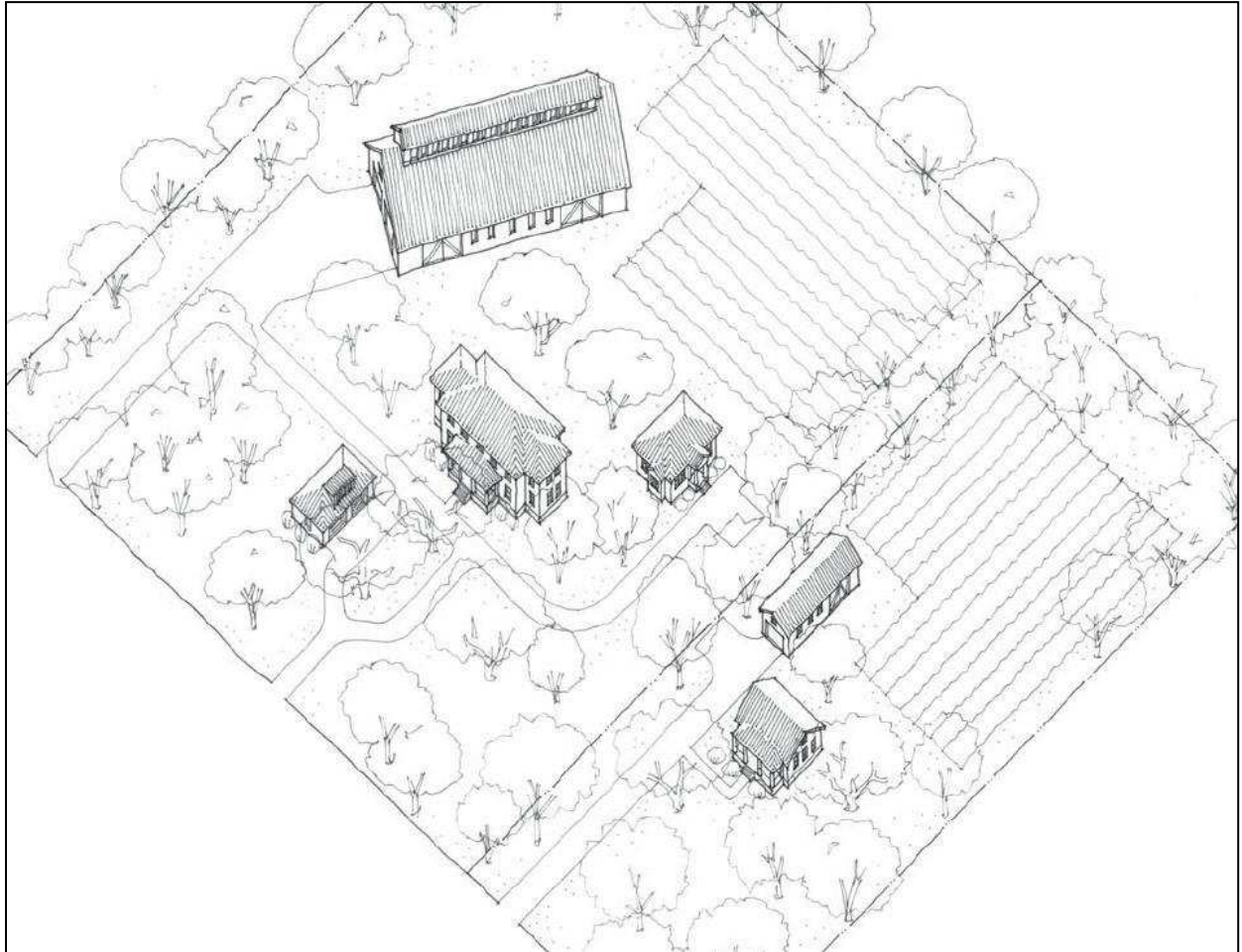


3.2.40 T2 Rural (T2R) Standards



General Note: The illustration above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Purpose

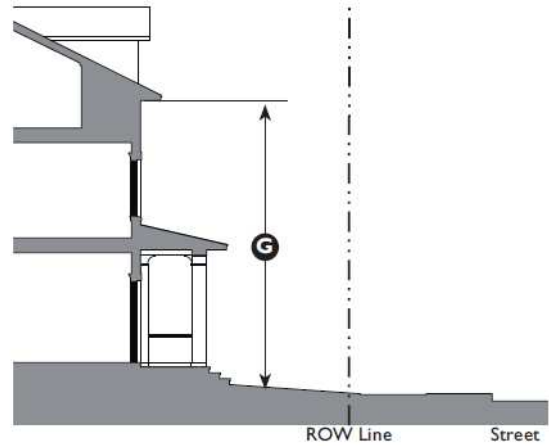
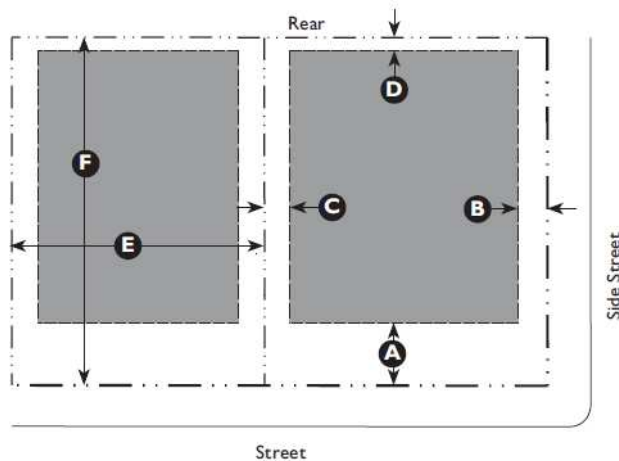
The Rural (T2R) Zone is intended to preserve the rural character of Beaufort County. This Zone applies to areas that consist of sparsely settled lands in an open or cultivated state. It may include large lot residential, farms where animals are raised or crops are grown, parks, woodland, grasslands, trails, and open space areas.

The T2 Rural Zone implements the Comprehensive Plan goals of preserving the rural character of portions of Beaufort County.

B. Subzones

T2R-L (Rural-Low)

The intent of the T2R-L Sub-Zone is to provide a more rural, sparsely-developed character.



Key

--- ROW / Property Line	■ Building Area
— Setback Line	▨ Facade Zone

C. Building Placement		
Setback (Distance from ROW/Property Line)		
Front	50' min.	A
Side Street	20' min.	B
Side		
Side, Main Building	50' min.	C
Side, Ancillary Building	20' min.	
Rear	50' min.	D
Lot Size (Half Acre Minimum)		
Width	n/a	E
Depth	n/a	F
Miscellaneous		

Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the facade of the front-most Immediately adjacent property.

D. Building Form		
Building Height		
Main Building	2 stories max.	G
Ancillary Building	2 stories max.	
Ground Floor Finish Level ¹	No minimum	
Footprint		
Maximum Lot Coverage ²	n/a	
Miscellaneous		
Loading docks, overhead doors, and other service entries may not be located on street-facing facades.		
Notes		

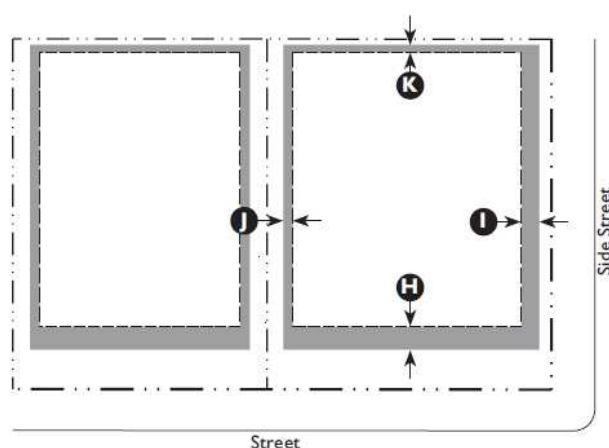
¹Buildings located in a flood hazard zone will be required to be built above base flood elevation in accordance with Beaufort County Building Codes.

²Lot coverage is the portion of a lot that is covered by any and all buildings including accessory buildings.

E. Gross Density ³		
	T2 Rural	T2 Rural-Low
Gross Density	0.34 d.u./acre	0.20 d.u./acre

³Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)

Division 3.2: Transect Zones
T2 Rural



Key

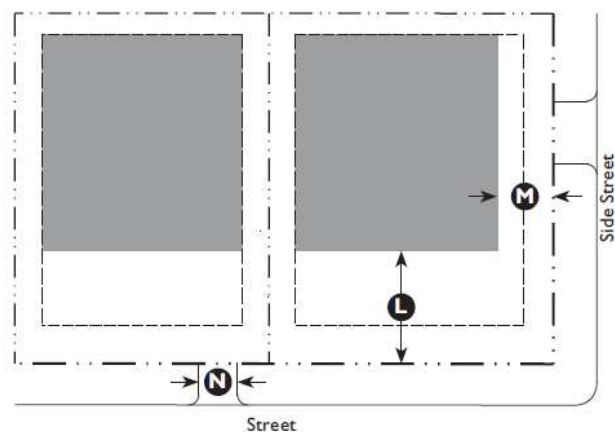
--- ROW / Property Line ■ Encroachment Area
 --- Setback Line

F. Encroachments and Frontage Types		
Encroachments		
Front	5' max.	H
Side Street	5' max.	I
Side	5' max.	J
Rear	5' max.	K

Encroachments are not allowed within a Street ROW/ Alley ROW, or across a property line.

See Division 5.2 (Private Frontage Standards) for further refinement of the allowed encroachments for frontage elements.

Allowed Frontage Types	
Common Yard	Porch: Engaged
Porch: Projecting	



Key

--- ROW / Property Line ■ Allowed Parking Area
 --- Setback Line

G. Parking		
Required Spaces		
Residential Uses		
All Allowed Uses	2 per unit min.	
Service or Retail Uses		
All Allowed Lodging Uses	1 per room min.	
All Other Allowed Uses	2.5 per 1000 SF min.	

For parking requirements for Agricultural, Industrial, Recreation, Education, Public Assembly, and Transportation, Communication, Infrastructure uses see Table 5.5.40.B (Parking Space Requirements).

Location (Setback from Property Line)		
Front	50' min.	L
Side Street	50' min.	M
Miscellaneous		
Parking Driveway Width	n/a	N

H. T2R Allowed Uses

Land Use Type ¹	Specific Use Regulations	T2R	T2RL
Agricultural			
Agriculture & Crop Harvesting		P	P
Agricultural Support Services		P	P
Animal Production	4.1.30	C	---
Animal Production: Factory Farming	4.1.30	S	---
Farm worker Housing	4.1.90	C	C
Forestry		P	P
Commercial Stables	4.1.50	C	C
Residential			
Dwelling: Single Family Detached Unit		P	P
Dwelling: Accessory Unit	4.2.30	C	C
Dwelling: Family Compound	4.1.80	C	C
Dwelling: Group Home		P	P
Home Office	4.2.90	C	C
Home Business	4.2.80	C	---
Cottage Industry	4.2.40	C	---
Offices & Services			
Animal Services: Kennel	4.1.40	C	---
Day Care: Family Home (up to 8 clients)		P	P
Lodging: Bed & Breakfast (5 rooms or less)	7.2.130	S	S
Lodging: Inn (up to 24 rooms)	7.2.130	S	---

Land Use Type ¹	Specific Use Regulations	T2R	T2RL
Recreation, Education, Safety, Public Assembly			
Community Public Safety Facility		P	P
Institutional Care Facility	7.2.130	S	---
Detention Facility	7.2.130	S	---
Meeting Facility/Place of Worship (less than 15,000 SF)	4.1.150	C	---
Meeting Facility/Place of Worship (15,000 SF or greater)	4.1.150	S	---
Park, Playground, Outdoor Recreation Areas	2.8	P	P
Recreation Facility: Commercial Outdoor	4.1.200	S	---
Recreation Facility: Golf Course		P	---
Recreation Facility: Campground	4.1.190	C	---
Infrastructure, Transportation, Communications			
Airport, Aviation Services	7.2.130	S	---
Infrastructure and Utilities: Regional (Major) Utility	4.1.210	C	C
Waste Management: Community Waste Collection & Recycling	4.1.290	C	---
Waste Management: Regional Waste Transfer & Recycling	4.1.300	S	---
Waste Management: Regional Waste Disposal & Resource Recovery	4.1.310	S	---
Wireless Communications Facility	4.1.320	S	S
Industrial			
Mining & Resource Extraction	4.1.160	S	S

Key

P	Permitted Use
C	Conditional Use
S	Special Use Permit Required
---	Use Not Allowed

End Notes

¹ A definition of each listed use type is in Table 3.1.70 Land Use Definitions.