43-00-020	Rushwood	T2.5	0.69	100			
78	063-39-05-005	Old House Rd	T2.5	0.69	115			
79	063-17-08-002	C.E. Perry	T3	0.27	120			
80	047-43-00-017	Rushwood	T2.5	0.69	135			
81	063-24-11-011	Patrician Acres	T3	0.36	100			
82	063-24-06-009	Patrician Acres	T3	0.22	75			
83	063-24-11-001	Patrician Acres	T3	0.26	75			
84	063-17-01-012	C.E. Perry	T3	0.20	75			
85	063-20-31-013	East Adams Street	T3	0.48	105			
86	063-16-07-006	C.E. Perry	T3	0.27	120			



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Analysis of Jasper County zoning…

Table 1:
Schedule of Lot Area, Yard, Setback, and Density By District

	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
Minimum Lot per Unit										
Non Residential Area (SF)	40,000	N/A	2 acres	2 acres	10,000	10,000	10,000	12,000	2	12,000
Residential										
Single-Family	.5 acre	7,800	1 acre	5 acres	.5 acre	(B)	(A)	N/A		
Patio	N/A	N/A	N/A	N/A	N/A	(B)	3,500	N/A		
Duplex	N/A	N/A	N/A	N/A	(B)	(B)	(A)	N/A		
Townhome	N/A	N/A	N/A	N/A	N/A	3,500	2,000	N/A		
(A) 4 per acre for single-family dwelling units; 6 per acre for attached unit										
(B) 2 per acre for single-family dwelling units; 4 per acre for attached units										

	Multi-Family, Single-Family and Nonresidential Uses										Patio	Duplex	Townhome
	R	RP	RC	VC	CC	GC	ID	RE	MB		All Districts		
Minimum Yard and Building Setback (feet)													
Minimum lot width	100	200	200	100	100	100	100	200	100	Minimum lot width	45	50	20
Front													
Major Street (Multi-Lane)	60	60	60	60	60	60	60	200	60	Major Street (Multi-lane)	60*	60*	60*
Major Street (Two-lane)	35	45	45	35	35	35	45	200	45	Major Street (Two-lane)	35	35	35
Minor Street	25	25	25	25	25	25	25	160	25	Minor Street	25	25	20
Side													
Residential	10	25	50	5	5	5	N/A	N/A	N/A	Interior	N/A	N/A	N/A
Non-residential	10	25	50	5	5	5	10	100	10	Street-side/Exterior	5	10	5
Rear													
Residential	25	25	100	10	10	10	N/A	100	N/A	Residential	20	20	5
Non-residential	40	50	150	10	10	10	15	100	15	Non-residential	N/A	N/A	N/A

*Access to units along a multi-lane major street shall generally have a common access onto a frontage road or similar, which shall be considered a minor street; the frontage road or similar may encroach into the 60' front setback from the multi-lane major street.

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- Introduction
- **Review of Current Transects**
- The Problem of Density
- T2 Rural Zone
- T2.5 Rural Crossroads

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Allowable densities

Transect Zone		Density
T1	Natural Zone	**N/A**
T2	Rural Zone	**1 home**/25 acres **average**
T2.5	Rural Crossroads	**3 homes**/acre **max**
T3	Neighborhood General	**6 homes**/acre **max**
T4	Neighborhood Core	**8 homes**/acre **max**
T5	Main Street/Town Center	**10 homes**/acre **max**

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Allowable number of stories

Transect Zone		Number of stories
T1	Natural Zone	**N/A**
T2	Rural Zone	**2** stories **max**
T2.5	Rural Crossroads	**2** stories **max**
T3	Neighborhood General	**2** stories **max**
T4	Neighborhood Core	**3** stories **max**
T5	Main Street/Town Center	**3** stories **max**, **2** stories **min**

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Allowable setbacks (not exact)

Transect Zone		Setbacks
T1	Natural Zone	**N/A**
T2	Rural Zone	**Large** setbacks
T2.5	Rural Crossroads	**Moderate** setbacks
T3	Neighborhood General	**Small** setbacks
T4	Neighborhood Core	**Virtually no setbacks**
T5	Main Street/Town Center	**Virtually no setbacks**

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Large setback



Small setback



Moderate setback



Minimal setback

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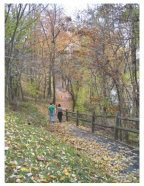
T1 Natural Zone

Density: N/A
Stories: N/A
Setbacks: N/A

Almost no buildings allowed in this zone.








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T2 Rural Zone





Density: 1 home/25 acres average

Stories: 2 maximum

Setbacks:

Front Setback (Principal): 48 ft. min.
Front Setback (Secondary): 48 min.
Side Setback: 96 ft.
Rear Setback: 96 ft.

Lot width and coverage: By warrant.

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T2.5 Rural Crossroads







Density: 3 homes/acre max

Stories: 2 maximum

Setbacks:

Front setback (principal): 10—30 ft. min.
Front setback (secondary): 30 ft. min.
Side setback: By warrant.
Rear setback: By warrant.

Lot width and coverage: By warrant.

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T3 Neighborhood General







Density: 6 homes/acre max

Stories: 2 maximum

Setbacks:

Front setback (principal): 6—12 ft. min.
Front setback (secondary): 6—12 ft. min.
Side setback: 0 ft. or 5 ft.
Rear setback: 5 ft.

Lot width: 60 ft. min. and 120 ft. max.
Lot coverage: 60%.

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T4 Neighborhood Core







Density: 8 homes/acre max

Stories: 3 maximum

Setbacks:

Front setback (principal): 0—8 ft. min.
Front setback (secondary): 0—8 ft. min.
Side setback: 0 ft.
Rear setback: 5 ft.

Lot width: 28 ft. min. and 90 ft. max.
Lot coverage: 70%.

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T5 Main Street/Town Center

Density: 10 homes/acre max

Stories: 3 maximum, 2 minimum

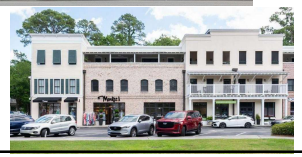
Setbacks:

Front setback (principal): 0 ft. min.
Front setback (secondary): 0 ft. min.
Side setback: 0 ft.
Rear setback: 5 ft.

Lot width: 18 ft. min. and 180 ft. max.
Lot coverage: 80%.







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Contents

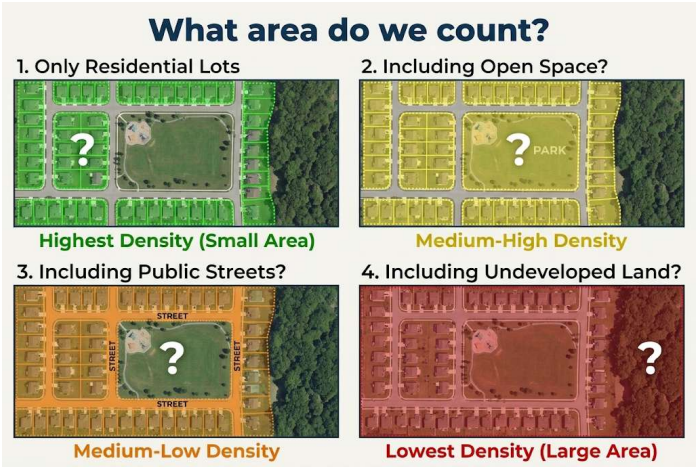
- Introduction
- Review of Current Transects
- **The Problem of Density**
- T2 Rural Zone
- T2.5 Rural Crossroads

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Problem: density is hard to measure

- Is density measured:
  - Including **open space?**
  - Including **public streets?**
  - Including **undeveloped land?**

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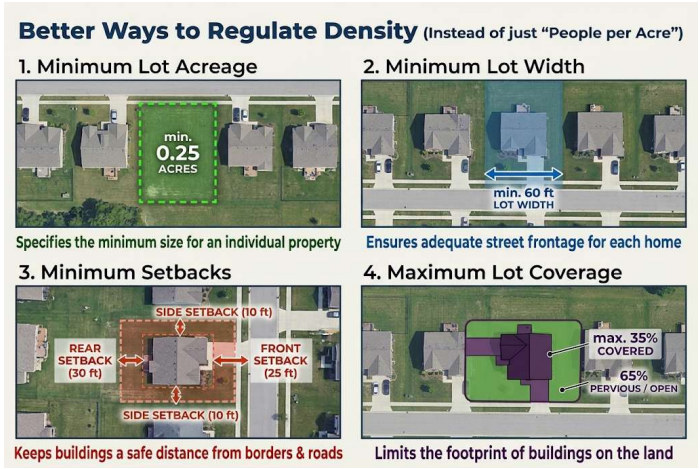
24

Alternative ways to regulate density…

1. Minimum **lot size**/acreage
2. Minimum **lot width**/street frontage
3. Minimum **setbacks from property line**
4. Maximum **lot coverage**

All these regulations clearly apply to the **individual lot.**

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T2.5 Rural Crossroads

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T2 Rural Zone

Density: 1 home/25 acres average
Stories: 2 maximum
Setbacks:
Front Setback (Principal): 48 ft. min.
Front Setback (Secondary): 48 min.
Side Setback: 96 ft.
Rear Setback: 96 ft.
Lot width and coverage: By warrant.





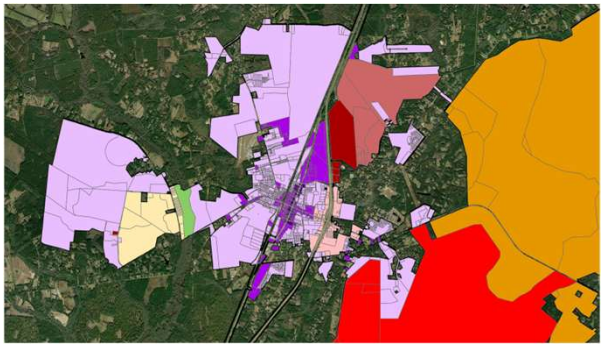
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T2 – Rural land zoned T3

- There are **massive rural tracts of land** in the Town. **All of them are zoned T3.**
- This means a developer could, legally by right, **create a massive suburban development** miles away from established neighborhoods.

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T2 – Rural land zoned T3



Large swaths of rural land are zoned for suburban development (T3).

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T2 – Rural land zoned T3



Large swaths of rural land are zoned for suburban development (T3).

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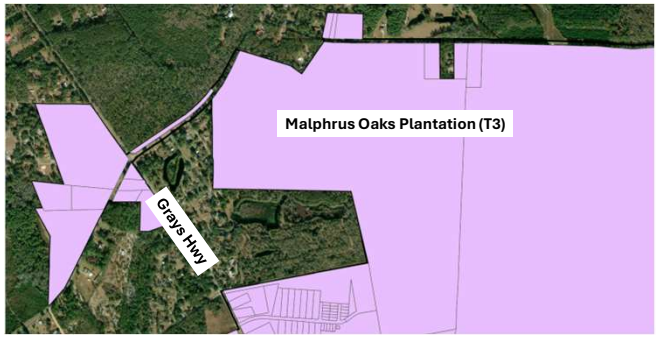
T2 – Rural land zoned T3



Large swaths of rural land are zoned for suburban development (T3).

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T2 – Rural land zoned T3



Large swaths of rural land are zoned for suburban development (T3).

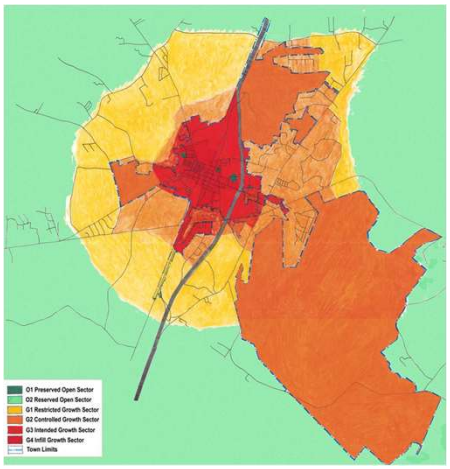
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T2 – Rural land zoned T3



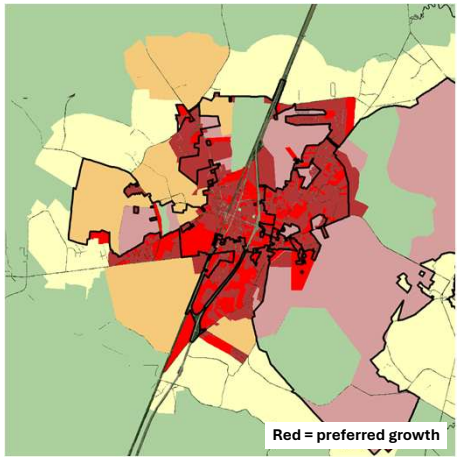
Large swaths of rural land are zoned for suburban development (T3).

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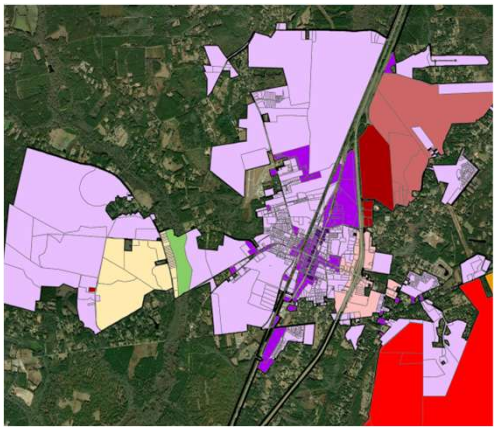
The original vision for the Smartcode calls for **growth to be concentrated near Town**…

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The 2025 Comprehensive Plan calls for **growth to be concentrated near Town**. The zoning map should reflect this…

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Recommendation: Consider **downzoning certain properties to T2 and T2.5** where appropriate.

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T2 – Density

- **Current density: '1 unit/25 acres average'.**
- Two problems:
  - **How do we interpret 'average'?** Is that a maximum or minimum?
  - **This density is unrealistically low**. Honey Hill for reference is 1 home/7 acres.

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Honey Hill, 1 home for every 7 acres average

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Typical lot sizes we found in data collection…

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Table 1:
Schedule of Lot Area, Yard, Setback, and Density By District

	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
Minimum Lot per Unit										
Non Residential Area (SF)	40,000	N/A	2 acres	2 acres	10,000	10,000	10,000	12,000	2 acres	12,000
Residential										
Single-Family	.5 acre	7,800	1 acre	5 acres	.5 acre	(B)	(A)	N/A	N/A	N/A
Patio	N/A	N/A	N/A	N/A	N/A	(B)	3,500	N/A	N/A	N/A
Duplex	N/A	N/A	N/A	N/A	(B)	(B)	(A)	N/A	N/A	N/A
Townhome	N/A	N/A	N/A	N/A	N/A	3,500	2,000	N/A	N/A	N/A
(A) 4 per acre for single-family dwelling units; 6 per acre for attached units.										
(B) 2 per acre for single-family dwelling units; 4 per acre for attached units.										

	Multi-Family, Single-Family and Nonresidential Uses									Patio	Duplex	Townhome
	R	RP	RC	VC	CC	GC	ID	RE	MB	All Districts		
Minimum Yard and Building Setback (feet)												
Minimum lot width	100	200	200	100	100	100	100	200	100	Minimum lot width	45	50	20
Front												
Major Street (Multi-Lane)	60	60	60	60	60	60	60	200	60	Major Street (Multi-lane)	60*	60*	60*
Major Street (Two-lane)	35	45	45	35	35	35	45	200	45	Major Street (Two-lane)	35	35	35
Minor Street	25	25	25	25	25	25	25	160	25	Minor Street	25	25	20
Side												
Residential	10	25	50	5	5	5	N/A	N/A	N/A	Interior	N/A	N/A	N/A
Non-residential	10	25	50	5	5	5	10	100	10	Street-side/Exterior	5	10	5
Rear												
Residential	25	25	100	10	10	10	N/A	100	N/A	Residential	20	20	?
Non-residential	40	50	150	10	10	10	15	100	15	Non-residential	N/A	N/A	N/A

*Access to units along a multi-lane major street shall generally have a common access onto a frontage road or similar, which shall be considered a minor street; the frontage road or similar may encroach into the 60' front setback from the multi-lane major street.

Most rural areas have been shaped by **Jasper County's zoning**...

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Table 1:
Schedule of Lot Area, Yard, Setback, and Density By District

	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
Minimum Lot per Unit										
Non Residential Area (SF)	40,000	N/A	2 acres	2 acres	10,000	10,000	10,000	12,000	2 acres	12,000
Residential										
Single-Family	.5 acre	7,800	1 acre	5 acres	.5 acre	(B)	(A)	N/A	N/A	N/A
Patio	N/A	N/A	N/A	N/A	N/A	(B)	3,500	N/A	N/A	N/A
Duplex	N/A	N/A	N/A	N/A	(B)	(B)	(A)	N/A	N/A	N/A
Townhome	N/A	N/A	N/A	N/A	N/A	3,500	2,000	N/A	N/A	N/A
(A) 4 per acre for single-family dwelling units; 6 per acre for attached units.										
(B) 2 per acre for single-family dwelling units; 4 per acre for attached units.										

Two relevant rural zones: **Rural Preservation** and **Residential**...

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T2.5 T2

Table 1:
Schedule of Lot Area, Yard, Setback, and Density By District

	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
Minimum Lot per Unit										
Non Residential Area (SF)	40,000	N/A	2 acres	2 acres	10,000	10,000	10,000	12,000	2 acres	12,000
Residential										
Single-Family	.5 acre	7,800	1 acre	5 acres	.5 acre	(B)	(A)	N/A	N/A	N/A
Patio	N/A	N/A	N/A	N/A	N/A	(B)	3,500	N/A	N/A	N/A
Duplex	N/A	N/A	N/A	N/A	(B)	(B)	(A)	N/A	N/A	N/A
Townhome	N/A	N/A	N/A	N/A	N/A	3,500	2,000	N/A	N/A	N/A
(A) 4 per acre for single-family dwelling units; 6 per acre for attached units.										
(B) 2 per acre for single-family dwelling units; 4 per acre for attached units.										

Our approach: align **T2 with Rural Preservation**, and **T2.5 with Residential**.

43



Great candidate for T2 zoning



Great candidate for T2.5 zoning

There are **different kinds of rural environments** that warrant **distinct zones**...

44

Table 1:
Schedule of Lot Area, Yard, Setback, and Density By District

	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
Minimum Lot per Unit										
Non Residential Area (SF)	40,000	N/A	2 acres	2 acres	10,000	10,000	10,000	12,000	2 acres	12,000
Residential										
Single-Family	.5 acre	7,800	1 acre	5 acres	.5 acre	(B)	(A)	N/A	N/A	N/A
Patio	N/A	N/A	N/A	N/A	N/A	(B)	3,500	N/A	N/A	N/A
Duplex	N/A	N/A	N/A	N/A	(B)	(B)	(A)	N/A	N/A	N/A
Townhome	N/A	N/A	N/A	N/A	N/A	3,500	2,000	N/A	N/A	N/A
(A) 4 per acre for single-family dwelling units; 6 per acre for attached units.										
(B) 2 per acre for single-family dwelling units; 4 per acre for attached units.										

Minimum lot sizes: **0.5 acres** for **Residential**, **1 acre** for **Rural Preservation**.

45



These communities roughly match to **Jasper County's zoning requirements**.

46

T2 – Density

- **Align T2** with equivalent **Jasper County** zoning
  - Jasper zoning has deeply shaped our rural areas
  - Prevents jurisdiction shopping by developers
- **Jasper County Rural Preservation zone:**
  - **Lot size:** 1 acre min.
- **Recommendation for T2:**
  - **Lot size:** 2 acres min.
  - Better matches our data collected
  - Allow for stronger protection of rural areas in Town limits

47

T2 – Density

- **Current text:**
  - **Base residential density:** 1 unit/25 acres average.
- **Recommended text:**
  - **Lot size:** 2 acres min.

48

T2 – Setbacks

- **Current text:**

Front Setback (Principal): 48 ft. min.
Front Setback (Secondary): 48 min.
Side Setback: 96 ft.
Rear Setback: 96 ft.

- Opportunity to **align the zoning** with Jasper County.

49

	Multi-Family, Single-Family and Nonresidential Uses										Patio	Duplex	Townhome
	R	RP	RC	VC	CC	GC	ID	RE	MB	All Districts			
Minimum Yard and Building Setback (feet)													
Minimum lot width	100	200	200	100	100	100	100	200	100	Minimum lot width	45	50	20
Front													
Major Street (Multi-Lane)	60	60	60	60	60	60	60	200	60	Major Street (Multi-lane)	60*	60*	60*
Major Street (Two-lane)	35	45	45	35	35	35	45	200	45	Major Street (Two-lane)	35	35	35
Minor Street	25	25	25	25	25	25	25	160	25	Minor Street	25	25	20
Side													
Residential	10	25	50	5	5	5	N/A	N/A	N/A	Interior	N/A	N/A	N/A
Non-residential	10	25	50	5	5	5	10	100	10	Street-side/Exterior	5	10	5
Rear													
Residential	25	25	100	10	10	10	N/A	100	N/A	Residential	20	20	5
Non-residential	40	50	150	10	10	10	15	100	15	Non-residential	N/A	N/A	N/A
*Access to units along a multi-lane major street shall generally have a common access onto a frontage road or similar, which shall be considered a minor street; the frontage road or similar may encroach into the 60' front setback from the multi-lane major street.													

Rural Preservation setbacks: 45' in front, 25' on sides, 25' in rear.

50

T2 – Setbacks

- **Current text:**

Front Setback (Principal): 48 ft. min.
Front Setback (Secondary): 48 min.
Side Setback: 96 ft.
Rear Setback: 96 ft.

- **Jasper County RP setbacks:**

Front Setback (Principal): 45 ft. min.
Front Setback (Secondary): 45 min.
Side Setback: 25 ft.
Rear Setback: 25 ft.

51

T2 – Setbacks

- **Current text:**

Front Setback (Principal): 48 ft. min.
Front Setback (Secondary): 48 min.
Side Setback: 96 ft.
Rear Setback: 96 ft.

- **Recommended setbacks:**

Front Setback (Principal): 45 ft. min.
Front Setback (Secondary): 45 min.
Side Setback: 25 ft.
Rear Setback: 25 ft.

52

T2 – Lot width and coverage

- **Current text:**
  - "**Lot width and coverage:** By warrant."
- Opportunity to **align the zoning** with Jasper County.

53

	Multi-Family, Single-Family and Nonresidential Uses										Patio	Duplex	Townhome
	R	RP	RC	VC	CC	GC	ID	RE	MB	All Districts			
Minimum Yard and Building Setback (feet)													
Minimum lot width	100	200	200	100	100	100	100	200	100	Minimum lot width	45	50	20
Front													
Major Street (Multi-Lane)	60	60	60	60	60	60	60	200	60	Major Street (Multi-lane)	60*	60*	60*
Major Street (Two-lane)	35	45	45	35	35	35	45	200	45	Major Street (Two-lane)	35	35	35
Minor Street	25	25	25	25	25	25	25	160	25	Minor Street	25	25	20
Side													
Residential	10	25	50	5	5	5	N/A	N/A	N/A	Interior	N/A	N/A	N/A
Non-residential	10	25	50	5	5	5	10	100	10	Street-side/Exterior	5	10	5
Rear													
Residential	25	25	100	10	10	10	N/A	100	N/A	Residential	20	20	5
Non-residential	40	50	150	10	10	10	15	100	15	Non-residential	N/A	N/A	N/A
*Access to units along a multi-lane major street shall generally have a common access onto a frontage road or similar, which shall be considered a minor street; the frontage road or similar may encroach into the 60' front setback from the multi-lane major street.													

Rural Preservation lot width: 200 ft. min.

54

T2 – Lot width and coverage

- **Current text:**
  - "**Lot width and coverage:** By warrant."
- **Recommendation for T2:**
  - "**Lot width:** 200 ft min."
- What about lot coverage?

55



What % of the lot does the house cover?

56



Large lots should be calibrated to **T2**; **smaller lots** to **T2.5**.

57



T2: 10% max coverage. **T2.5:** 20% max coverage.

58

T2 – Lot width and coverage

- **Current text:**
  - "**Lot width and coverage:** By warrant."
- **Recommendation for T2:**
  - "**Lot width:** 200 ft. min."
  - "**Lot coverage:** 10% max."

59

T2 Recommendations

~~**Density:** 1 home/25 acres average~~

Lot size: 2 acres min.

Stories: 2 maximum

Setbacks:

Front Setback (Principal): ~~48~~ 45 ft. min.
Front Setback (Secondary): ~~48~~ 45 ft. min.
Side Setback: ~~96 ft.~~ 10 ft. min.
Rear Setback: ~~96~~ 25 ft. min.

~~**Lot width and coverage:** By warrant.~~

Lot width: 200 ft. min.

Lot coverage: 10% max.

(Consider downzoning certain properties to T2)





60

Contents

- Introduction
- Review of Current Transects
- The Problem of Density
- T2 Rural Zone
- **T2.5 Rural Crossroads**

61

T2.5 Rural Crossroads

Density: 3 homes/acre max
Stories: 2 maximum
Setbacks:
Front setback (principal): 10—30 ft. min.
Front setback (secondary): 30 ft. min.
Side setback: By warrant.
Rear setback: By warrant.
Lot width and coverage: By warrant.







62

T2.5 – Overall Purpose

- **Today's** T2.5 zoning is **geared for 'Rural Crossroads'**
- However, there are very few crossroads of this kind
- **There are many rural neighborhoods which the zoning could be geared towards instead**
- We need a zoning code that **accommodates our rural communities…**

63

T2.5 – Overall Purpose









Current intent of T2.5 – Rural Crossroads.

64

T2.5 – Overall Purpose



Some of the rural neighborhoods excluded from today's SmartCode.

65



Great candidate for T2 zoning



Great candidate for T2.5 zoning

There are **different kinds of rural environments** that warrant **distinct zones**…

66

T2.5 – Density

- **Current density**: 3 homes/acre max.
- **Problem:** This is a density **found in today's suburban neighborhoods**.
- **Jurisdiction shopping:** Developers prefer our more lenient zoning for rural areas.

67



Ridgeland Lakes: **2.7 homes/acre** gross. Typical lot is 0.2 acres.

68



Ridgeland Lakes lot sizes compared with **our other lot size data**…

69

T2.5 – Density

- **Solution:** Recalibrate T2.5 to **match Jasper County's residential zoning.**

70

Table 1:
Schedule of Lot Area, Yard, Setback, and Density By District

	R	RRL	RP	RC	VC	CC	GC	ID	RE	MB
Minimum Lot per Unit										
Non Residential Area (SF)	40,000	N/A	2 acres	2 acres	10,000	10,000	10,000	12,000	2 acres	12,000
Residential										
Single-Family	.5 acre	7,800	1 acre	5 acres	.5 acre	(B)	(A)	N/A	N/A	N/A
Patio	N/A	N/A	N/A	N/A	N/A	(B)	3,500	N/A	N/A	N/A
Duplex	N/A	N/A	N/A	N/A	(B)	(B)	(A)	N/A	N/A	N/A
Townhome	N/A	N/A	N/A	N/A	N/A	3,500	2,000	N/A	N/A	N/A
(A) 4 per acre for single-family dwelling units; 6 per acre for attached units.										
(B) 2 per acre for single-family dwelling units; 4 per acre for attached units.										

Minimum lot size: **0.5 acres** for **Residential**.

71



0.5 acre lots align with **our existing rural communities**…

72

T2.5 – Density

- **Current zoning:**
  - **Density:** 3 homes/acre max
- **Jasper County Residential zone:**
  - **Lot size:** 0.5 acres min.
- **Recommendation for T2.5:**
  - **Lot size:** 0.5 acres min.

73

T2.5 – Setbacks

- **Current setbacks**:

  Front setback (principal): 10—30 ft. min.
  Front setback (secondary): 30 ft. min.
  Side setback: By warrant.
  Rear setback: By warrant.

- **Problems:**
  - These are setbacks **found in many suburban neighborhoods**.
  - 'By warrant' means **no consistent standard.**
- **Opportunity:** Align with Jasper County zoning.

74

	Multi-Family, Single-Family and Nonresidential Uses										Patio	Duplex	Townhome
	R	RP	RC	VC	CC	GC	ID	RE	MB	All Districts			
Minimum Yard and Building Setback (feet)													
Minimum lot width	100	200	200	100	100	100	100	200	100	Minimum lot width	45	50	20
Front													
Major Street (Multi-Lane)	60	60	60	60	60	60	60	200	60	Major Street (Multi-lane)	60*	60*	60*
Major Street (Two-lane)	35	45	45	35	35	35	45	200	45	Major Street (Two-lane)	35	35	35
Minor Street	25	25	25	25	25	25	25	160	25	Minor Street	25	25	20
Side													
Residential	10	25	50	5	5	5	N/A	N/A	N/A	Interior	N/A	N/A	N/A
Non-residential	10	25	50	5	5	5	10	100	10	Street-side/Exterior	5	10	5
Rear													
Residential	25	25	100	10	10	10	N/A	100	N/A	Residential	20	20	5
Non-residential	40	50	150	10	10	10	15	100	15	Non-residential	N/A	N/A	N/A

*Access to units along a multi-lane major street shall generally have a common access onto a frontage road or similar, which shall be considered a minor street; the frontage road or similar may encroach into the 60' front setback from the multi-lane major street.

Residential setbacks: 35' in front, 10' on sides, 25' in rear.

75

T2.5 – Setbacks

- **Current text:**

Front setback (principal): 10—30 ft. min.
Front setback (secondary): 30 ft. min.
Side setback: By warrant.
Rear setback: By warrant.

- **Jasper County setbacks:**

Front Setback (Principal): 35 ft. min.
Front Setback (Secondary): 35 ft. min.
Side Setback: 10 ft. min.
Rear Setback: 25 ft. min.

76

T2.5 – Setbacks

- **Current text:**

Front setback (principal): 10—30 ft. min.
Front setback (secondary): 30 ft. min.
Side setback: By warrant.
Rear setback: By warrant.

- **Recommended setbacks:**

Front Setback (Principal): 35 ft. min.
Front Setback (Secondary): 35 ft. min.
Side Setback: 10 ft. min.
Rear Setback: 25 ft. min.

77

T2.5 – Lot width and coverage

- **Current text:**
  - "**Lot width and coverage:** By warrant."
- Opportunity to **align the zoning** with Jasper County.

78

	Multi-Family, Single-Family and Nonresidential Uses										Patio	Duplex	Townhome
	R	RP	RC	VC	CC	GC	ID	RE	MB	All Districts			
Minimum Yard and Building Setback (feet)													
Minimum lot width	100	200	200	100	100	100	100	200	100	Minimum lot width	45	50	20
Front													
Major Street (Multi-Lane)	60	60	60	60	60	60	60	200	60	Major Street (Multi-lane)	60*	60*	60*
Major Street (Two-lane)	35	45	45	35	35	35	45	200	45	Major Street (Two-lane)	35	35	35
Minor Street	25	25	25	25	25	25	25	160	25	Minor Street	25	25	20
Side													
Residential	10	25	50	5	5	5	N/A	N/A	N/A	Interior	N/A	N/A	N/A
Non-residential	10	25	50	5	5	5	10	100	10	Street-side/Exterior	5	10	5
Rear													
Residential	25	25	100	10	10	10	N/A	100	N/A	Residential	20	20	5
Non-residential	40	50	150	10	10	10	15	100	15	Non-residential	N/A	N/A	N/A
*Access to units along a multi-lane major street shall generally have a common access onto a frontage road or similar, which shall be considered a minor street; the frontage road or similar may encroach into the 60' front setback from the multi-lane major street.													

Lot width: 100 ft. min.

79

T2.5 – Lot width and coverage

- **Current text:**
  - "**Lot width and coverage:** By warrant."
- Opportunity to **align the zoning** with Jasper County.
  - **Jasper County Residential zone:** 100 ft. min.
  - **Recommendation for T2.5:**
    - 100 ft. min.
- What about rear alleys?

80

T2.5 – Lot width and coverage

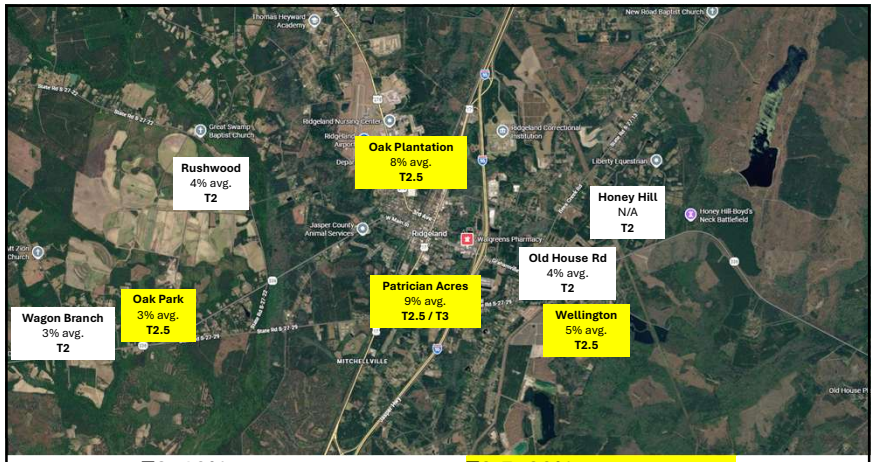
- **Current text:**
  - "**Lot width and coverage:** By warrant."
- Opportunity to **align the zoning** with Jasper County.
  - **Jasper County Residential zone:** 100 ft. min.
  - **Recommendation for T2.5:**
    - 100 ft. min. without alleys.
    - 80 ft. min. with alleys.
- What about lot coverage?

81



Large lots should be calibrated to **T2**; **smaller lots** to **T2.5**.

82



T2: 10% max coverage. **T2.5: 20**% max coverage.

83

T2.5 – Lot width and coverage

- **Current text:**
  - "**Lot width and coverage:** By warrant."
- **Recommendation for T2.5:**
  - "**Lot width:** 100 ft min."
  - "**Lot Coverage:** 20% max."

84

T2.5 Recommendations

~~**Density:** 3 homes/acre max~~

Minimum lot size: 0.5 acres

Stories: 2 maximum

Setbacks:

Front setback (principal): ~~10—30~~ 35 ft. min.
Front setback (secondary): ~~30~~ 35 ft. min.
Side setback: ~~By warrant.~~ 10 ft. min.
Rear setback: ~~By warrant.~~ 25 ft. min.

~~**Lot width and coverage:** By warrant.~~

Lot width: 100 ft. min. without alleys, 80 ft. min. with alleys

Lot coverage: 20% max.

(Consider downzoning certain properties to T2.5)







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INTRODUCTION AND FOR INFORMATIONAL PURPOSES – NOT PART OF THE ACTUAL TEXT AMENDMENT

Three-step approach:

1. Re-organize the sections of the Ordinance to better accommodate its contents.
2. Add the findings and recommendations from the Architectural Guidance study to the Ordinance.
3. Remove unnecessary and onerous language from the ordinance.

Proposed organization:

5.13.1 Introduction.

5.13.2 Front Doors.

5.13.3 Treatment of Parking and Garages.

5.13.4 Building Size and Scale.

5.13.5 Building Materials.

1. Walls.
2. Fences.
3. Roofs.
4. Miscellaneous.

5.15.6 Building Configurations and Techniques.

1. Walls.
2. Fences.
3. Roofs.
4. Openings.
5. Miscellaneous.

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5.13 - ARCHITECTURAL STANDARDS.

5.13.1 Introduction.

The following architectural standards shall apply to all structures in the following transect zones: T2.5, T3, T4, T5, and SD-Exit 21.

The purpose of these Architectural Standards is to preserve the character and quality of the existing residential neighborhoods and to accommodate compatible growth and redevelopment throughout the Town of Ridgeland. The contents of these Standards are justified by the findings of a study of the Town's architecture, which was presented to the Planning Commission in October 2026, as well as extensive discussions which took place by the Planning Commission throughout the year 2026.

The Town of Ridgeland has a rich collection of traditional architecture, particularly buildings in the Craftsman style, but also buildings in the Tudor Revival, Lowcountry Vernacular, Ranch, Colonial Revival, and a handful of other traditional styles prevalent in the early-to-mid 1900s. Together, these architectural styles share a number of similarities which compose a consistent design language across the entire Town. However, many new buildings are inconsistent with this design language, making them incompatible with the design and character of buildings in the Town.

These Architectural Standards are intended to define and enforce the common design language of existing buildings in the Town, so that new buildings match the character and quality of what already exists, while allowing for flexibility and creativity in the design of new buildings, so as not to be overly burdensome or onerous on architects and builders.

5.13.2 Front Doors.

1. Introduction and Justification.

The Town of Ridgeland has robust standards for the treatment of front doors for several important reasons.

A. Across the Town, buildings of all sizes and uses are designed to place visual emphasis on the building's front door. This constitutes an important part of the design language of the Town's buildings.

B. In architecture, the form of a building should generally follow its function, and the front door should be given visual emphasis because the front door serves an important function as the primary entrance to the building.

C. The presence of many front doors with visual emphasis along a street makes for a more inviting and walkable street, directly contributing to Ridgeland's small town charm.

D. Many new buildings, particularly residential buildings, are designed to place emphasis on the building's garage instead of its front door, in direct contradiction to the design language seen throughout the Town. This results in many buildings which simply do not fit in with the Town's long-standing buildings. These standards are meant to combat this problem and guide new buildings to fit in with the existing architecture of the Town.

E. The Town has crafted a robust 'Front Door Checklist', which buildings must pass at minimum 2 of 5 criteria. When buildings are designed to meet this checklist, the front door is emphasized in the design of the building, meeting all of the previously stated concerns. As the designer can choose which 2 of the 5 criteria they must meet, these Standards allow for creativity and flexibility in the design of new buildings.

2. Front Door Checklist.

All new buildings shall meet **at least 2 of the 5 criteria** listed in the following Front Door Checklist:

Front Door Checklist

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A. **The front door shall be placed roughly in the center of the primary massing of the building**, on the side of the building which fronts the street.	 The front door has been placed in the center of the primary massing of this building.
B. **The primary massing of the building shall be designed symmetrically around the front door**, with the line of symmetry roughly centered around the front door.	 The primary massing of this building, not including the carport, has been designed symmetrically around the front door, with symmetry present in the porch, roofline, and window placement.
C. **The front door shall be obviously framed or emphasized by at least one of the following building elements**: stoop, porch, awning, porch roof or roof extension, building roofline or separate roofline over the front door, pediment, stairs, sidelights, fan window, transom window.	 This front door is obviously framed by the porch, building roofline, and the porch roof.

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D. **The front door shall be obviously elevated at least 2 steps above the ground level**, thus placing visual emphasis on it, by a stoop or porch.	 The front door on this building is obviously elevated above the ground with a stoop.
E. **The main roofline of the building**, or any additional roofline above the front door, **is roughly symmetrical with the front door or obviously responds to the presence of the front door** (i.e. the roofline is only shaped that way in response to the location of the front door).	 The main roofline of this building obviously responds to the placement of the front door.

3. Application of the Front Door Checklist.

This section provides clarity to when and how the Front Door Checklist should be applied in the planning and permitting process.

A. The Front Door Checklist shall apply for both the construction of new buildings and alterations (e.g. structural additions or remodeling) to existing buildings.	No Applicable Picture.

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B. However, if major alterations are proposed to an existing building, and that existing building does not already meet at least 2 of 5 criteria of the Front Door Checklist, that building shall be exempt from meeting the criteria of the Front Door Checklist.	 This building would exempt from the Checklist if major alterations were proposed, due to the difficulty in bringing this house to meet the requirements of the Checklist.
C. The Front Door Checklist shall apply irrespective of the building's use (e.g. residential, commercial, institutional, etc).	 The Jasper County Courthouse meets all 5 criteria of the Front Door Checklist, even though it is not a residential house.
D. If a building has multiple primary entrances that face the street, e.g. a series of rowhouses or a commercial building with multiple businesses, each primary entrance shall meet at least 2 of 5 criteria from the Front Door Checklist	 This building has 4 primary entrances to accommodate multiple businesses. In this instance, the Checklist shall be applied individually to each primary entrance.

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E. If a duplex, triplex, or similar building type is proposed with one entrance for each household, the applicant may choose for the Front Door Checklist to apply to only some of the entrances, so that the design of the building continues to respond to just one entrance in the manner that a single-family home would. This allows for duplexes and similar buildings to seamlessly fit in with single-family homes in the same neighborhood. This choice must be approved by Staff.	 These duplexes in Savannah, GA appear in the shape of one house, even though they are divided for two individual households with two front doors.
F. If a single building has been split into multiple massings, each with its own primary entrance, each massing shall have a dedicated entrance which meets at least 2/5 of the criteria of the Front Door Checklist.	 The Evelyn Ritter Hospital was designed to appear as multiple buildings with distinct entrances.
G. If a building is less than 20 feet wide where it meets the street, that building shall be exempt from meeting the criteria of the Front Door Checklist, due to the design constraints that come with extremely small buildings.	 This building, which is less than 20 feet wide, is exempt from the criteria of the Front Door Checklist.

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H. If a building places its primary entrance along a building corner, at the intersection of two throughfares, the corner placement will qualify as 1 additional point towards the 2/5 minimum threshold to pass the Front Door Checklist.	 The old Wise Building had an entrance along the corner of Main Street and Green Street.

5.13.3 Treatment of Parking and Garages.

1. Introduction and Justification.

The Town of Ridgeland has robust standards for the treatment of parking and garages for several important reasons.

A. Almost none of the old buildings in Ridgeland have garages. This means new buildings with garages, especially 2-car garages, are unlikely to fit in with the long-standing neighborhoods and urban fabric of Ridgeland.

B. Garages, especially 2-car garages, constitute a major addition to a building, which can significantly alter the overall massing of the building, take up a majority of the building's street frontage, and de-emphasize the visual importance of the front door.

C. There are a variety of ways to accommodate parking. The oldest parts of Ridgeland accommodate vehicles with on-street parking, driveways, carports, and alley parking. New buildings should take cues from the old.

D. Even when a garage is preferred, there are a variety of ways to accommodate garages without becoming the visual focus of the entire building. Instead of using large 2-car garages which front the street, new buildings should opt for smaller one-car garages, rear-alley garages, and side-loaded garages. This is especially applicable to new buildings in new neighborhoods, where new street networks can be designed to accommodate rear-alley garages.

E. If front-loaded garages are absolutely needed, there are a variety of ways to design the building so that the building fits in with the old fabric of Ridgeland, and so the front-loaded garage does not become the main focus of the building.

2. Parking and Garage Standards.

Parking Treatment	**Regulations**	**Example**

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Street parking	Allowed	
Driveway/yard parking	Allowed	
Carport	Allowed	
Detached structure (carport or garage)	Allowed	
Rear-alley garage	Allowed	

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Side-loaded garage	Conditionally allowed: • Garage structure cannot compose the primary massing of the building • Garage structure must have a greater setback from the street than the front door of the same building • Garage structure must be smaller in scale and massing than the main building • Garage structure cannot take more than 1/2 of the building's overall street frontage	
Front-loaded garage (one or more doors)	Conditionally allowed: • Cannot be in the T4 or T5 zones • Garage doors cannot be wider than 16 feet • Garage structure cannot compose the primary massing of the building • Garage door must be setback a minimum 24 feet from sidewalk edge or edge of roadway to prevent vehicle overhang • Garage structure must have a greater setback from the street than the front door of the same building • Garage structure must be smaller in scale and massing than the main building • Garage structure cannot take more than 1/3 of the building's overall street frontage	 
Garages required for auto-oriented uses	Allowed and exempt from other rules in this section, given the use of the building absolutely requires that garages are included (e.g. tire shops, auto body shops, etc.)	

5.13.4 Building Size and Scale.

1. Introduction and Justification.

The Town of Ridgeland has robust standards for the scale of new buildings for several important reasons:

A. The Town of Ridgeland is composed of many small buildings which together create a fine-grain urban fabric.

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B. The only large buildings in Ridgeland are civic or institutional in nature, and they have been intentionally designed to be large and prominent (e.g. the Jasper County Courthouse, Jasper County Government Building, Ridgeland Centralized Graded School).

C. Several large buildings in the Town have been intentionally designed to mimic the fine-grain urban fabric of the Town, recognizing that the small scale of the design allows for new buildings to fit in (e.g. the Antioch Center is split into 2 massings, and the Evelyn Ritter Hospital is split into 3 massings).

D. Modern buildings, particularly commercial buildings, tend to be large in scale (e.g. the Jasper Station building, the Hardeeville Walmart) without being properly designed for their large scale, making them incompatible with the small scale of buildings in Ridgeland.

2. Length Maximums.

A. No new buildings shall be built, nor additions to existing buildings be made, in which the total length of the building exceeds 200 feet along the street frontage or parking frontage.

B. Any building which exceeds 100 feet in length shall comply with one of three options:

a. The building must serve a clear purpose for education, civic/governmental use, industrial/warehouse, or groceries (e.g. the Jasper County Courthouse, a school, a grocery store).

b. The building must meet 4 of 5 criteria listed in the Front Door Checklist.

c. The building must be broken up into multiple clearly distinct massings, each massing with its own entrance that passes 2/5 of the Front Door Checklist (e.g. the Evelyn Ritter Hospital).

5.13.5 Building Materials.

1. Walls.

A. Walls shall be finished in wood clapboard (sealed with paint or stain), board and batten, cedar shingles, fiber cement siding "hardie plank," stucco, or brick. Walls for residential dwelling units may be finished in vinyl siding using a minimum thickness of 0.52" for all new structures. Existing structures wishing to use lower-grade vinyl siding options may be determined on a case-by-case basis as approved by the CRC.

B. Foundation walls, and piers shall be parged block, smooth finished poured concrete, tabby, stucco or brick.

~~C. Crawl space may be skirted with horizontal wood boards, or framed wood with not more than 1.5" spaces between boards or wood louvers. Lattice shall be installed between supports as approved by the CRC. Galvanized hardware cloth may be placed behind the lattice.~~

D. Garden walls and retaining walls shall be stucco, brick, or tabby. Gates in garden walls shall be wood or iron. ~~Garden walls shall not be perforated with precast elements, but may accommodate pierced brick.~~

2. Fences.

a. Constructed of wooden boards or polyvinyl chloride (PVC) with a rectangular section or metal. Bamboo fences are prohibited.

b. Cyclone (a.k.a. chain-link) fences are permitted but must use fence screening if in plain view in commercial/retail, office, civic, or industrial settings.

c. Fences may have stucco, brick, or tabby piers.

d. Wire fences are permitted if the posts are made of wood and each section is framed. The fence must be evenly distributed with a growing vine native to the area, i.e., Carolina jessamine, Crossvine, American Wisteria, Carolina Jessamine, Maypop, and Trumpet Vine.

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e. All wooden fences shall be painted white, Charleston green, or stained.

f. The finished side must face outward.

~~B. Retaining walls shall be built of stucco, brick, or tabby.~~

3. Roofs.

A. Roofs shall be clad in wood shingles, (corrugated, 5 V crimp or standing seam) galvanized steel, galvalume or copper. Asphaltic or fiberglass shingles shall be architectural grade and shall be submitted for approval.

~~B. Flashing shall be copper, lead or anodized aluminum.~~

~~C. Copper roofs, flashing, gutters, and downspouts shall be allowed to age naturally (not painted or sealed).~~

4. Miscellaneous.

A. Chimneys shall be finished with stucco or brick. ~~Flues for pot belly stoves shall be metal with an appropriate lintel or jack arch.~~

B. Piers ~~and arches~~ shall be made of stucco, brick, or tabby.

C. ~~Porches, columns, posts, spindles and balusters shall be made of wood.~~ Porches may be enclosed with glass or screens for a maximum of 30% of their length; however, glass enclosures are not permitted at frontages. ~~Porch ceilings may be enclosed with painted wood; exposed joists shall be painted.~~

D. To provide enough usable space, porches must be eight (8') deep.

~~E. Arcades in Zone T4 or T5 shall be metal or stucco, with wood or metal posts, railings, and balconies.~~

F. Stoops shall be made of wood, brick, or concrete. ~~If concrete, a stoop shall have brick or stucco cheek walls.~~

~~G. Decks shall be located in rear yards only, elevated a maximum of 30' above grade and painted or stained (except walking surfaces which may be unpainted).~~

H. Awnings with metal structures shall be covered with canvas or synthetic canvas. Standing seam or 5V crimp roofed metal awnings with wooden four inch (4") by four inch (4") corbels are required (see below).



I. Metal elements shall be unpainted galvanized steel, anodized or ESP aluminum, or marine grade aluminum.

~~J. Patios and stoops may have horizontal surfaces made of brick, or tabby.~~

~~K. The following shall not be permitted: signs (on private property).~~

5.15.6 Building Configurations and Techniques.

1. Walls.

~~A. Walls may be built of no more than two materials and shall only change material along a horizontal line, i.e. cedar shingles may be combined with wood siding when the material change occurs horizontally, (typically at floor line or a gable end), with the heavier material below the lighter. All the walls of a single building must be built of the same materials in the same configuration. Wood clapboard and shingles shall be horizontal. Board and batten may extend vertically.~~

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B. ~~Siding shall be horizontal, maximum 6" to the weather.~~ Board and batten may extend vertically.

C. ~~Boards with more than 6" to the weather shall show a 1" variation from one board to the next. Shingles shall be maximum 8" to the weather. Decorative shingles shall not be permitted.~~

D. Stucco shall be smooth sand- or tabby-finished.

E. ~~Trim shall be minimum grade "B" trim lumber; and shall be 3.5" to 6" in width at corners and around opening, except at the front door, which may be any size (3.5" minimum) or configuration.~~

F. ~~Garden walls shall be minimum 8" thick and have a horizontal cap. Brick mortar joints shall be struck and no more than ⅜" wide.~~

G. ~~Walls shall be one color for each story~~ but may blend colors in sections.

H. Colors: Colors for all materials shall avoid high-intensity, neon, or metallic colors, while emphasizing muted, earthy, or pre-approved palettes to ensure new buildings complement existing structures. Rough siding shall be a dark color. Masonry, smooth siding and trim shall be a light color, which may or may not be the same as the wall color.

I. Paints and stains: All exterior smooth wood shall be painted. Wood shingles may be left to age naturally, or shall be stained.

2. Fences.

A. In front yards (1st tier), fences shall adhere to the following standards:

a. Cannot exceed four feet (4') in height.

B. In rear yards (3rd tier), fences shall adhere to the following standards:

a. Privacy fences are allowed and are not to exceed 6' in height for residential uses. Corner lots with double frontage are the exception where the side yard facing streetside shall not exceed four feet (4') in height.

C. All fences shall adhere to the following standards:

a. Placed entirely on the property, respect street visibility triangles, and must not block utility or drainage easements.

3. Roofs.

A. Principal roofs shall be a symmetrical gable or hip with a slope of 6:12 to 12:12.

B. Ancillary roofs (attached to walls at the highest portion pf the principal building) may be shed sloped no less than 2:12. Roofs on towers shall be flat or have a slope of 4:12 to 8:12.

C. Flat roofs, including flat roofs on towers, shall be permitted only when occupiable and accessible from an interior room. Flat roofs shall have a railing or parapet wall no less than 36" high.

D. Parapets shall be horizontal.

E. Eaves shall be continuous. Eaves which overhang less than 8" shall have a closed soffit. Eaves which overhang more than 16" shall have exposed rafters. Eaves which overhang between 8" and 16" shall have either a closed soffit or exposed rafters. Rafter tails may not exceed 8" in depth.

F. Dormers shall be placed a minimum of 3' from side building walls and have gable or shed roofs with a slope to match the principal structure or shed roofs with a slope 3:12.

G. Skylights shall be flat and mounted so as not to be visible from any fronting street.

4. Openings.

A. Windows rectangular single-, double-, or triple-hung, awning, fixed (under 2 sf), or operable casement types, with a square to vertical proportion. Transoms may be oriented horizontally with panes of

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vertical proportions. Multiple windows in the same rough opening shall be separated by a 4" minimum post. In masonry walls the centerline of the window sash shall align with the centerline of the wall.

~~B. Window muntins shall be true divided light or simulated divided light windows or fixed on the interior and exterior surface and create panels of square or vertical proportion.~~

C. Bay windows shall have a minimum of 3 sides and shall extend to the floor inside and to the ground outside, if located on the ground floor or, if not, be structurally supported by brackets.

D. Storm windows and screens shall be integral with the window. Screens shall be made of brass, bronze, black or grey vinyl.

~~E. Front doors, including the entry door to the porch on side yard houses, shall be located on the frontage line. (Paired doors are not permitted at frontages. Windows in doors must be rectangular and vertically oriented if no additional windows are present on the front façade.)~~

~~F. Doors shall be hinged. Doors, except garage doors, shall be constructed of planks or raised panels not flush with applied trim which express the construction technique.~~

~~G. Garage doors facing a street frontage shall be a maximum of 10' in width. Garage doors facing an alley shall have a light fixture. Garage doors shall be painted or stained. Storefronts shall be painted a dark gloss color.~~

H. Stucco trim articulations shall be subject to approval by the CRC.

5. Miscellaneous.

~~A. Chimneys shall be a minimum 2:1 proportion in plan and capped to conceal spark arresters. Fireplace enclosures and chimneys shall extend to the ground.~~

B. Porch piers of masonry construction shall be no less than 12' × 12".

C. Porches shall be elevated from the ground with at least 1 intermediate step between the ground and the porch. If it is not elevated from the ground, it shall be considered a patio instead.

~~D. Arches of masonry construction shall be no less than 12" in depth.~~

E. Arcades and breezeways shall have vertically proportioned openings.

F. Screen porches shall have screens framed in wood installed behind framed railings.

~~G. Columns (the classical orders), if provided, shall be of the Tuscan or doric orders with correct proportions or profiles according to the American Vignola.~~

H. Posts shall be no less than 6" × 6", except at outbuildings. Railings shall have horizontal top and bottom rails. Wood top rails shall be eased, and bottom rails shall have a vertical section. Top and bottom rails shall be centered on the pickets. The opening between spindles and balusters shall not exceed 4".

~~I. Balconies which cantilever shall be structurally supported by brackets.~~

~~J. Signs attached to buildings shall be integral to the storefront, no larger than 18" in height and externally lit.~~

~~K. Awnings shall be rectangular in shape with straight edges.~~

~~L. Awnings may have side panels but shall not have a bottom soffit panel. Awnings shall not be backlit.~~

~~M. Spotlights attached to building walls or roof eaves are only permitted in rear yards and illuminating cone shall not emit excess or direct light beyond property line.~~

~~N. Wood elements must be painted or stained with an opaque or semi-solid stain, except walking surfaces which may be left natural.~~

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