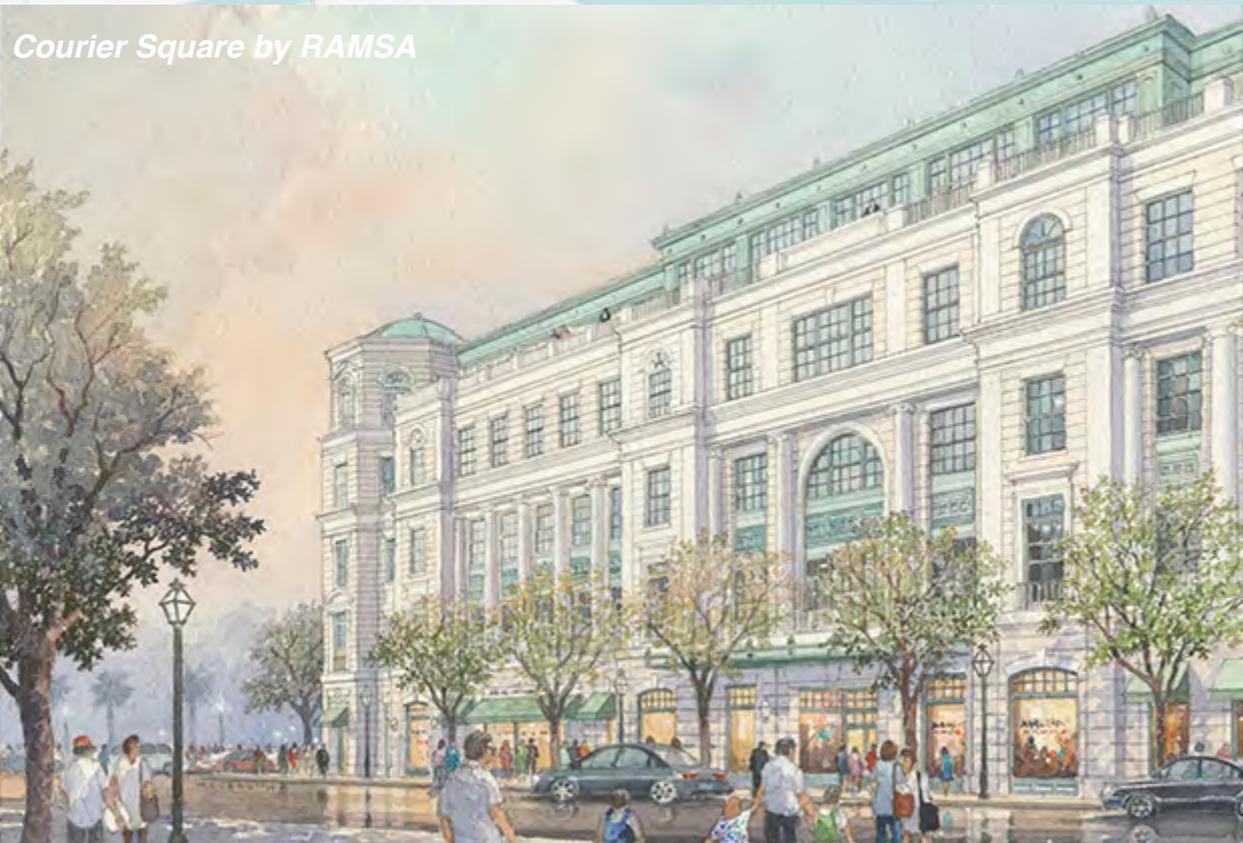


The BAR Process & Height Districts in Historic Charleston

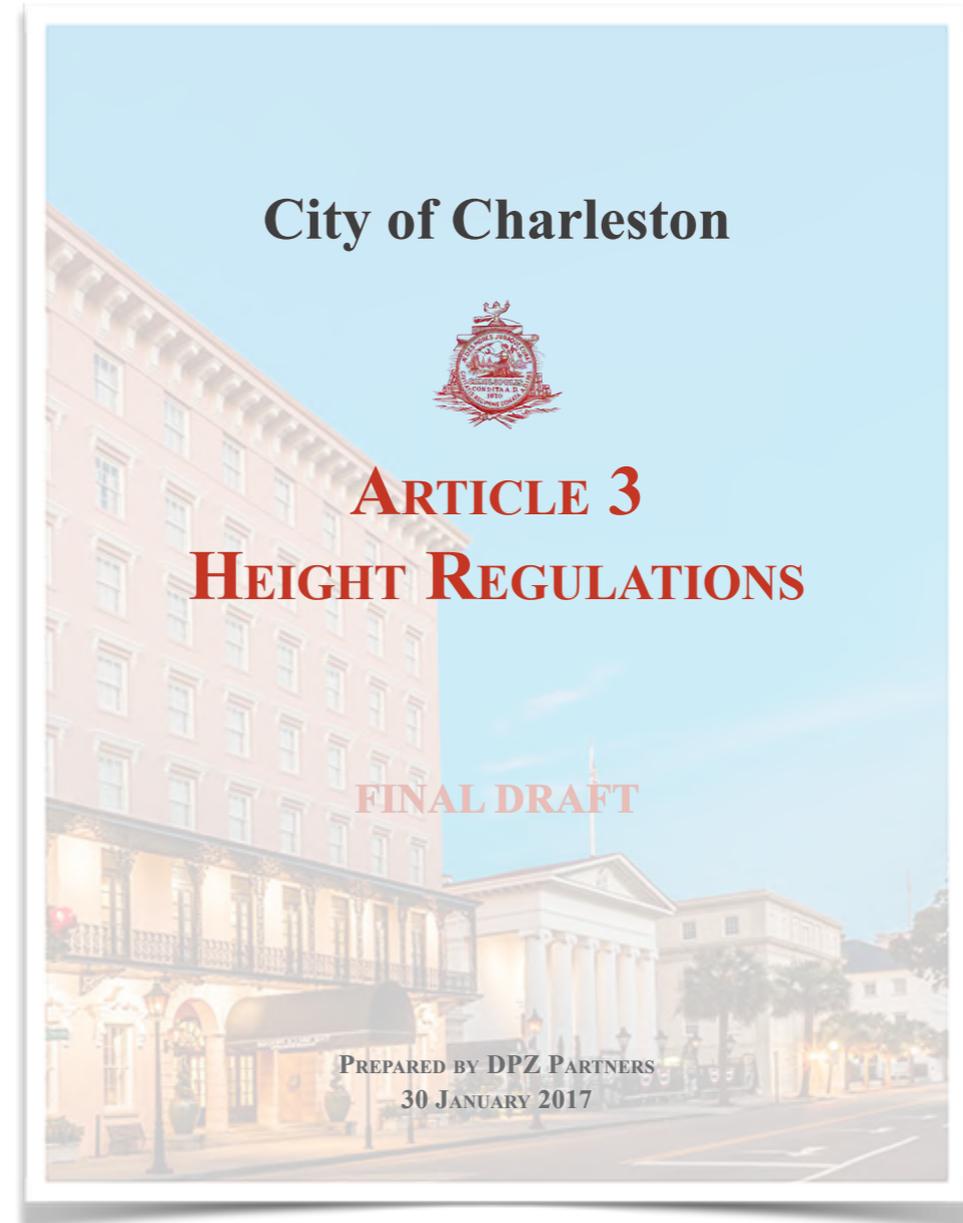
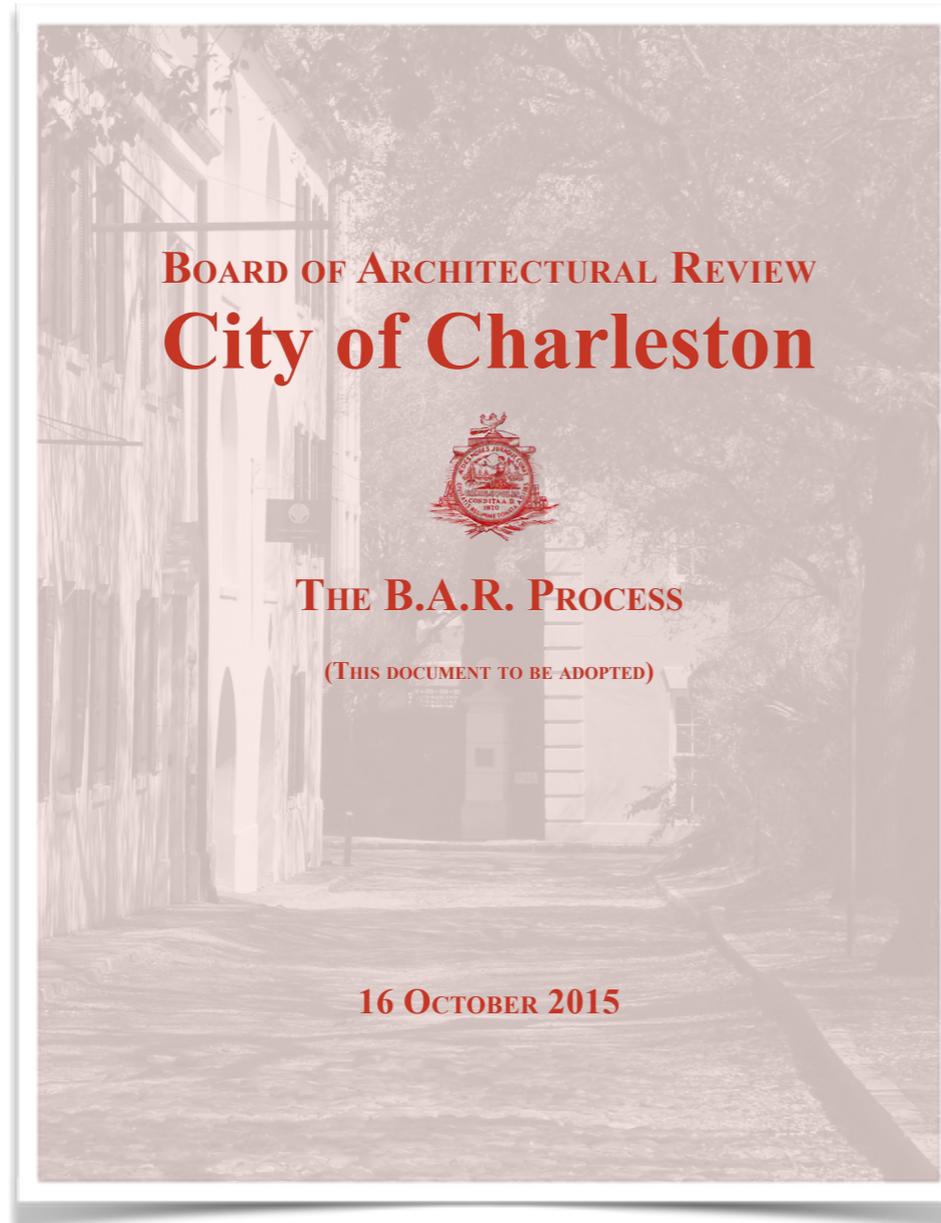
Courier Square by RAMSA



Public Presentation
February 9, 2017

by Marina Khoury
DPZ Partners

Historic Charleston



There is a certain way that Charleston has been built. There are other ways to build - in other places. These changes are proposed so that Charleston remains.

A thriving economy

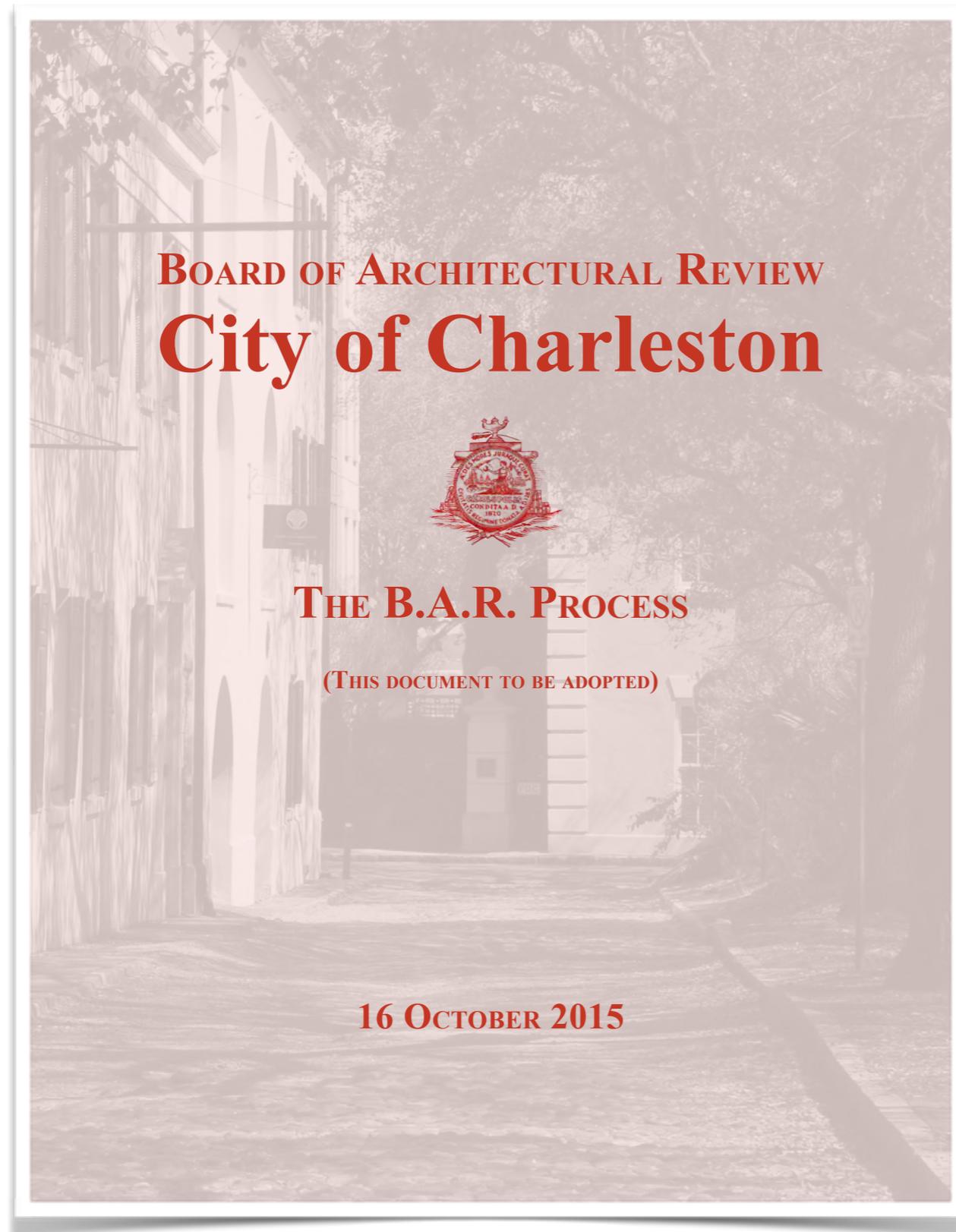
5.15 million person-trips
\$3.68 billion total impact
\$303 million state and local taxes
\$294 million federal taxes
41K jobs created

IMPLAN Economic Modeling, 2016

Total Impact of Tourism in the Charleston Area, 2015

#1 reason for visiting - history & historic sites

BAR: Process & Guidelines



- Rules of Procedure of the BAR
- Submittal Requirements
- New Construction: BP / Building Types
- Guidelines: Urban & Architecture

Historic Districts

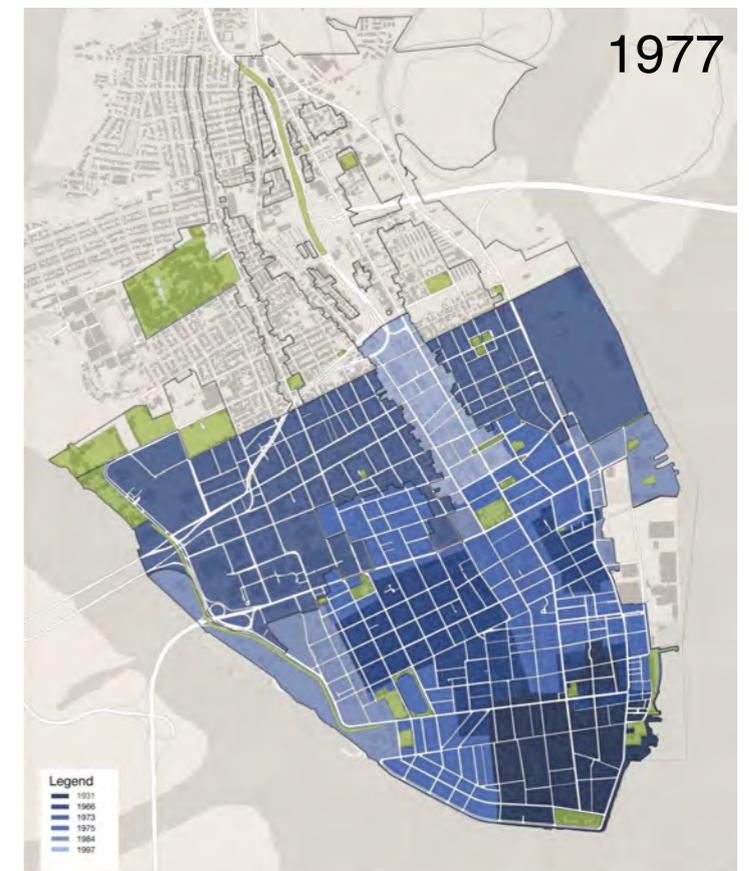
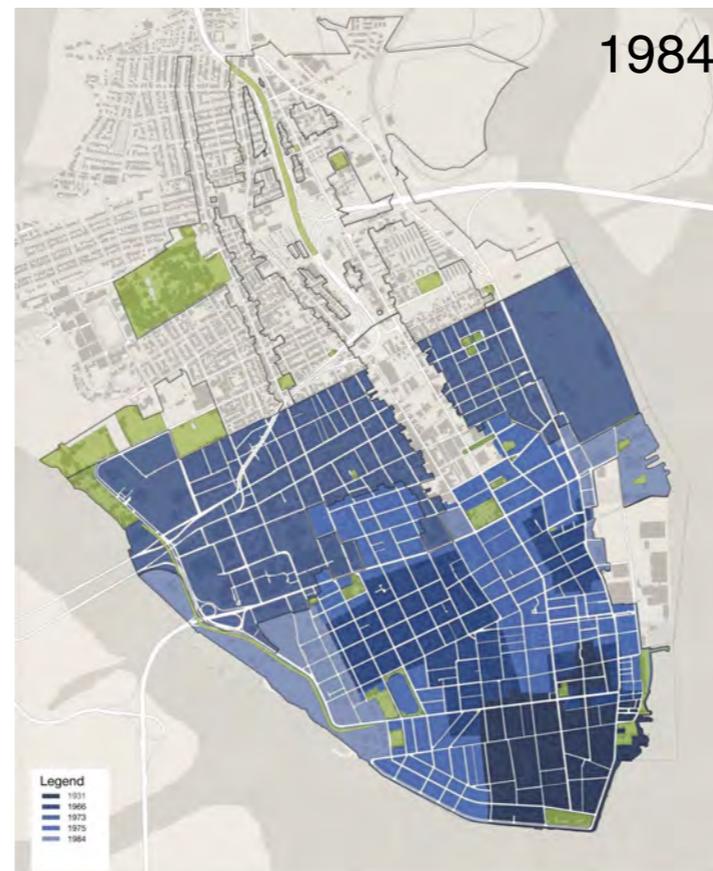
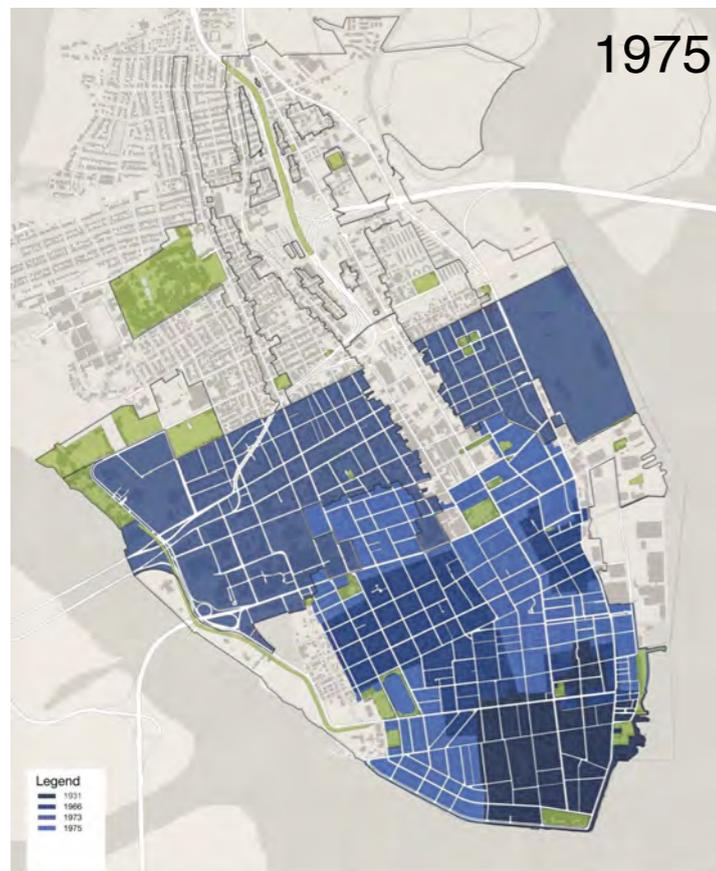
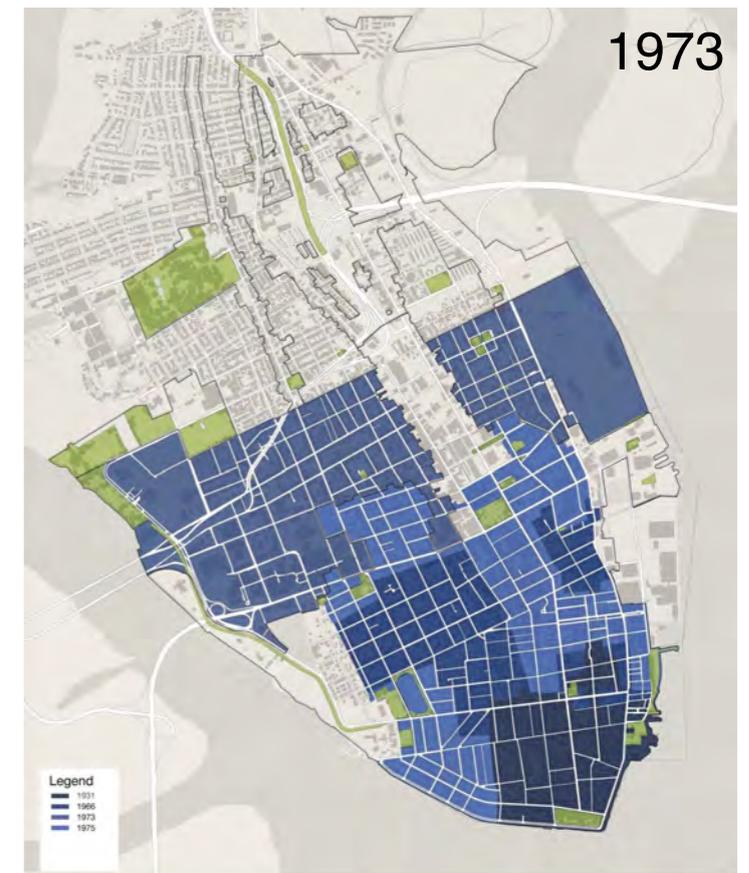
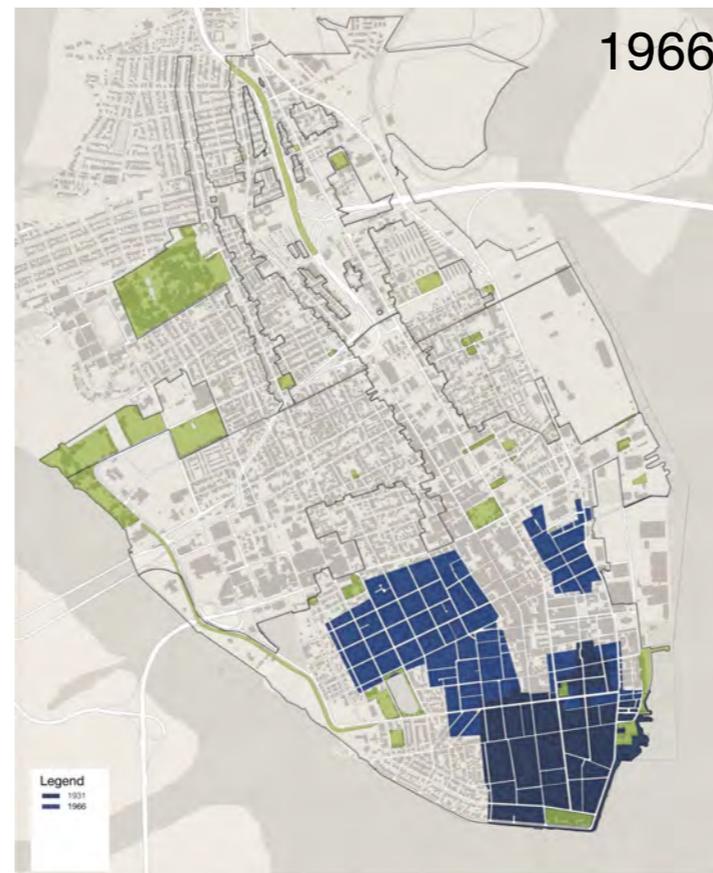
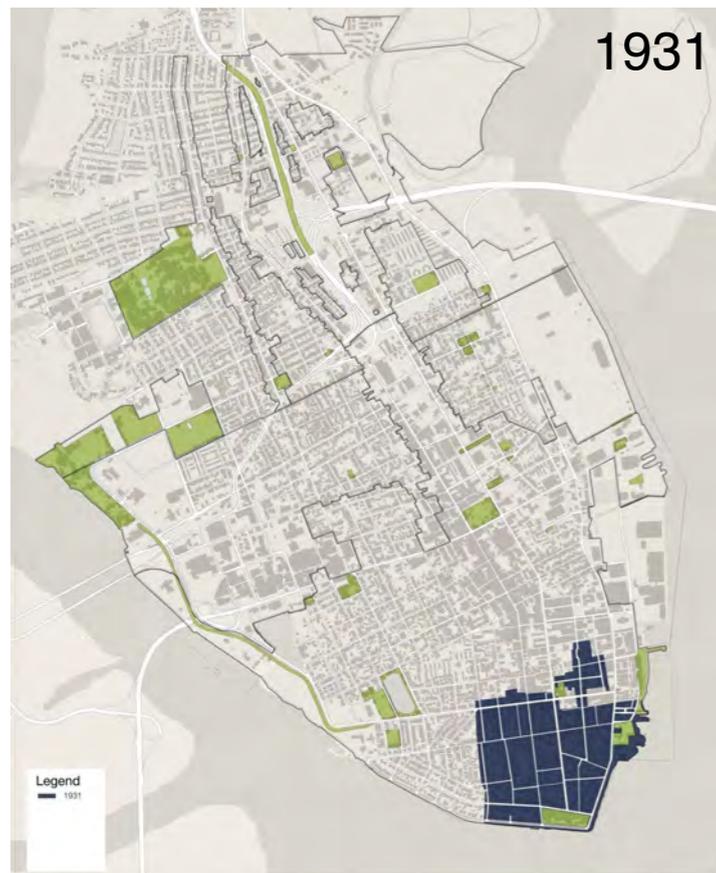
Ensuring new construction results in a better architecture that is reflective of Charleston's prevailing character.

Challenges:

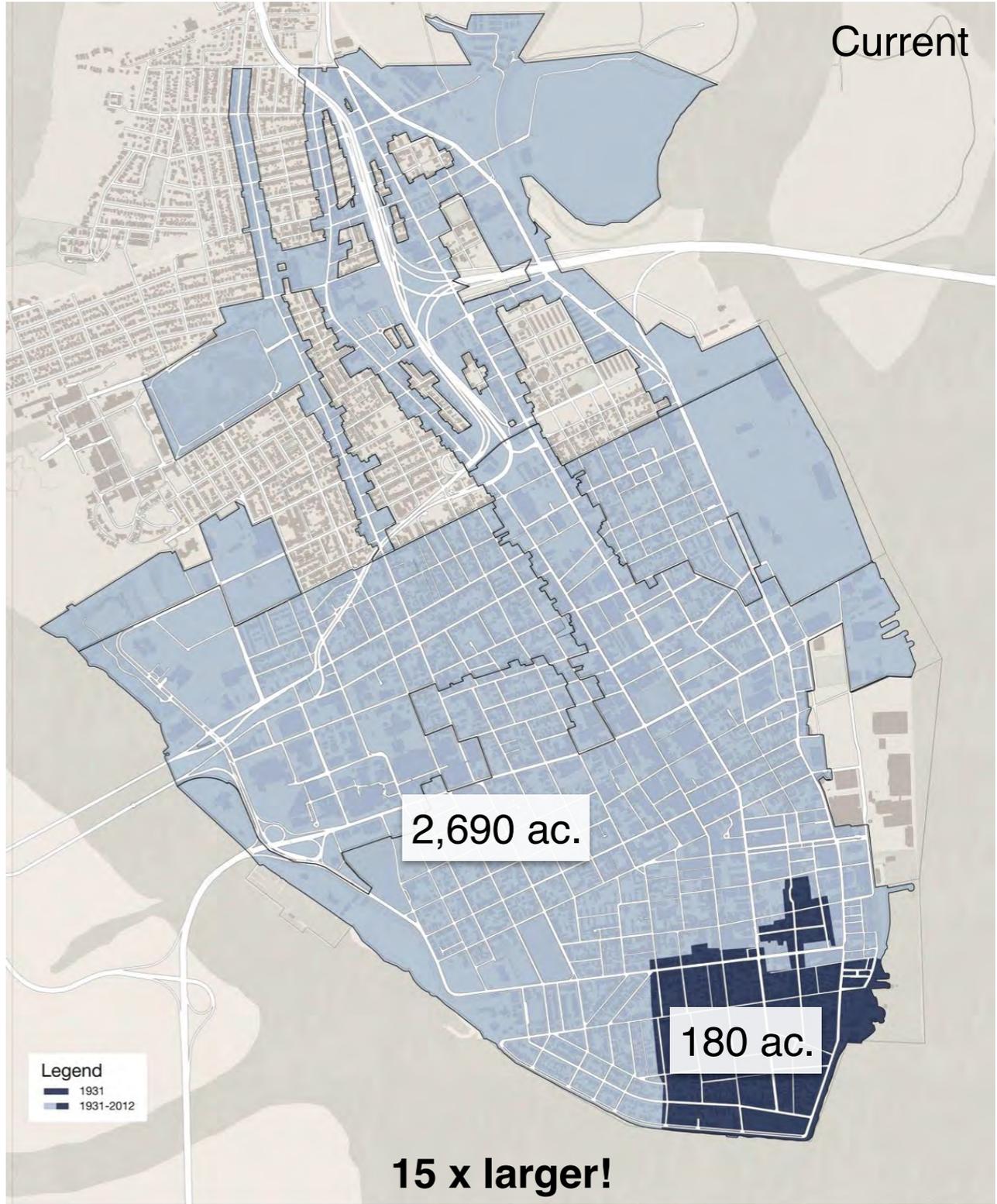
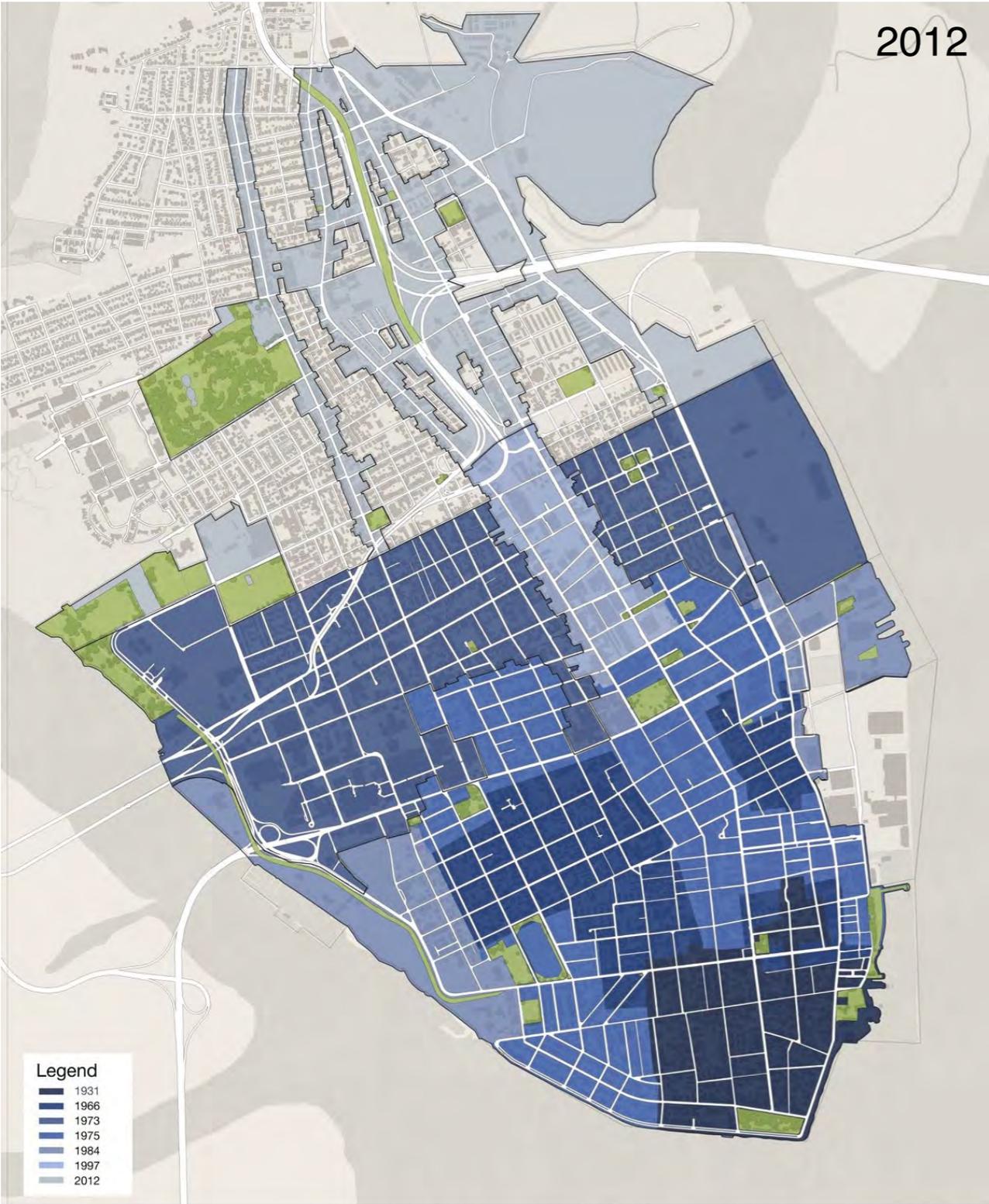
1. Complexity of Area
2. Complexity of City
3. Complexity of Issues
 - a. Quality
 - b. Style
 - c. Urbanism & Scale
 - d. Process



Growth of Historic Districts



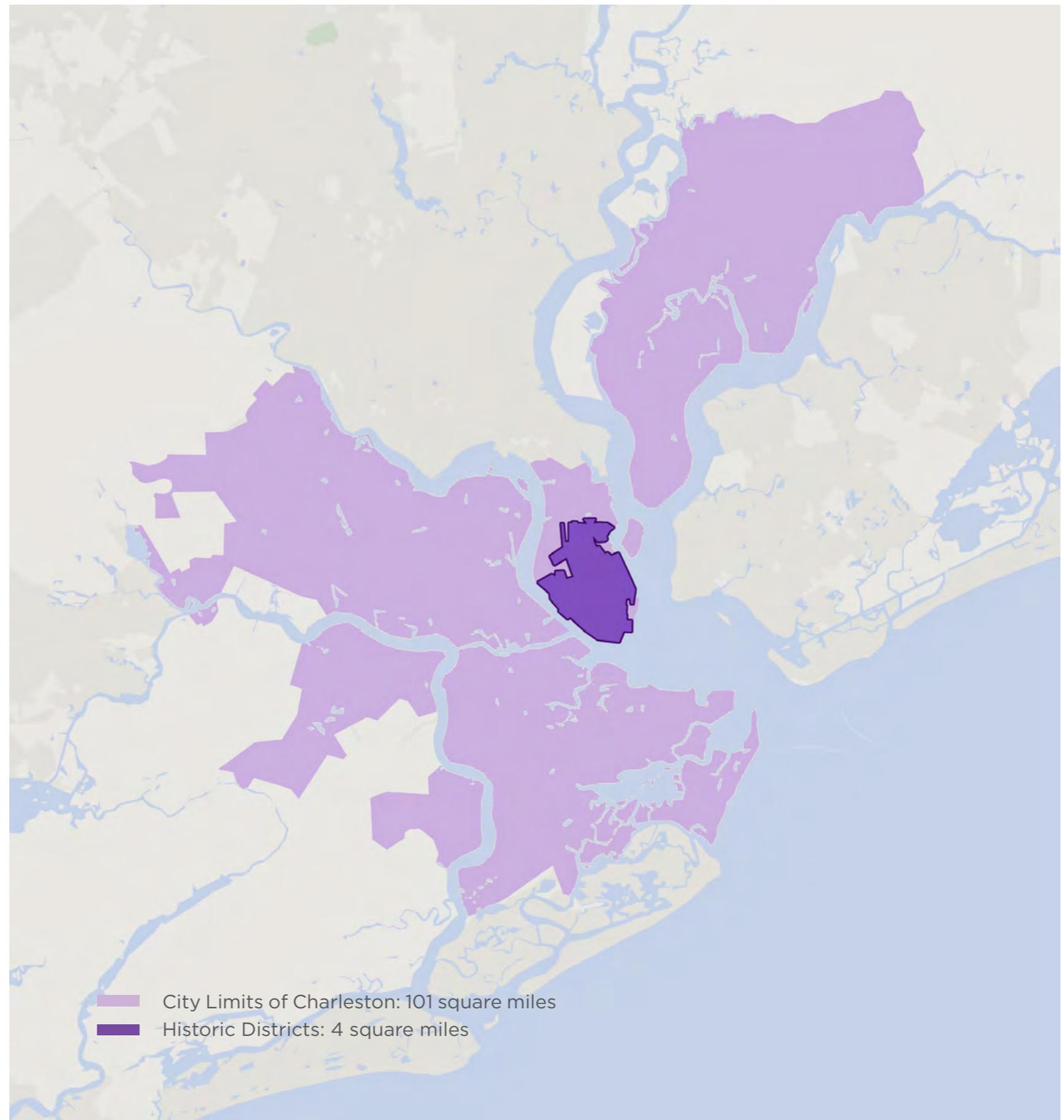
Complexity of area



Higher Standards

It is the premise of this report that the Historic Districts under the care of the BAR should *privilege quality over style*.

Moreover, the historic building types that constitute Charleston's *architecture of place* should support the visual aspects of the Charleston *brand*.



Reform BAR Process



Rules of Procedure

1. Organization

1. Rules for 2 Boards
2. Officers & Responsibilities
3. Terms of Office

2. Meetings

1. Time & Place
2. Agenda
3. Quorum
4. Rules of order
5. Public Notice

3. Appeals Procedure

1. Form of Appeal of Admin. Decision
2. Time for Appeal
3. Calendar
4. Withdrawal of Appeal
5. Continuances
6. Notice of Appeal
7. Appeal of decision to Circuit Court

4. Hearing Procedure

1. Compliance with Zoning, Neigh. Mtgs.
2. Appearances
3. Conduct of Hearing
4. Disposition
5. Decision of Board
6. Staff Approvals

5. Records

1. Minutes
2. Decisions
3. Policies of the Board

6. Amendments, Conflicts & Adoption

1. Amendments
2. Conflicts
3. Adoption

Review Procedures

1. Purpose of the BAR

2. Function of the BAR

3. Composition of the BAR

- a. 5 + 2 alternates
- b. 3 architects min.
- c. Administrative Officer
- d. 3 year term (x2)

4. Allocation of Projects

- a. BAR-Large (<10,000 sf)
- b. BAR-Small (<10,000 sf)

5. Prior to BAR Review

- a. Zoning Requirements.
- b. Neighborhood Meetings

6. Process

- a. Pre-application conference for large projects
- b. Demolition
- c. Conceptual review
- d. Preliminary review
- e. Additional reviews
- f. Final review
- g. Discretionary Inspection

7. Protocol at the BAR Meetings

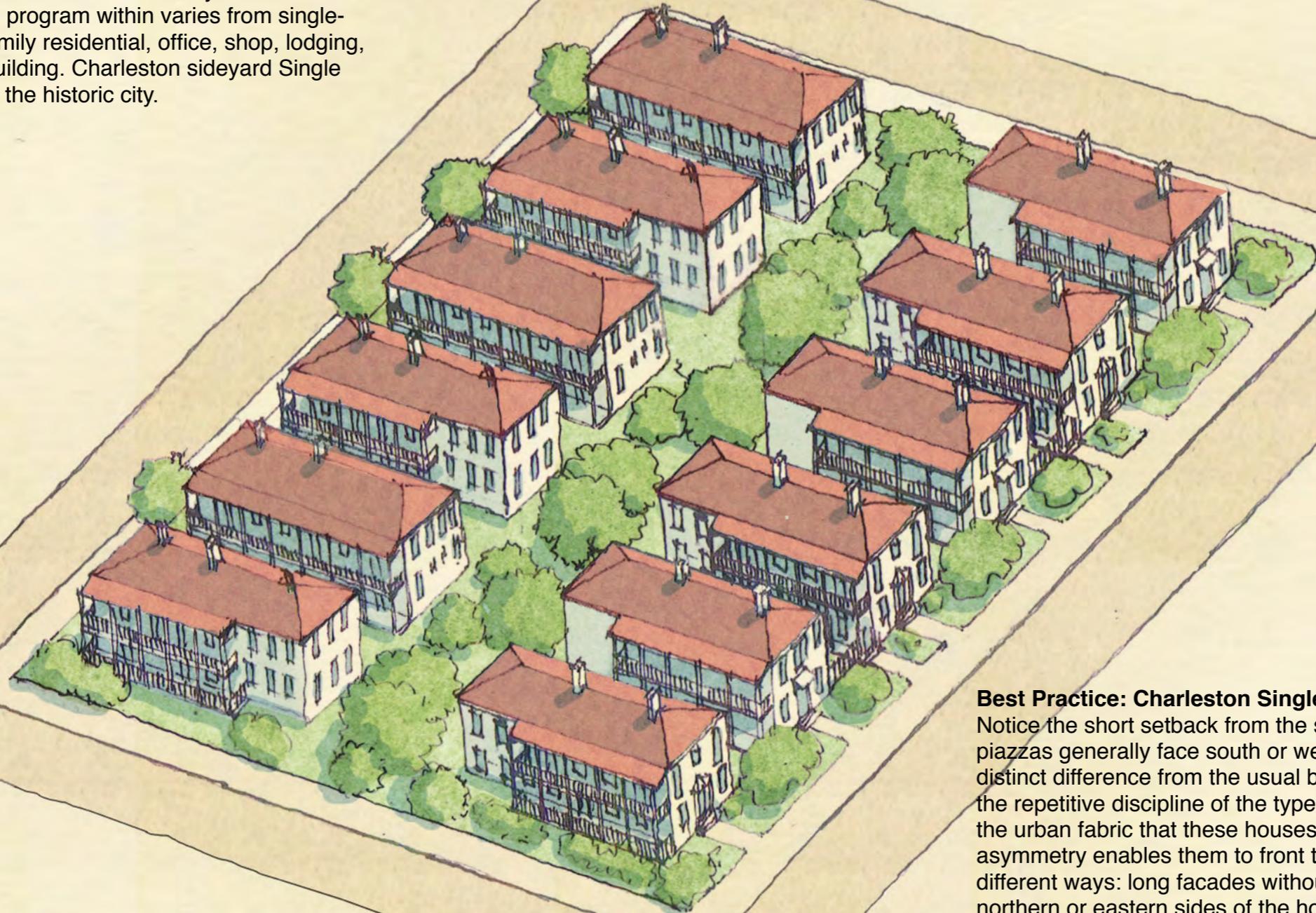
- a. Staff introduction
- b. Applicant Presentation
- c. BAR questions
- d. Public comments
- e. Staff recommendations
- f. BAR discussion
- g. Applicant clarifications
- h. BAR votes

+

Submission Requirements

Charleston Single House

This building type is generally very close to the street frontage on the narrow end. It generally has a covered piazza to the south and/or to the west. It varies tremendously in size from modest to palatial and the program within varies from single-family residential, multi-family residential, office, shop, lodging, and of late, educational building. Charleston sideyard Single Houses are found all over the historic city.

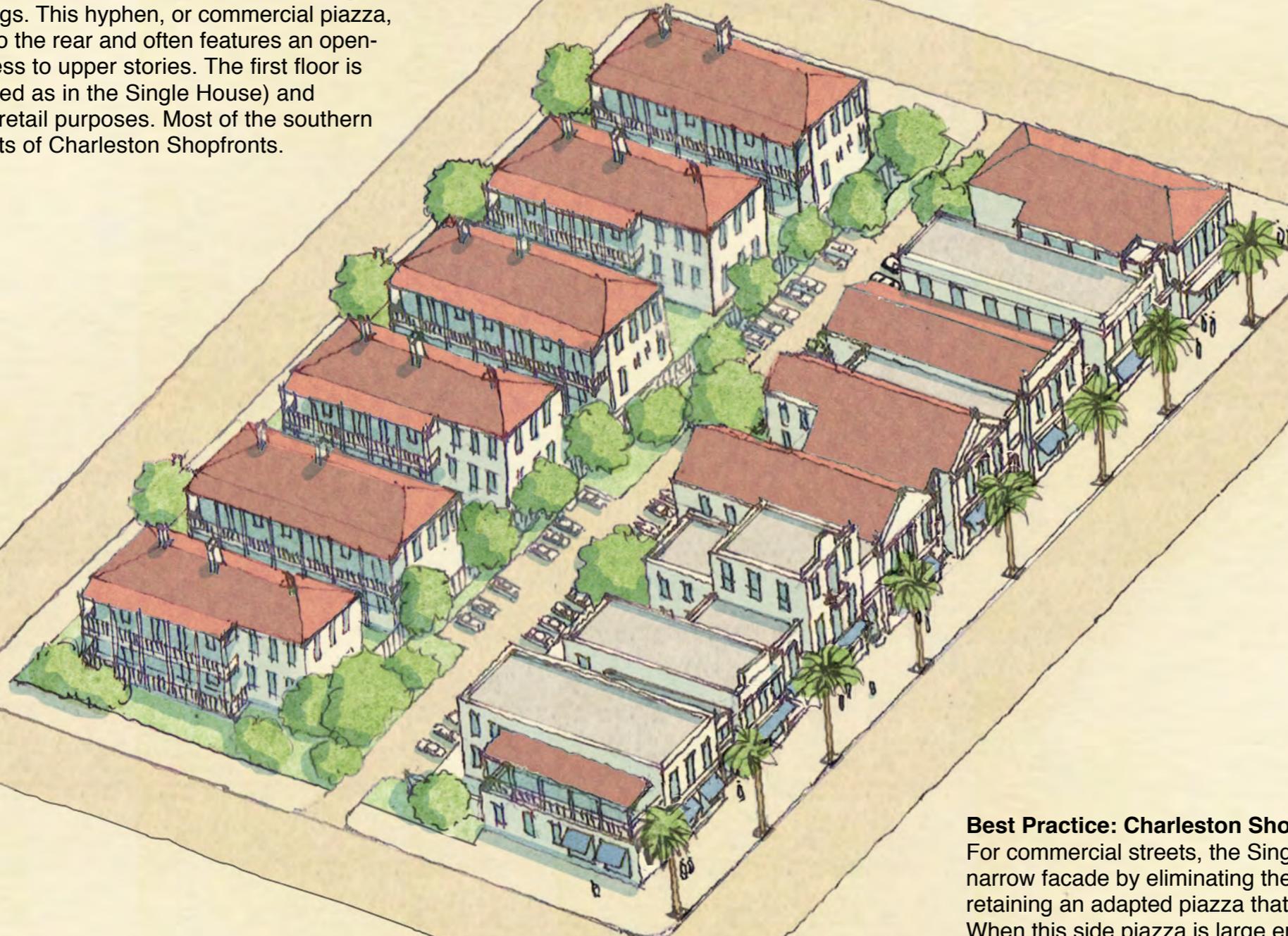


Best Practice: Charleston Single House

Notice the short setback from the sidewalk, and the fact that piazzas generally face south or west onto the side yard, a distinct difference from the usual boxy American house. Despite the repetitive discipline of the type, there is no lack of variety in the urban fabric that these houses create together, as their asymmetry enables them to front the streets in three entirely different ways: long facades without piazzas, usually on the northern or eastern sides of the houses, are massive and imposing; the narrow gable-ends, which typically feature the front door, provide the thin fronts particular to Charleston; finally, long sides facing to the south or west, with their full-length piazzas, front the street like grand mansions. This is common south of Broad Street and throughout the older Historic Districts.

Charleston Shopfront

This building type is essentially a commercial adaptation of the Single House, built tightly adjacent to one another, with the sideyard more-or-less removed but the side piazza remaining as a hyphen between buildings. This hyphen, or commercial piazza, provides gated passage to the rear and often features an open-air stair to allow side access to upper stories. The first floor is on the ground (not elevated as in the Single House) and glazed as required for retail purposes. Most of the southern half of King Street consists of Charleston Shopfronts.

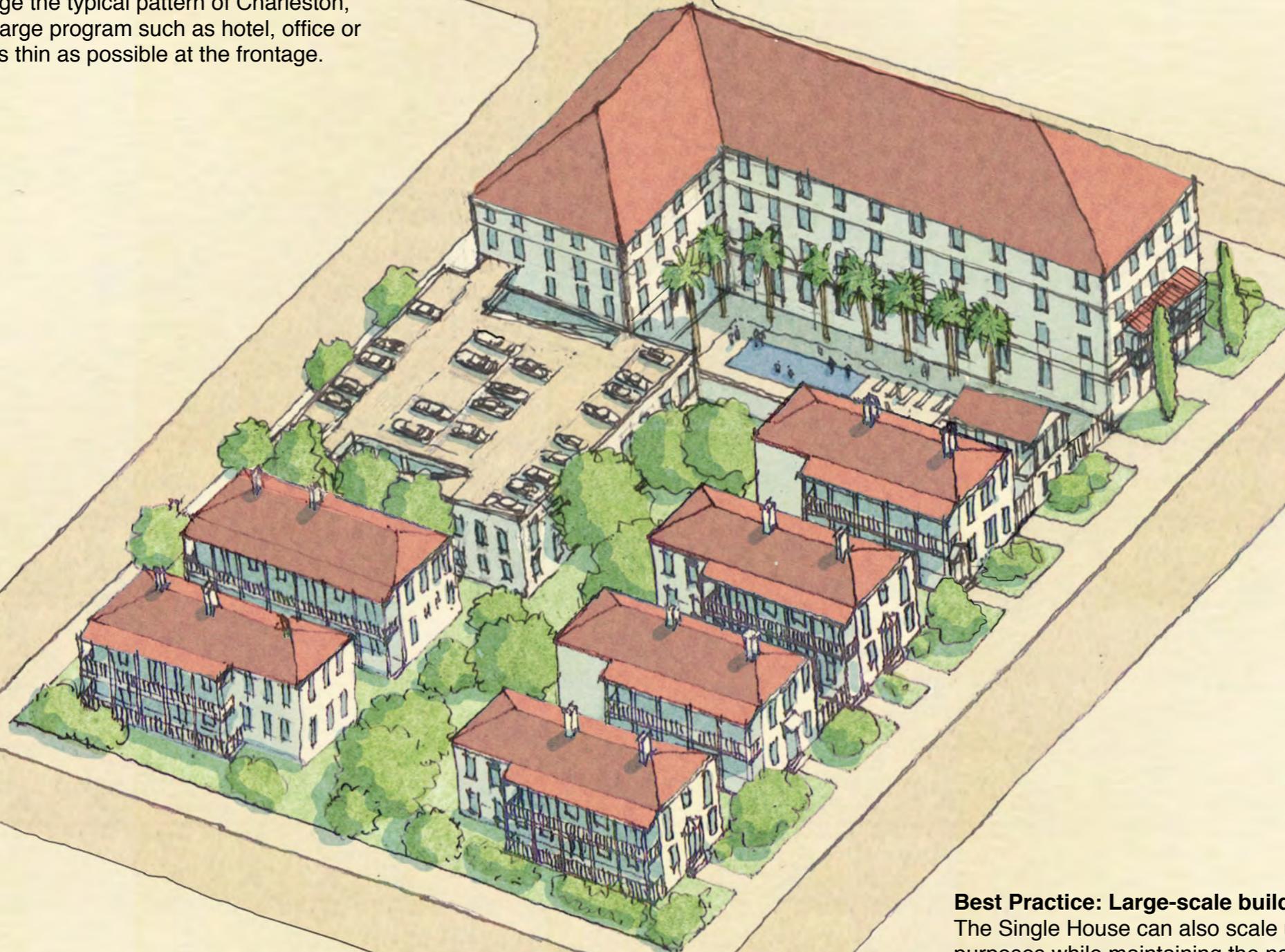


Best Practice: Charleston Shopfront

For commercial streets, the Single Houses can maintain the narrow facade by eliminating the gardens and sometimes retaining an adapted piazza that provides a passage to the rear. When this side piazza is large enough, it even has the ability to provide space for a small shop. This is common in the older sections of King Street.

Large-scale building

The Large Scale Building type is typically broken down into small forms to acknowledge the typical pattern of Charleston, serving the purpose of a large program such as hotel, office or apartment building. It is as thin as possible at the frontage.

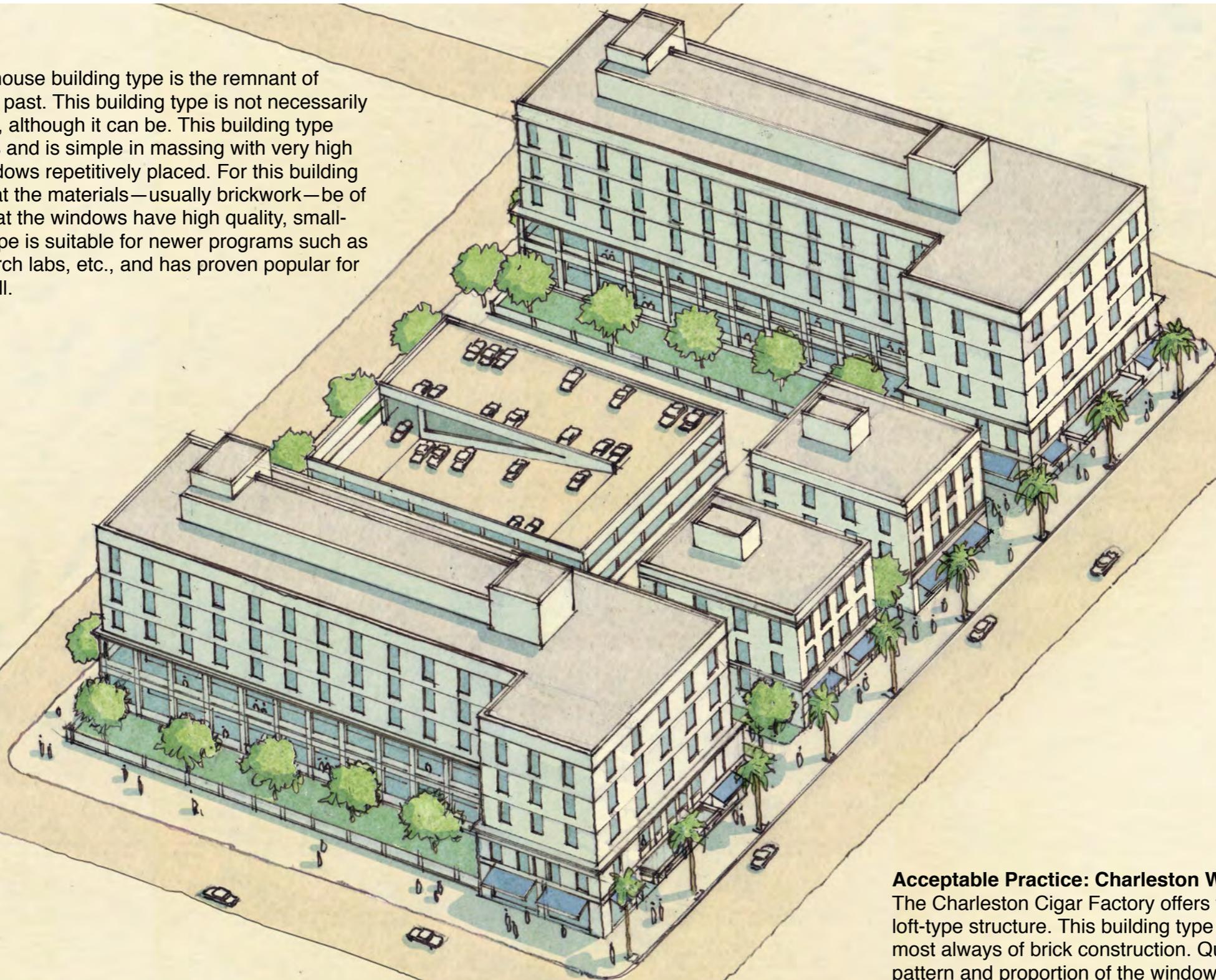


Best Practice: Large-scale building

The Single House can also scale up for much bigger commercial purposes while maintaining the narrow front to the street and sideyard to the south. The Mills House Hotel is an example of this building type. Few problems are caused by large buildings that retain this contextual building type.

Charleston Warehouse

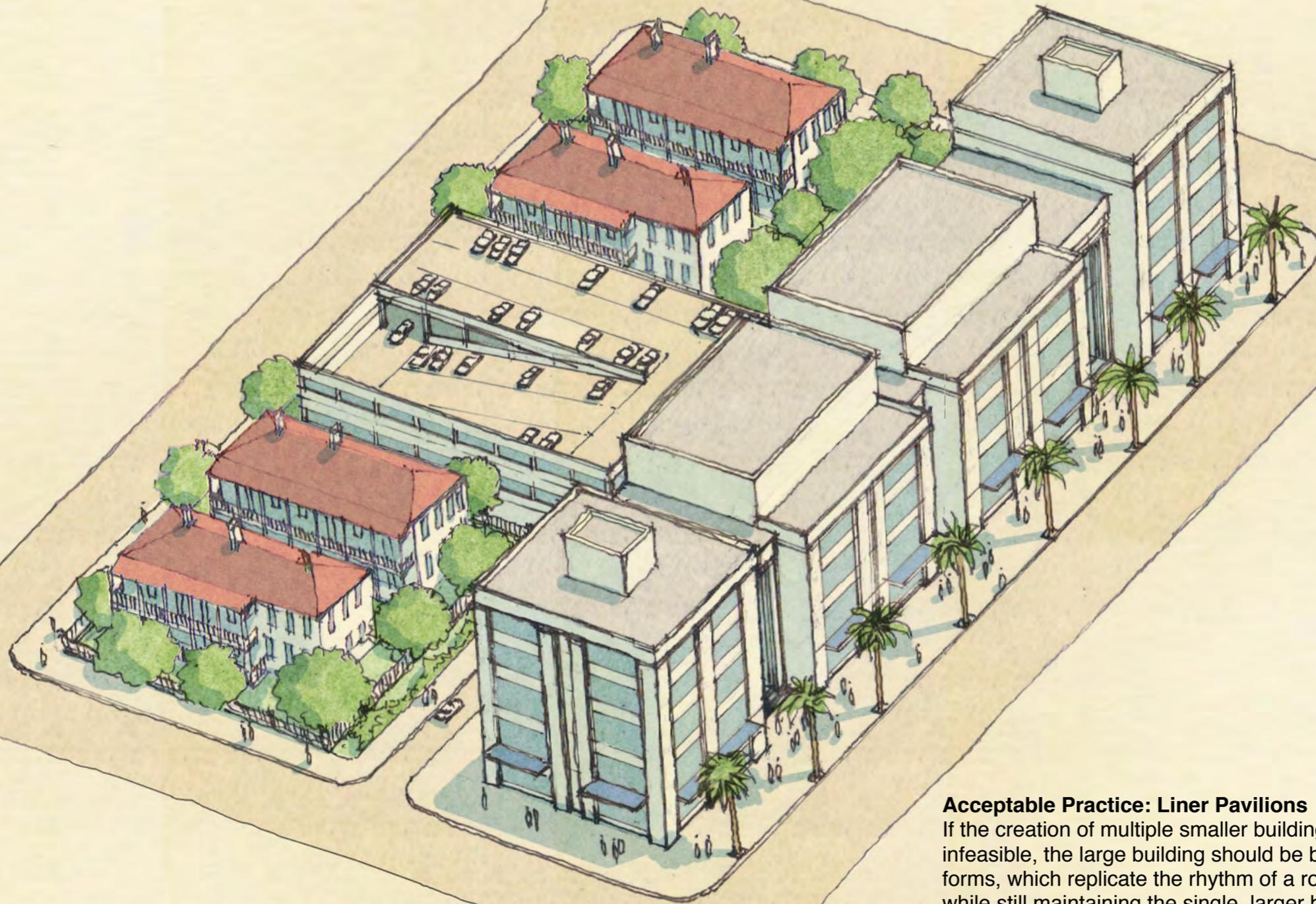
The Charleston Warehouse building type is the remnant of Charleston's industrial past. This building type is not necessarily narrow to the frontage, although it can be. This building type does not have piazzas and is simple in massing with very high ceilings and large windows repetitively placed. For this building type, it is important that the materials—usually brickwork—be of highest quality, and that the windows have high quality, small-scale mullions. This type is suitable for newer programs such as office buildings, research labs, etc., and has proven popular for residential uses as well.



Acceptable Practice: Charleston Warehouse

The Charleston Cigar Factory offers the best model for a large loft-type structure. This building type is simple in form and is most always of brick construction. Quality is derived from the pattern and proportion of the windows, the deep set nature of the windows and the simple detailing using brick for arches, window details, etc. This building type can be wide or narrow to the street.

Liner Pavilions



Acceptable Practice: Liner Pavilions

If the creation of multiple smaller buildings with sideyards is infeasible, the large building should be broken into smaller forms, which replicate the rhythm of a row of Single Houses, while still maintaining the single, larger building. The hyphens between these small forms should take their cues from the residual piazzas that separate Charleston Storefronts, offering as much openness and transparency as possible/

Long Liner



Discouraged Practice: Liner Pavilions

Monolithic structures without internal divisions of any kind can be made good enough for most suburban retrofit areas or larger, non-historic cities, as they successfully mask parking, line sidewalks, and even provide commercial frontages. In the historic heart of Charleston, however, buildings of this character will degrade the character of the city.

Guidelines

A guideline activated by “**shall**” is a mandatory rule, unless applicant makes a compelling argument to the contrary.

A guideline activated by “**should**” is an option strongly recommended by the BAR.

A guideline activated by “**may**” is an option that can be requested by the BAR.



Guidelines

Building height shall be measured in number of stories, not in feet. The ground floor shall be higher than the other floors; a minimum of 14 feet, measured from floor to floor, for commercial buildings and 10 feet, measured from floor to floor, for residential buildings.

Purpose: Higher ceiling heights present a more gracious façade to the street. On the interior, taller ceilings provide better light and ventilation.

Guidelines

Buildings should have a base, wherein the bottom is articulated differently from the rest of the building, either by a change of material, or a setback above the base. Material and craftsmanship on the base shall be more durable and of higher quality than the rest above. For buildings less than six stories, the base consists of the ground floor. For buildings more than six stories, the base shall be taller and proportionally appropriate to the building.

Purpose: The base serves two purposes: to present higher quality tactile and visual experience to the passerby and to help articulate the building at a human scale. The better materials and workmanship are especially critical at street level as it is within eye level and reach of pedestrians.

Guidelines

Buildings should be narrow towards the frontage—even commercial buildings, which may be massed as a single bar or as a series of wings.

Purpose: Narrow frontages permit a larger number and variety of structures to line the sidewalk, thereby enlivening the pedestrian experience. Additionally, vertical orientation reinforces Charleston's visual character, which has always tended towards the vertical.

Guidelines

Whether large or small, building frontage should reflect the rhythm of the adjacent or fronting buildings. This can be achieved either by breaking up the project into several buildings or articulating a single mass as a series of smaller forms.

Purpose: To work in harmony with surrounding buildings. In a city, buildings should not pretend to be isolated objects, but rather work together with their surroundings to define and enhance the public realm.

Guidelines

Parking garages and ground level parking in habitable buildings in A-Zones should be shielded at their frontage to a minimum depth of 30 feet of habitable space. In V-Zones and residential areas in A-Zones where flood elevation precludes habitable space at the street level, parking should be shielded by louvers, landscaped trellises, and/or crafted ornamental metal screens. Open parking lots shall be screened by walls between 4.5 and five feet in height. The walls shall be masonry matching the principle building if such exists.

Purpose: To mitigate the visual appearance of parking lots and garages in support of the pedestrian experience. The habitable space may provide workspace or retail shops.

Guidelines

The primary entrance of all buildings should be located on street frontage and not directly on a parking lot or garage.

Purpose: To support street life on the sidewalk.

Guidelines

Exterior materials should be brick, cut stone, smooth stucco (stucco over frame is discouraged, but if proposed will be held to strict deflection criteria) and clapboard. Composite and processed materials, steel sections, cast stone, and cementitious boards, in limited quantity, may be approved upon submittal of a sample to the BAR. Vinyl, Styrofoam, and other synthetic materials should be avoided. (as of 2nd floor)

Purpose: Materials shall not emulate other materials. The authenticity of Charleston should be supported by materials that are authentic in their appearance and function.

Guidelines

Building materials shall express their tectonics. (For example: heavier materials below lighter materials, wood and metal above brick, and both above stone).

Purpose: To ensure the legibility of the architectural language to the passerby and to support the authenticity of construction.

Guidelines

Metalwork, woodwork, stucco and stone by local Charleston crafts persons is encouraged.

Purpose: Charleston has local craft traditions dating back three centuries that are integral to its cultural and architectural heritage. They strengthen the identity and character of the city, empower local crafts people and contribute to the local economy.

Guidelines

Storefront glazing, doors, and building signage should be conceived as a unified design.

Purpose: To enhance the harmony of the building facades and streetscape.

Guidelines

All glazing shall be clear. A minimum of 70% glazing shall be required on storefronts at the frontage level.

Purpose: Glazing increases interest and even security for pedestrians. Dark, opaque and/or reflective glass is not civic in character, nor is it in the local vernacular.

Guidelines

Wall openings, with the exception of storefronts and transoms, shall be vertical in proportion. They should display a ratio between 2/1 and 3/1.

Purpose: Vertical windows allow greater depth of light into a room and, by providing a frame in proportion with the human body, express the human occupation within.

Guidelines

Facades should endeavor to have several window sizes, with smaller ones above. Three sizes should be provided for buildings taller than four stories and two sizes for buildings four stories or less.

Purpose: The size and frequency of windows is one of the most significant visual characteristics of a building. They should provide repetitive rhythm horizontally, but not be too repetitive vertically.

Guidelines

Thin mullions or muntins may be required on windows larger than two feet in any direction and cannot be located between or behind the outer glass surface. The depth of the mullion should not be less than the width.

Purpose: To provide small-scale texture, and provide visual structure and relief to otherwise large, unsupported pieces of glazing.

Guidelines

Glazed openings should show a minimum wall depth of four inches clear to the frontage.

Purpose: To provide the building with relief and avoid the impression of cheap, paper-thin facades.

Guidelines

The building should have an array of small scale detail derived from the modularity of the material (brick or clapboard), elements such as mullions, louvers, string courses, trim details, brackets, cornices, and/or column details.

Purpose: Richness of detail is essential to providing points of visual interest to pedestrians, and to articulating the human scale of a building.

Guidelines

Buildings should shade fenestration facing south and west, by means of elements such as roof overhangs, arcades, porches, awnings, loggias, balconies and piazzas.

Purpose: This is a Charleston tradition that evolved as an adaptation to climate. It is integral to the city's aesthetic identity and enhances the sustainability of its building stock.

Guidelines Summary

GENERALLY EASIER TO APPROVE < > MORE DIFFICULT TO APPROVE

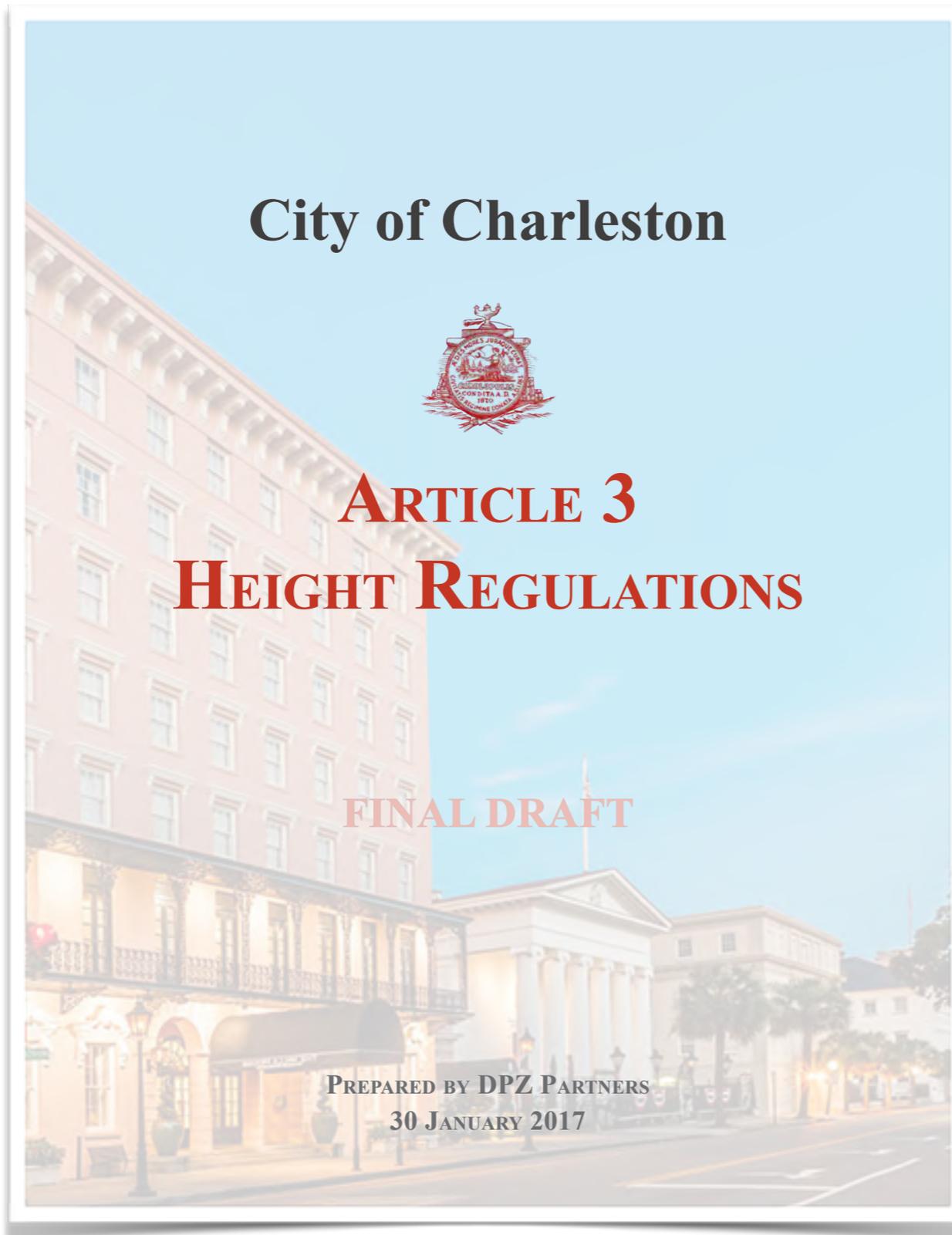
URBAN GUIDELINES

TALLER CEILING HEIGHTS < > SHORTER CEILING HEIGHT
NARROW TO THE FRONTAGE < > WIDER TO THE FRONTAGE
BASE DIFFERENTIATED < > BASE CONTINUOUS
MANY SMALL BUILDINGS < > FEW LARGE BUILDINGS
PARKING MASKED FROM FRONTAGE < > PARKING VISIBLE FROM FRONTAGE
PARKING PROVIDED < > EXCESS PARKING PROVIDED

ARCHITECTURAL GUIDELINES

NATURAL & INTEGRAL MATERIALS < > COMPOSITE & CLADDING MATERIALS
STRUCTURAL EXPRESSION < > SURFACE EXPRESSION
APPLICATION OF LOCAL CRAFT < > ABSENCE OF CRAFT
UNIFIED STOREFRONT DESIGN < > STOREFRONT BY COMPONENT
CLEAR GLAZING < > DARK OR MIRROR GLAZING
VERTICAL PROPORTIONS < > HORIZONTAL PROPORTIONS
REPETITIVE FENESTRATION < > MIXED FENESTRATION
SMALL MULLIONS < > LARGE OR NO MULLIONS
THICKER WALL DEPTH < > THINNER WALL DEPTH
SIMPLE MASSING < > COMPLEX MASSING
SHADING ELEMENTS PROVIDED < > NO SHADING ELEMENTS

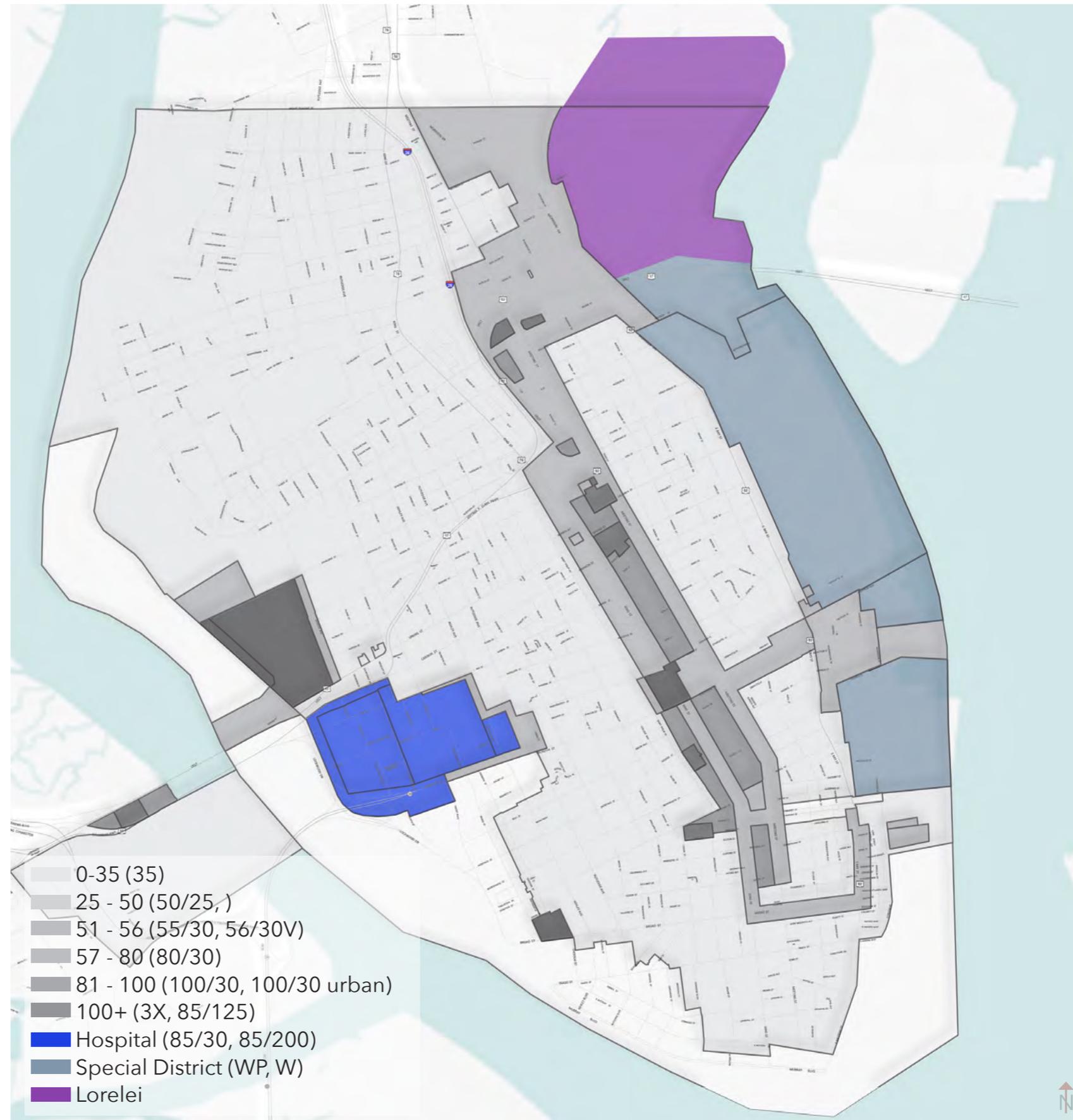
Heights Districts



- Analysis of Existing Heights
- Conversion Matrix
- Proposed New Height Districts
 - General Requirements
 - Specific Requirements
- Heights Map

Existing Heights Reconciled

- Zoning analysis
- Contextual analysis
- Predominant building heights
- Architectural patterns



Existing Heights Chart

Existing Heights District Regs								
Z	Height Zone	Max Height (ft)	Max Height (Stories Translated)	Max Height @ Stepback	Setback	Min Height	Min Ground Floor Height	Notes
HEIGHT DISTRICTS								
1	35 (FIRM)	35ft / 2.5 stories (46ft) accessory bldg: 11ft	2					Market St
2	50/25 (FIRM)	50ft / 3.5 stories (4) accessory bldg: 11ft	4			25ft		
	50W (refer to 54-306.j.4)	50ft	4		**25ft/10ft off hwm			
	120 (refer to 54-306.b.4) ***	120ft	9	70ft	30ft	30ft	N/A	Church on Hassel
3	55/30	55ft	4		none permitted	30ft		
	55/30S	55ft	4		N/A	30ft		
	56/30V (FEMA Velocity Zone) ***	56ft* (70ft)	4			30ft		
4	80/30 ***	80ft	6	55ft	25ft off ROW	30ft	N/A	
5	100/30 (refer to 54-306.c.4)	100ft	7	70ft	30ft	30ft		
	100/30 Urban Street	4 stories - north/ south facing	4	+ 100 = 100ft		30ft	15ft	RAMSA
	(refer to Art 3)	5 stories - east/west facing	5	+ 25 = 100ft		30ft	15ft	
6	85/125 ***	125ft	9	85ft	40ft / 55ft off CL	30ft		

** except water dependent structures

*** proximity to Historic Architecture Inventory Group 1 & 2

Existing Heights Chart

Existing Heights District Regs								
Z	Height Zone	Max Height (ft)	Max Height (Stories Translated)	Max Height @ Stepback	Setback	Min Height	Min Ground Floor Height	Notes
SPECIAL DISTRICTS								
	85/30 ***	85ft	6		40ft off CL	30ft		
	85/200 ***	200ft	14	85ft	40ft / 55ft off CL	30ft		Hospital
	SPECIAL**							
	3X	3x the distance from CL to building face						Sargent Jasper
	W ***	X			X			Lorelei + South
	WP ***	60ft	5					Port

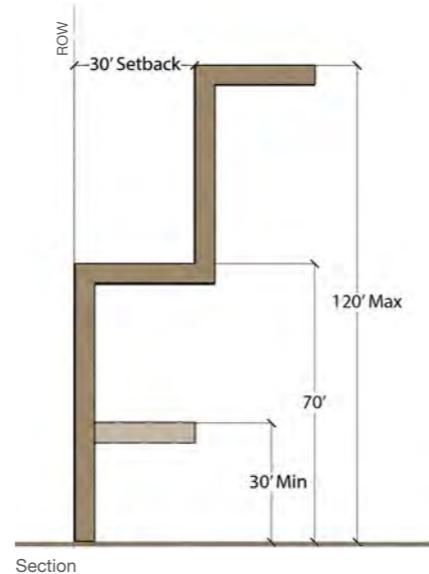
** except water dependent structures

*** proximity to Historic Architecture Inventory Group 1 & 2

Existing Height District Analysis

HD 120 - Diagram

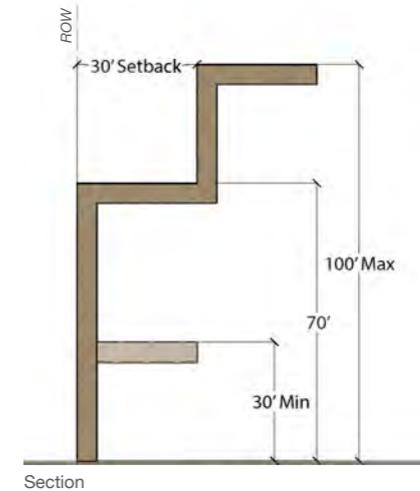
- b. Height district 120. In this district:
1. No structure, including appurtenant parts of a structure, except for elevator penthouses, or mechanical penthouses, shall exceed a height of one hundred twenty (120) feet nor shall any structure fronting on any street be lower than the height of thirty (30) feet.
 2. All portions of a structure above the seventy (70) foot height level shall set back at least thirty (30) feet from all street right-of-way lines.
 3. All principal structures fifty (50) feet or less in height shall have no set back from street right-of-way lines, subject to provisions of Article 3: Part 10; except such structures may be set back from street right-of-way a distance no greater than the least such set back of the two adjoining buildings on either side.
 4. Notwithstanding the above, no portion of a structure, which structure is within fifty (50) feet of an existing building rated "exceptional" (Group 1) or "excellent" (Group 2) on the Historic Architecture Inventory adopted by Section 54-235 shall exceed the height of such existing buildings unless approved by the Board of Architectural Review.



Example Locations
89 Hasell St (Church on Hasell)

HD 100/30 - Diagram

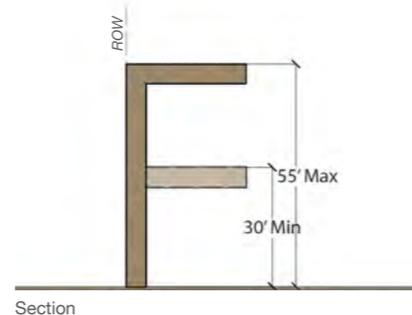
- c. Height district 100/30. In this district:
1. No structure, including appurtenant parts of a structure except for elevator penthouses, or mechanical penthouses, shall exceed a height of one hundred (100) feet nor shall any structure fronting on any street be lower than the height of thirty (30) feet.
 2. All portions of a structure above the seventy (70) foot level shall set back at least thirty (30) feet from all street right-of-way lines.
 3. All principal structures fifty (50) feet or less in height shall have no set back from street right-of-way lines, subject to provisions of Article 3: Part 10; except such structure may be set back from street a right-of-way a distance no greater than the least such set back of the two adjoining buildings on either side.
 4. Notwithstanding the above, no portion of a structure, which structure is within fifty (50) feet of an existing building rated "excellent" (Group 2) on the Historic Architecture Inventory adopted by Section 54-235 shall exceed the height of such existing building unless approved by the Board of Architectural Review.



Example Locations
175 Market St
34 St Philip St
441 Meeting St
274 & 236 Huger St
301 Savannah Hwy

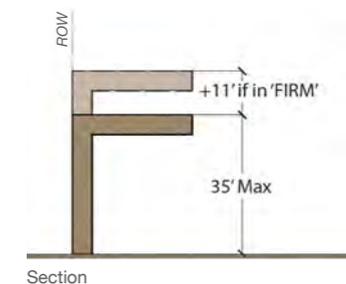
HD 55/30 - Diagram

- d. Height district **55/30**. In this district:
1. No part of a structure shall exceed the height of fifty-five (55) feet, nor shall the principal structure be lower than thirty (30) feet.
 2. All structures shall have no set back from street right-of-way lines, subject to provisions of Article 3: Part 10.
- k. Height district **55/30S**. In this district*:
1. No part of a structure shall exceed the height of fifty-five (55) feet, nor shall the principal structure be lower than thirty (30) feet.
 2. All structures shall have no minimum set back from street right-of-way lines, subject to provisions of Article 3: Part 10.



HD 35 - Diagram

- i. Height district 35. In this district:
1. No structure shall exceed the height of thirty-five (35) feet or two and one half (2½) stories, whichever is less, except that structures located within a Flood Insurance Rate Map (FIRM) special flood hazard area shall be allowed to exceed thirty-five (35) feet in height with a maximum height, not to exceed forty-six (46) feet, based on the following formula: (FIRM base flood elevation + one foot of additional freeboard - lowest curb line elevation adjacent to the site + 35).
 2. Within residential zone districts, accessory buildings, constructed after the effective date of this ordinance, shall not exceed one and one-half (1½) stories and an eave height of eleven (11) feet except where applicable regulations of the Zoning Ordinance allow an additional dwelling unit in an accessory building.



Height by Stories

Better for:

Historic Preservationists:

- Protects historical proportions of Charleston facades

Developers:

- Provides better cost control & marketability;
- Recognize needs of different uses;

Architects:

- Gives greater creativity for variety of roof forms;
- Provides greater flexibility on variety of building heights

Residents:

- Environmental Health - Encourages better air and ventilation;
- Beauty - Encourages more gracious floor-to-ceiling heights
- Provides proper allowance for attic space

General Public:

- Provides better transitions for step backs that are more legally justifiable (feet are arbitrary measurements, vs/ stepbacks to the story height of adjacent lots)
- Gives more predictability, less of a nuisance, lowest-common-denominator construction.
- Avoids overbuilding.

BAR:

- Gives “gifts” instead of “fines”, where it matters!

Measurement of Height

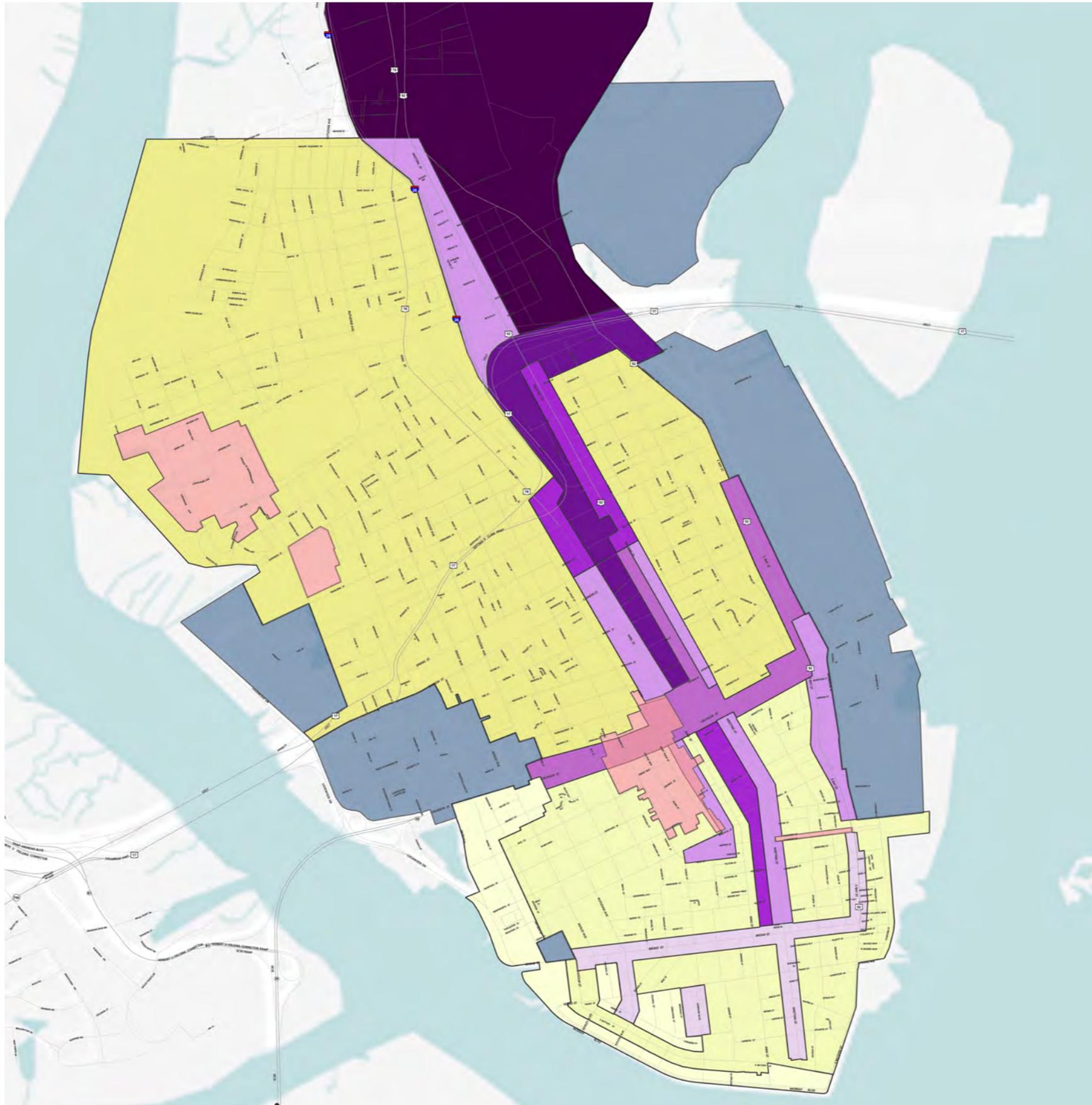
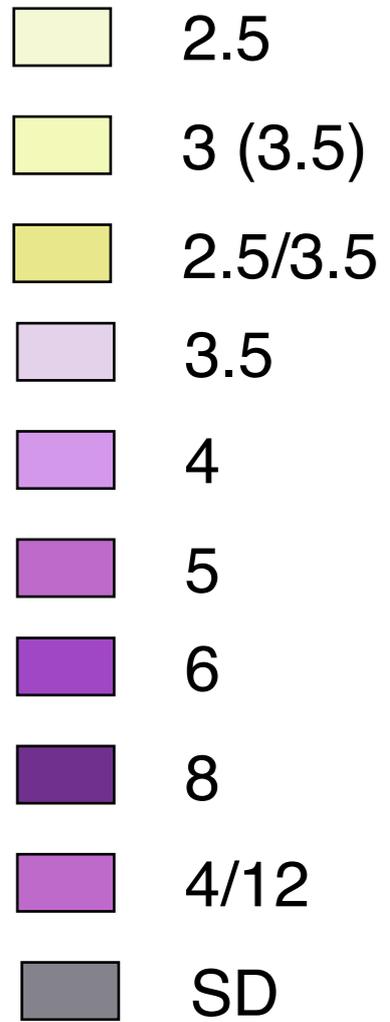


Measurement of Height



Proposed Height Districts

Zone Stories



General Requirements

1. Heights shall be measured in stories, or feet, as specified. Exclusions include: 3X, 85/200, 85/125, 85/30, 100/30, ~~80/30~~, 50W, W and WP.
2. Max. height, if specified in feet, shall be taken from the highest curb elevation adjacent to the site ~~to the highest point of the structure~~. **Maximum height shall be measured to the top of the cornice or eave line, or bottom of the parapet.**
3. Where height of stories are specified in feet, the measurement shall be from finished floor to finished floor.
4. If a building is required to be raised per FEMA requirements, that same height shall be applied to the max. height allowed, up to 6ft max.
5. Floors shall be measured as follows:
 - i. Max. height of any residential floor shall be 12ft, unless otherwise specified. Any dimension above shall constitute a second floor.
 - ii. Min. height of any residential floor shall not be less than 10ft.
 - iii. Max. height of any commercial floor shall be 20ft, unless otherwise specified. Any dimension above shall constitute a second floor.
 - iv. Min. height of any commercial floor shall not be less than 14ft, unless otherwise specified.
 - v. Parking area under a structure, regardless of height, shall be counted as a story.
6. Half stories shall be permitted as specified by zone. Half stories shall constitute a maximum 50% habitable use of the attic space.

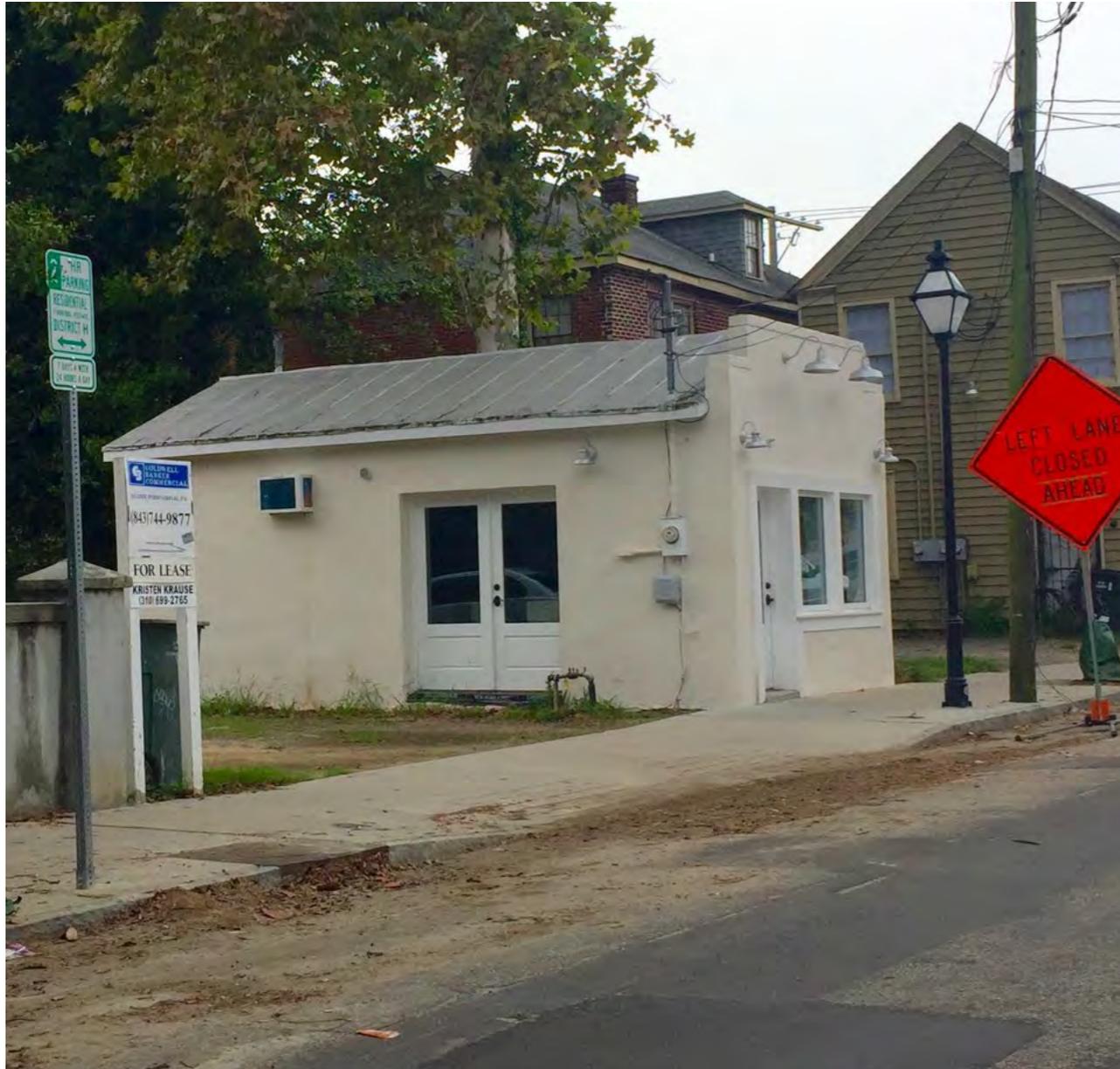
General Requirements

7. Building height to roof eave shall not exceed twice the building width at frontage. The BAR may waive this provision based on architectural merit and context.



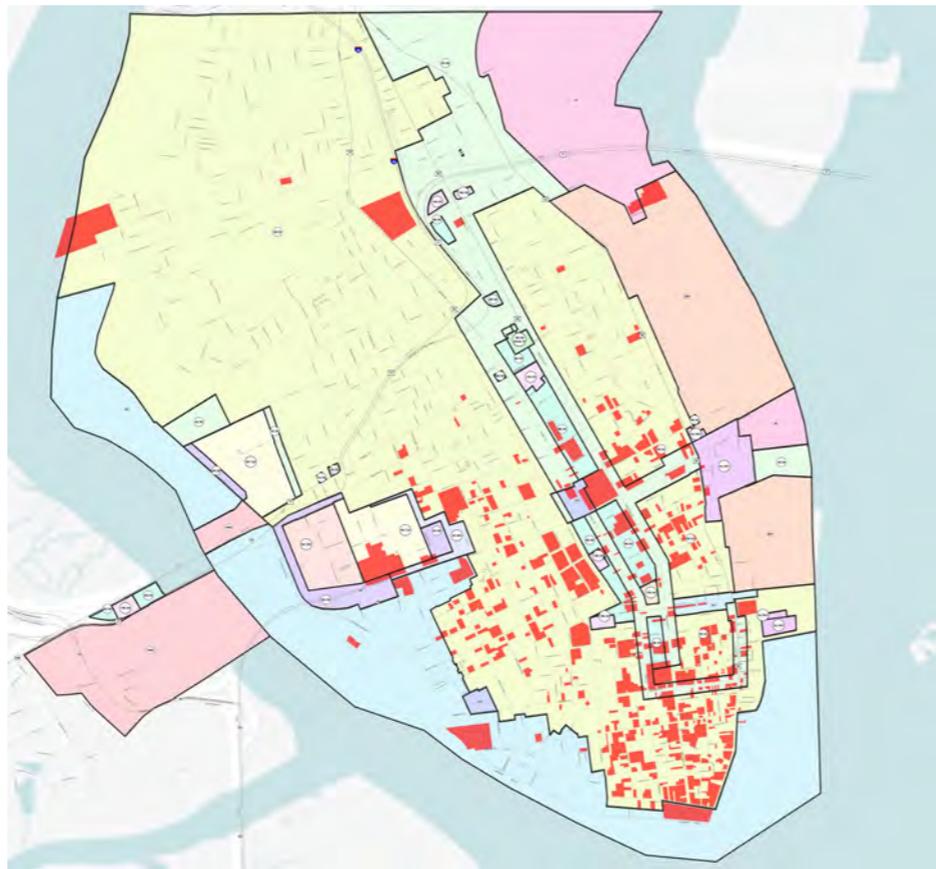
General Requirements

8. There shall be no minimum building height requirement.



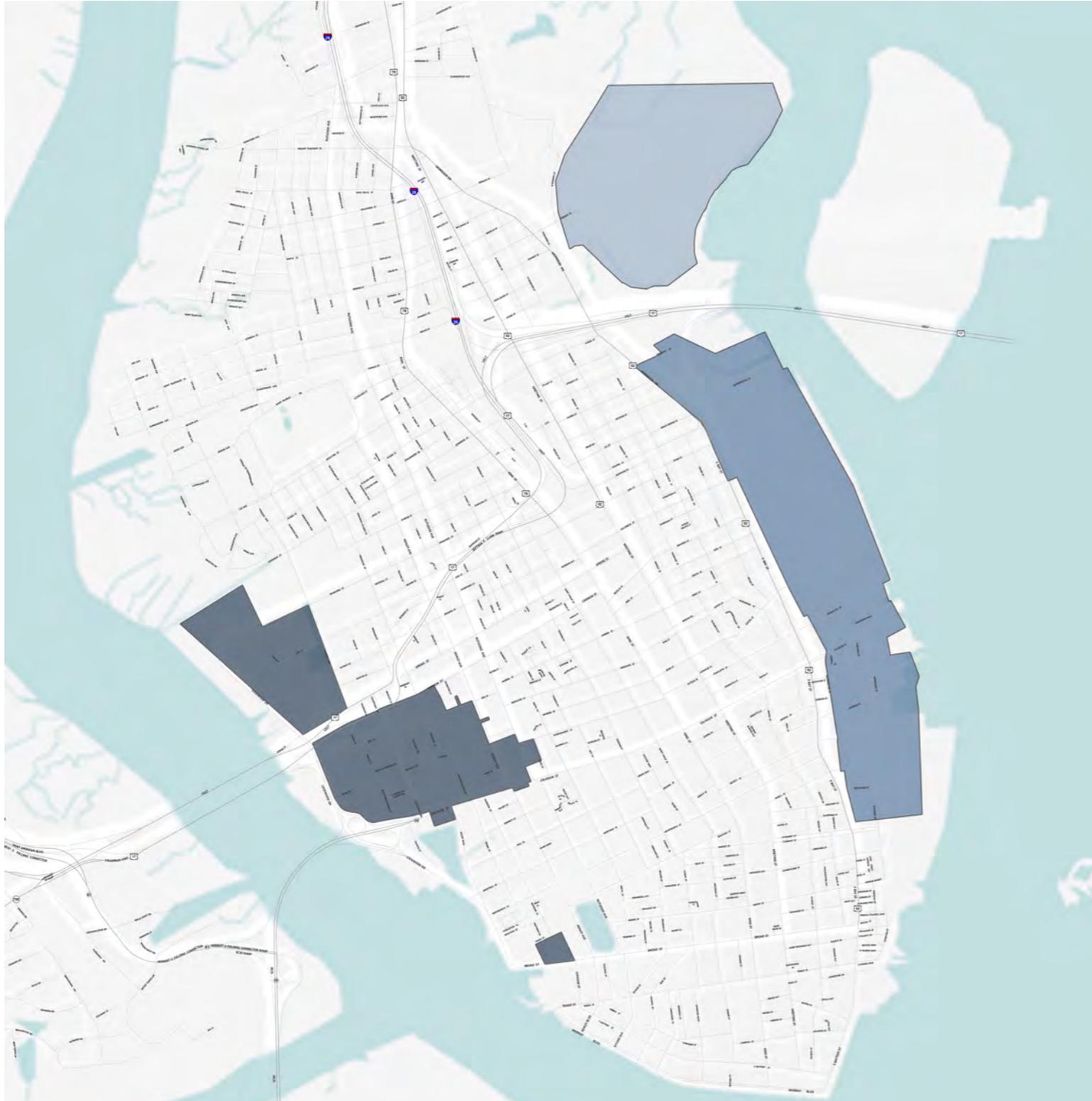
General Requirements

9. Appurtenances shall not be permitted to exceed the maximum height, unless otherwise specified.
10. If any portion of a structure is within 50ft of any existing structure rated “exceptional” (Group 1) or “excellent” (Group 2) on the Historic Architecture Inventory, or a Landmark structure or a structure on the National Register, no portion of that structure shall exceed the height of such existing structures unless approved by the BAR.



11. Mechanical equipment on a roof shall be visually screened from the street with parapets or other types of visual screens of the minimum height necessary to conceal the same.

Special Districts



- Retain existing heights where already established.
- Negotiated heights on east side to be determined (Port & Lorelei)

Height District 2.5

(old: 35)

south of Broad

2.5 stories



Regs for Height District 2.5



- 2.5 stories max permitted, up to 35 feet max.
- No minimum height requirement.

Height District 3

(old: 50/25)

residential, south of Calhoun

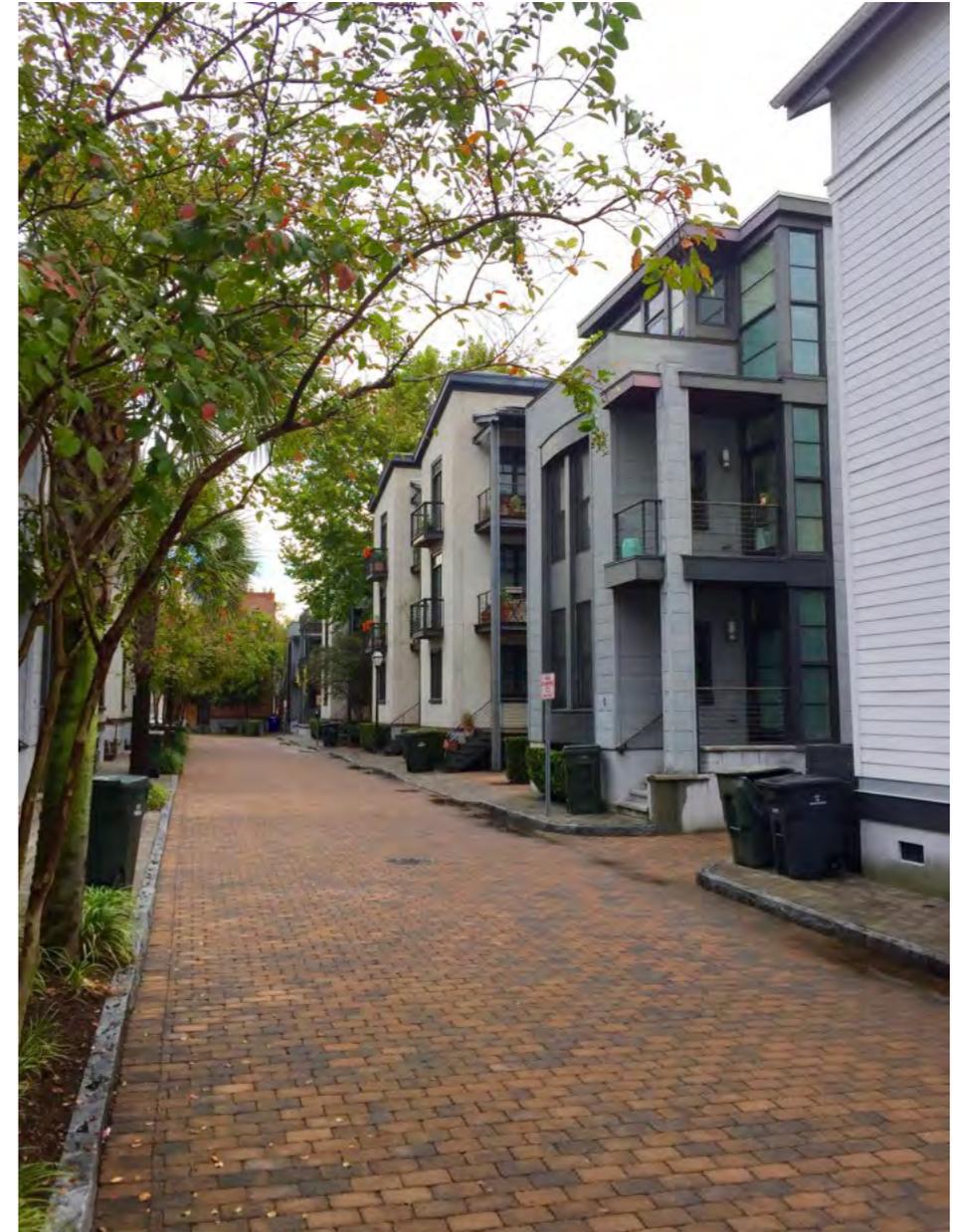
(old: 55/30)

King, south of Calhoun

Contextual 3.5 stories



Brewster Alley (3-Stories)



Contextual 3-Story



Contextual 3-Story



Contextual 3-story



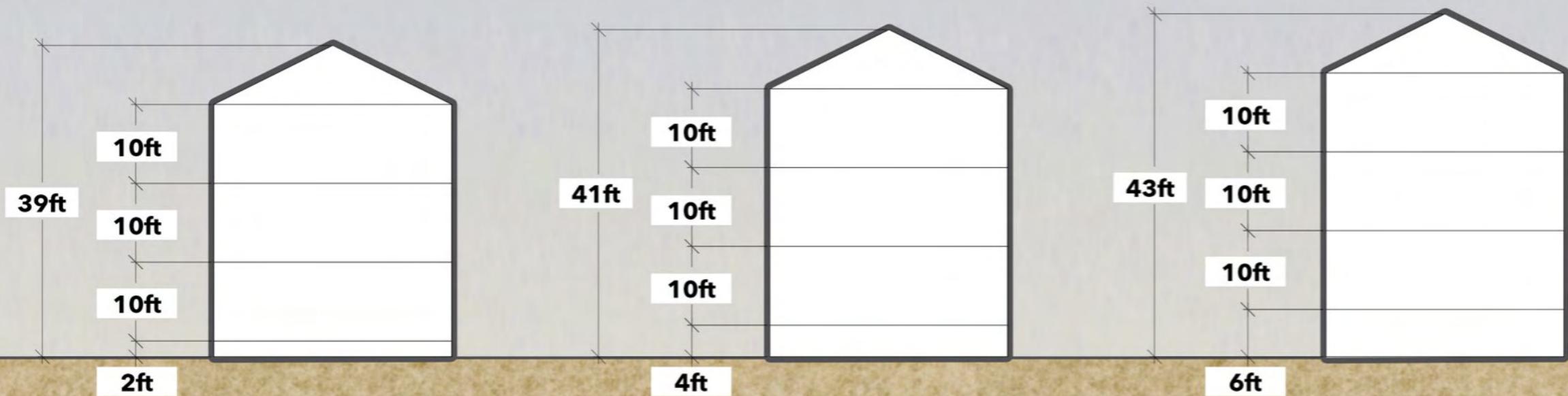
3 stories for ROW < 50' streets



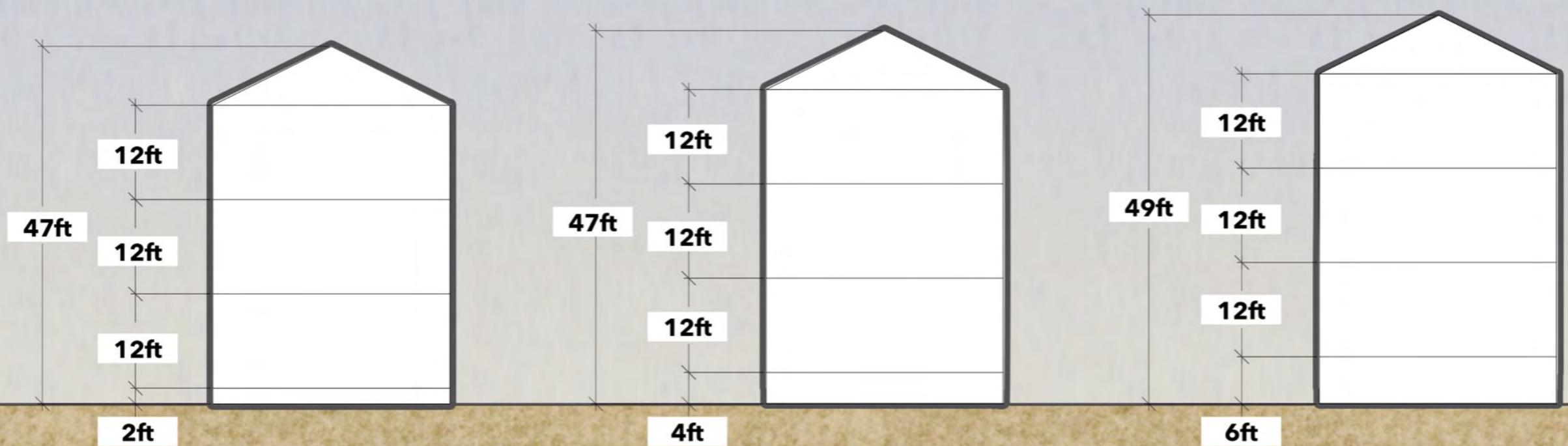
3 stories for ROW < 50' streets



Residential Heights - 10 Ft



Residential Heights - 12 Ft



King St (south of Calhoun)



King St. 3 stories max.



Less contextual 4-stories



Regs for Height District 3



- Maximum building height shall be 3 stories
- The attic shall not be habitable, eave to roof peak shall be no greater than 7ft.
- Commercial ground floor shall not exceed 14ft
- BAR shall have the discretion to permit additional 1/2 story (habitable attic) based on architectural merit and context (corners)

Height District 2.5-3.5

(old: 50/25)

north of Calhoun

2.5/3.5 stories



Morris Square (3.5 - 4-stories)

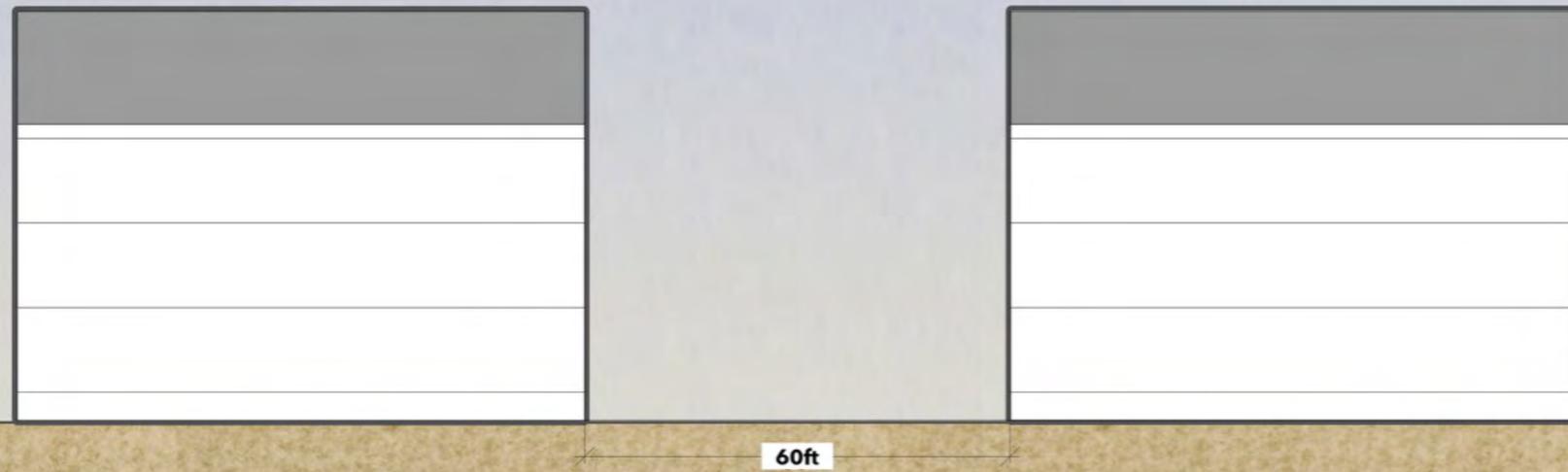


Towering Heights



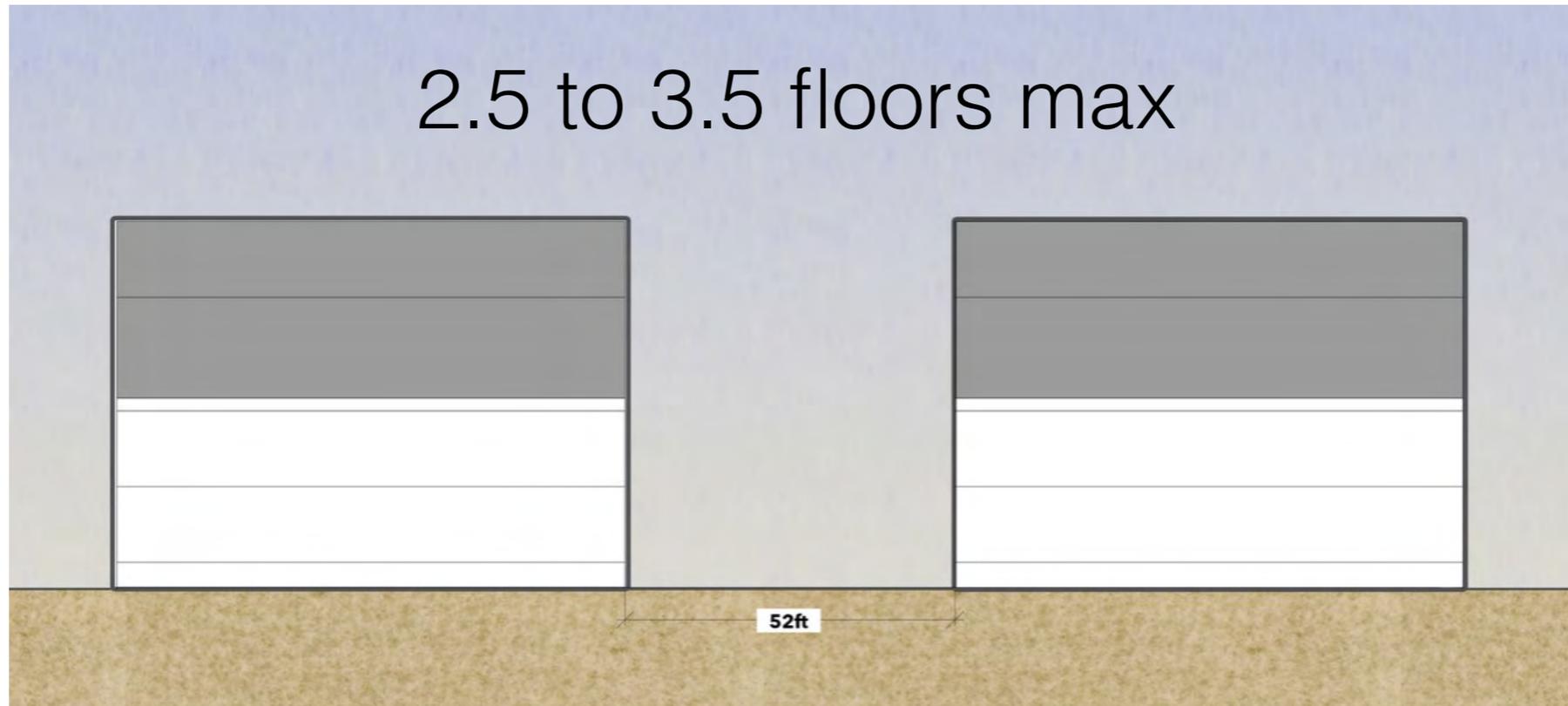
Rutledge Ave

3.5 floors max



Ashley Ave

2.5 to 3.5 floors max



Bogard St

2.5 floors max

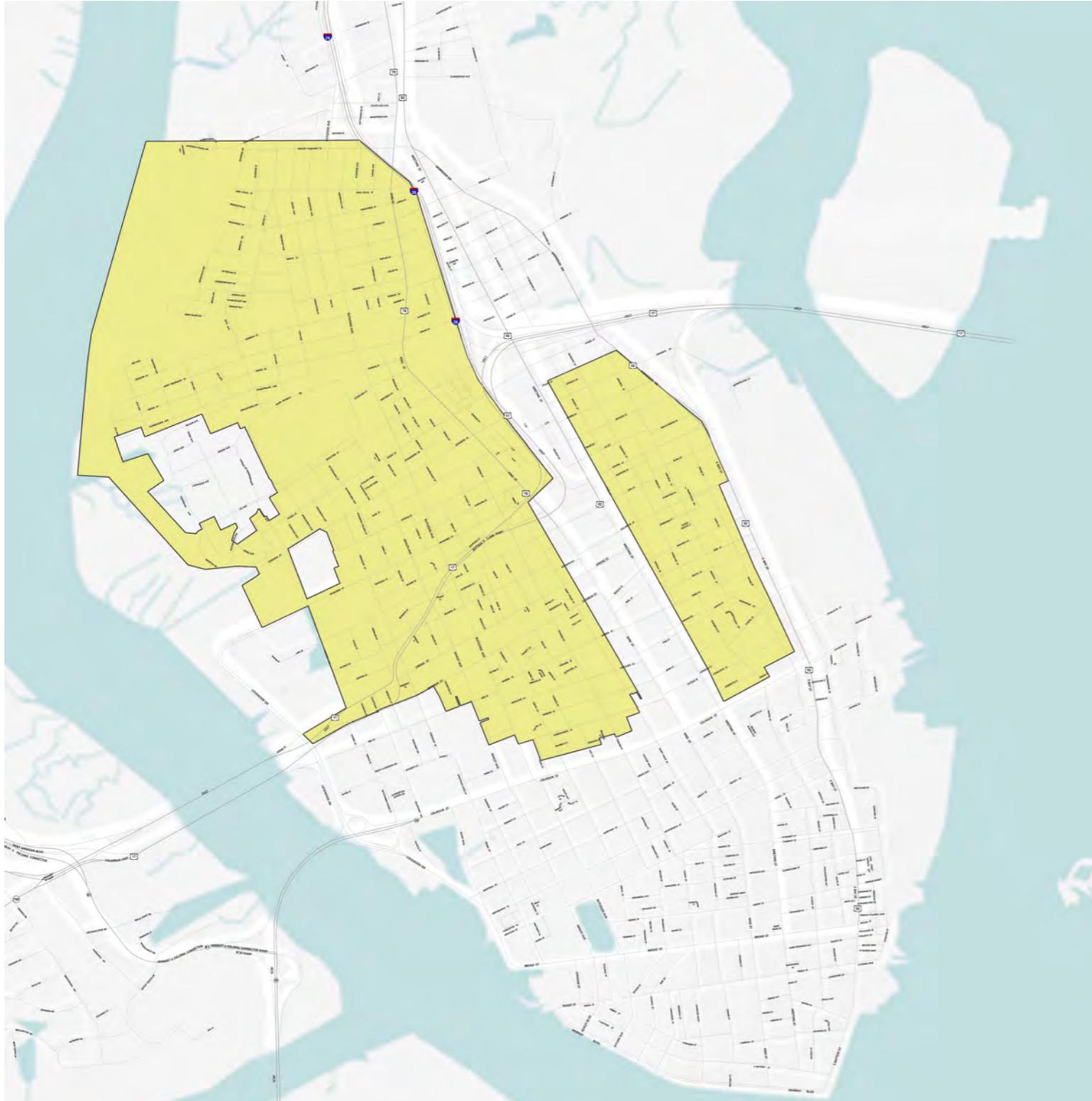


Rose Ln

2.5 Floors Max



Regs for Height District 2.5-3.5



- **On ROW's > 50ft**, the building height shall be limited to 3 stories and a maximum height of 45ft.
- **On ROW's between 35ft to 50ft**, the building height shall be limited to 3 stories max, and shall also be limited by the ROW width of the street in height with a max 1:1 ratio. Maximum building height shall not exceed 45ft.
- **On ROW's < 35ft** the building height shall be limited to 2.5 stories max.
- For multi-family buildings, BAR may permit up to 4 stories and up to 45ft max. & for PUDs based on architectural merit and context.
- New structure that requires ground floor be elevated more than 2ft as per FEMA shall be allowed the equivalent in height up to a max of 50ft.
- Commercial ground floor shall be between 12ft min. and 16ft max.

Height District 3.5

(old: 50/25; 55/30)

*East Bay, south of Market + Broad + Meeting &
Rutledge, south of Broad + Lenwood, south of Tradd
to Gibbs*

Rutledge, south of Broad



E Bay St context



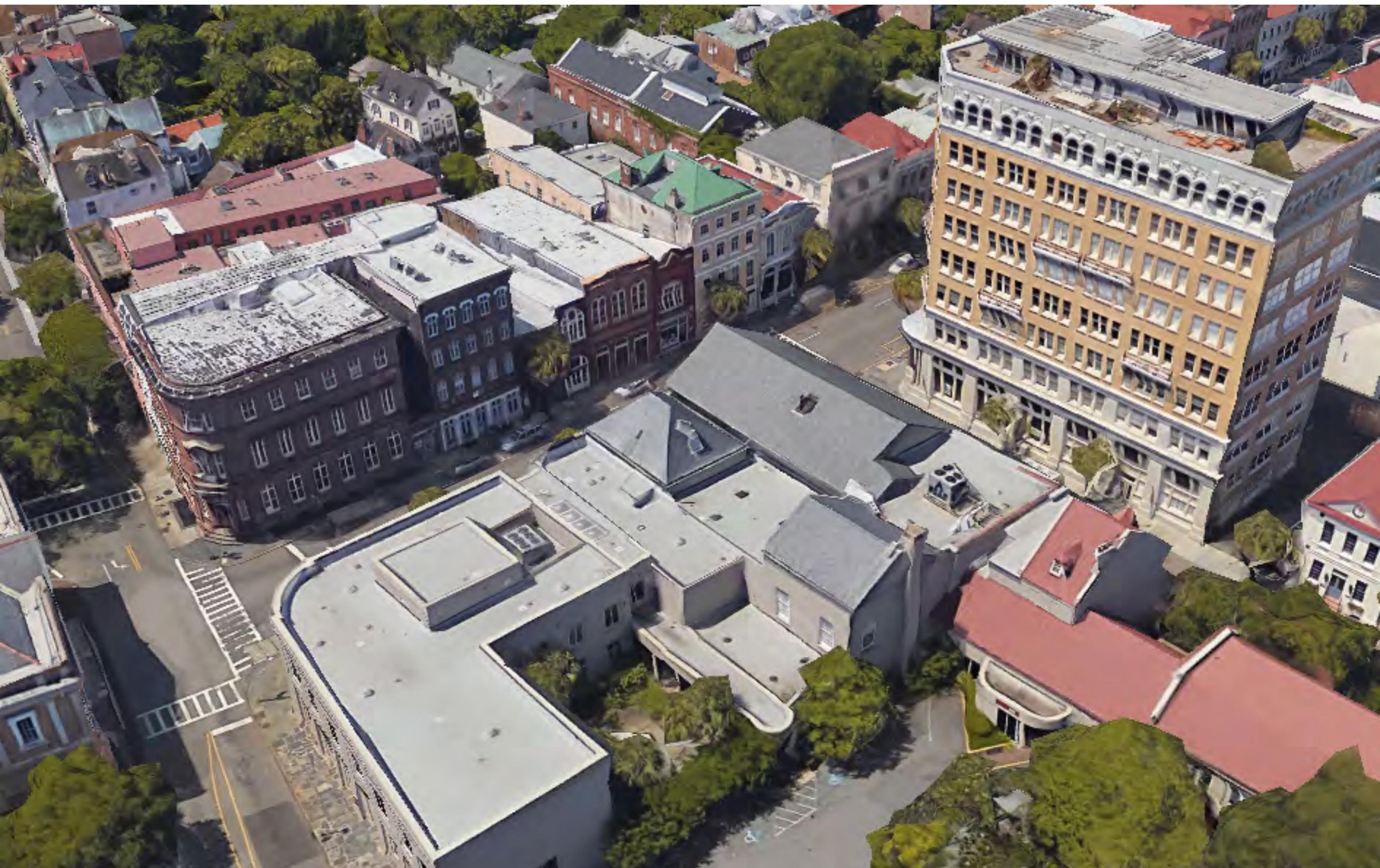
Contextual 4 stories



E Bay St context



Broad St context



Broad St

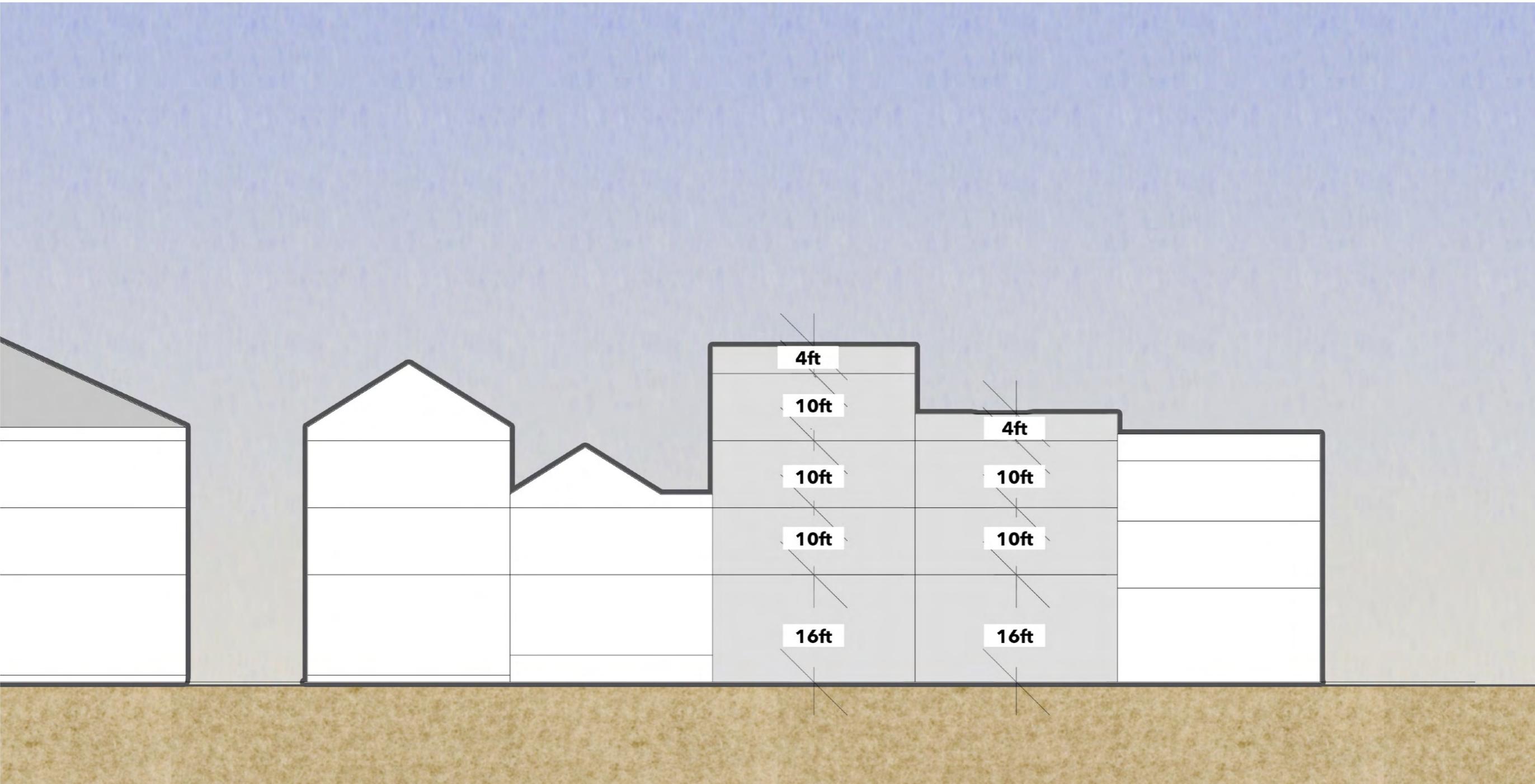


Contextual 4 stories



**Consistency
at first floor
line**

Broad Street Study



Allowances for 4 stories



Regs for Height District 3.5



- Maximum building height of 3.5 stories, up to 50ft max.
- BAR may permit an additional 1/2 story, based on architectural merit and context, up to 50ft max.

Height District 4

(old: 55/30 & 80/30)

King, north of Calhoun + west side of King on south side of Calhoun (around college) + East Bay south of Calhoun & north of Market + Meeting, south of Calhoun & north of Broad + east side of Meeting, north of Calhoun

Contextual 4 stories



Non-contextual 4-stories



Regs for Height District 4



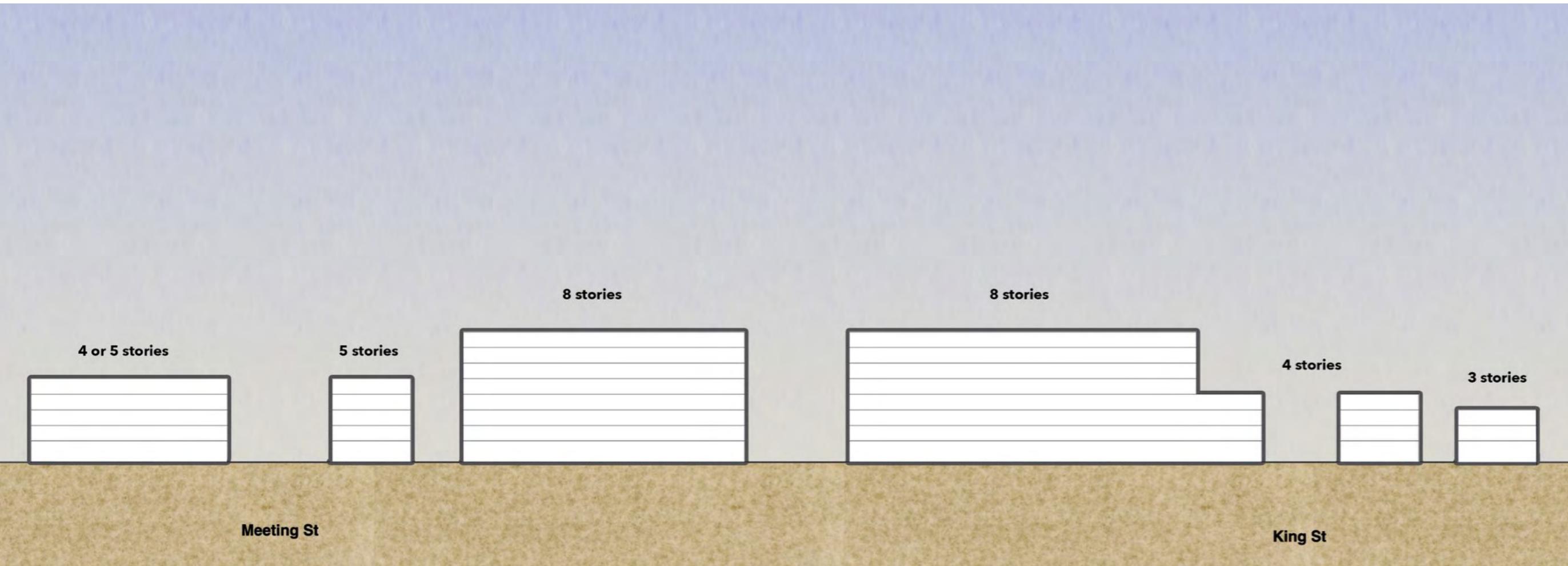
- Building Height shall not exceed 4 stories

Heights District 5

(old: 55/30)

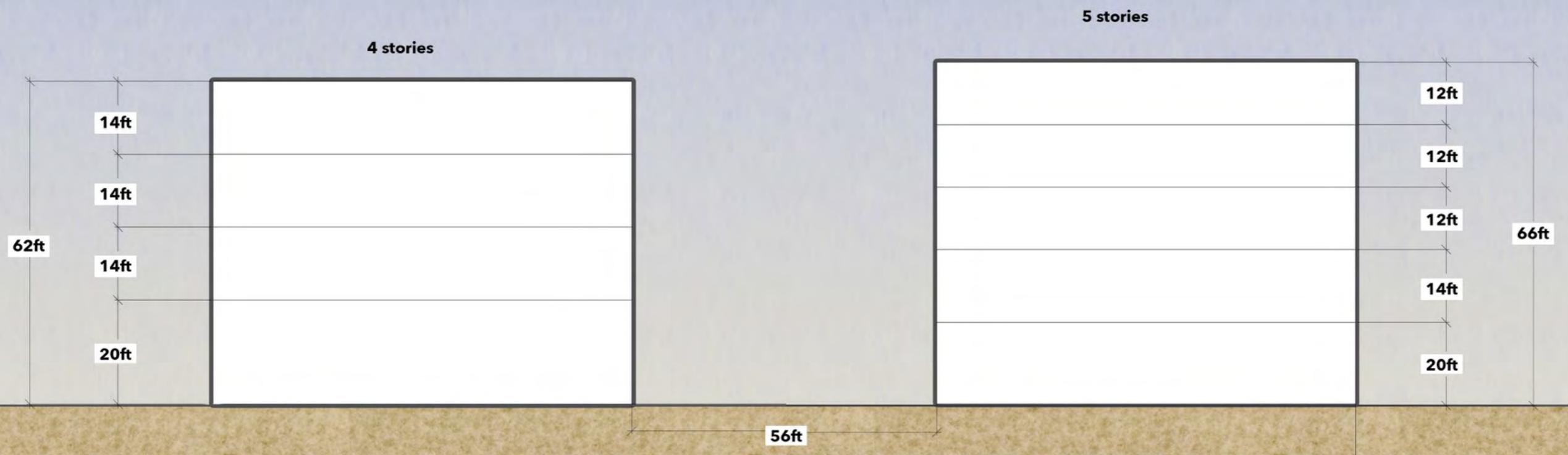
*Calhoun + East Bay from Calhoun to Line + west side
of Meeting from Calhoun to Line + north of the hwy.*

Massing Study



St. level @ 16 ft/floor
Upper floors @ 12 ft/floor

Meeting St-Alt. 2



Regs for Heights District 5



- Building height shall not exceed 5 stories.
- BAR may permit an additional 1/2 story based on architectural merit and context.
- Additional height for ornamental appurtenances may be permitted by BAR, based on architectural merit and context.
- Additional height for utilitarian appurtenances (mechanical and structural systems) shall be permitted based on the following standards:
 - They shall not exceed 9ft. in height.
 - They shall be placed to the rear or side of buildings where possible.
- Structures erected to max. height shall be abutted by sidewalks no less than 8ft in width.

Height District 6

(old: 55/30)

Between King & Meeting South of Calhoun and north of Broad + King, north of Cannon + Meeting from Line to Huger

Regs for Height District 6



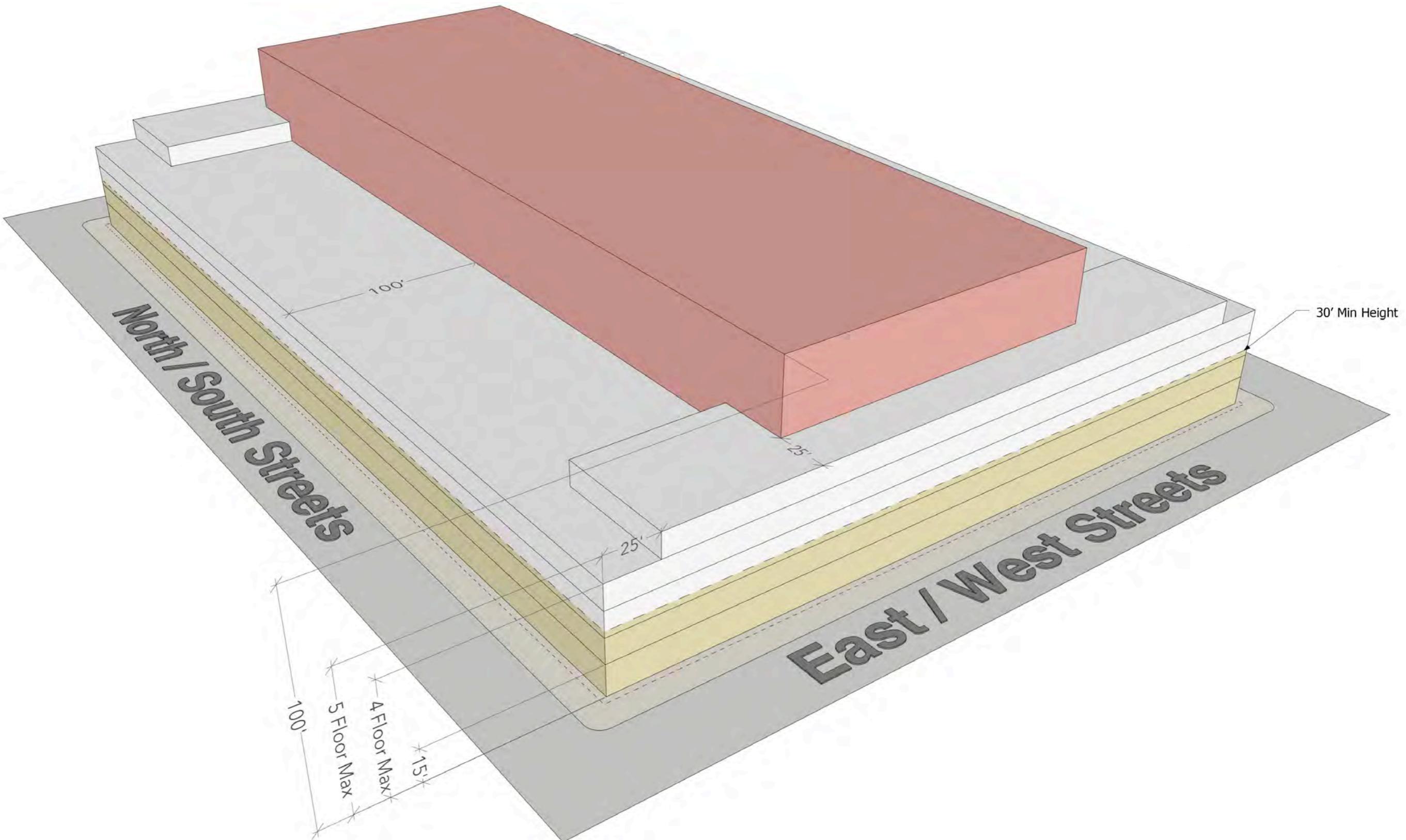
- Building Height shall not exceed 6 stories
- BAR may permit an additional 1/2 story based on architectural merit and context.
- Additional height for ornamental appurtenances may be permitted by BAR, based on architectural merit and context.
- Additional height for utilitarian appurtenances (mechanical and structural systems) shall be permitted based on the following standards:
 - They shall not exceed 9ft. in height.
 - They shall be placed to the rear or side of buildings where possible.
- Structures erected to max. height shall be abutted by sidewalks no less than 8ft in width.

Heights District 8

(old: 80/30, 100/30, 100/30urb)

Lowline, north of Calhoun up to and around Huger

Formulaic Massing



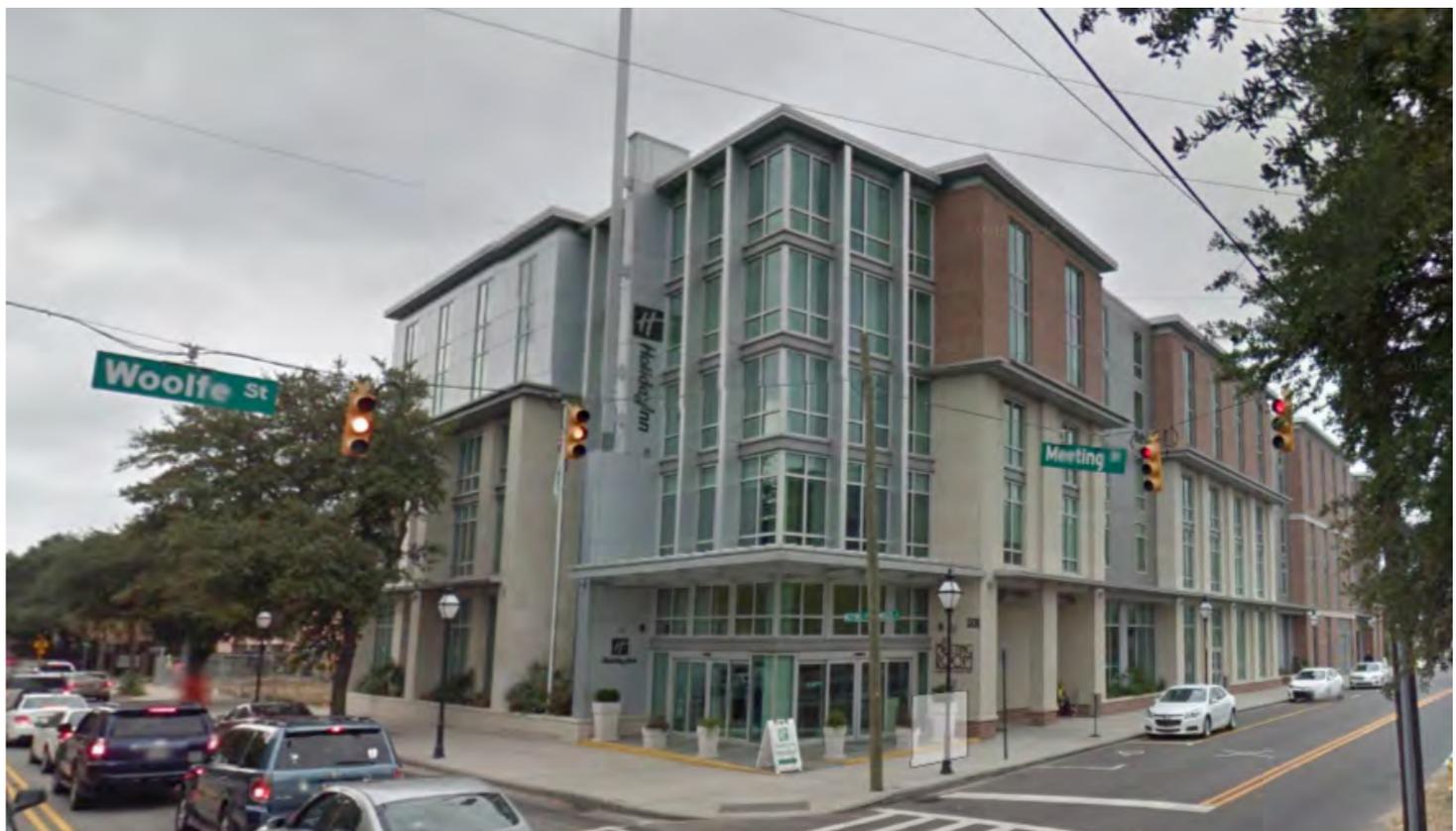
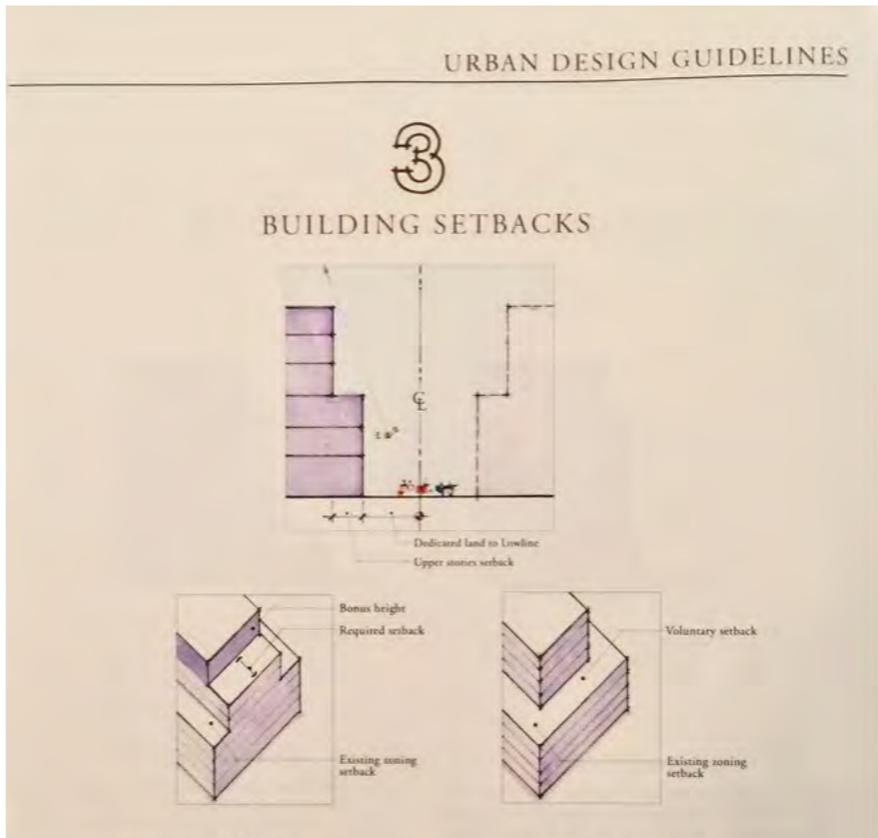
Formulaic Massing



Step back requirements



North King St



Regs for Height District 8



- Building Height shall not exceed 8 stories
- BAR may permit an additional 1/2 story based on architectural merit and context.
- Additional height for ornamental appurtenances may be permitted by BAR, based on architectural merit and context.
- Additional height for utilitarian appurtenances (mechanical and structural systems) shall be permitted based on the following standards:
 - They shall not exceed 9ft. in height.
 - They shall be placed to the rear or side of buildings where possible.
- Structures erected to max. height shall be abutted by sidewalks no less than 10ft in width.

Heights District 4-12

(old: 55/30)

Incentive Zone, north of the bridge

5 stories

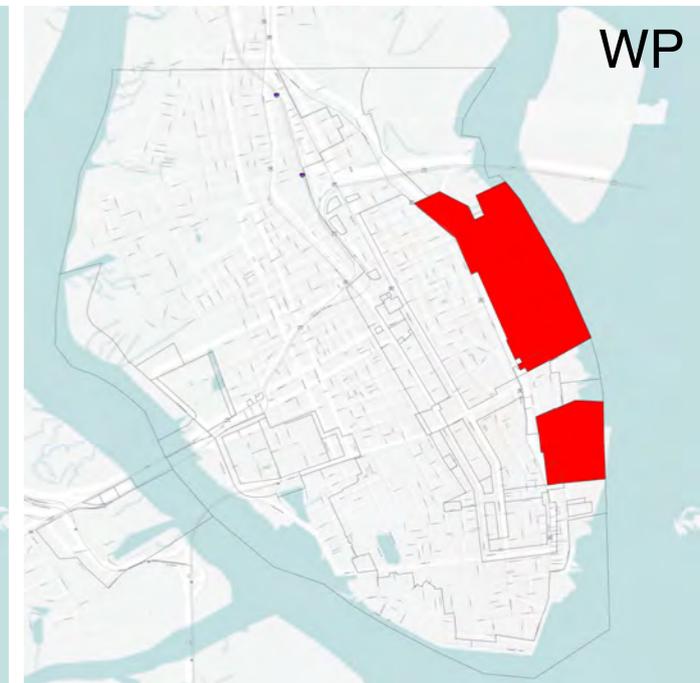
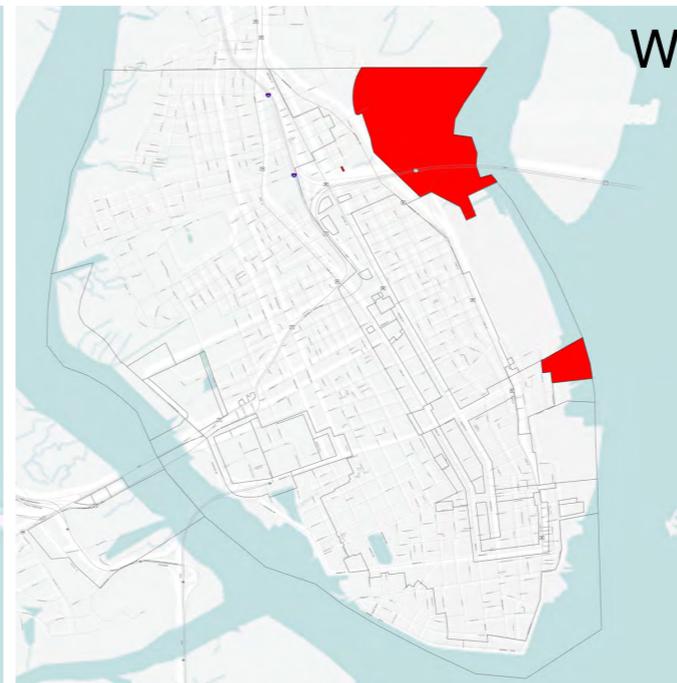
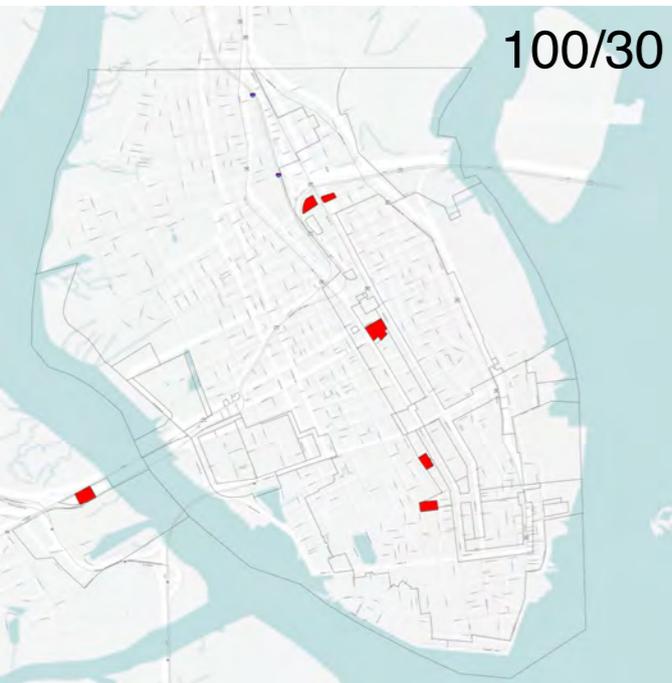


Regs for Height District 4-12

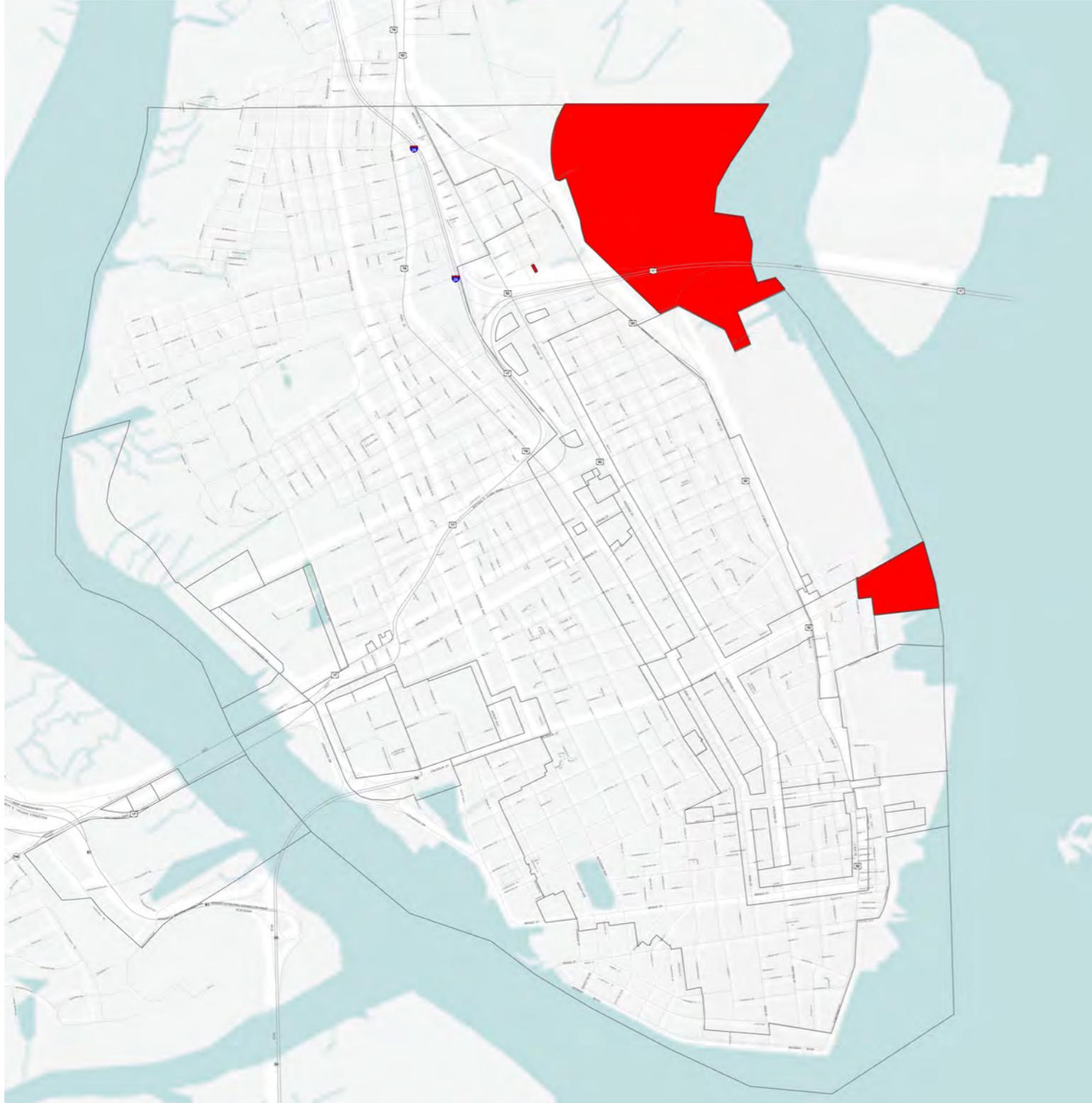


- Building Height shall not exceed 4 stories. Additional stories, up to 12 stories max. shall be permitted based on meeting specific performance standards.
- BAR may permit an additional 1/2 story based on architectural merit and context.
- Additional height for ornamental appurtenances may be permitted by BAR, based on architectural merit and context.
- Additional height for utilitarian appurtenances (mechanical and structural systems) shall be permitted based on the following standards:
 - They shall not exceed 9ft. in height.
 - They shall be placed to the rear or side of buildings where possible.
- Structures erected to max. height shall be abutted by sidewalks no less than 10ft in width.

Heights District w/ no changes

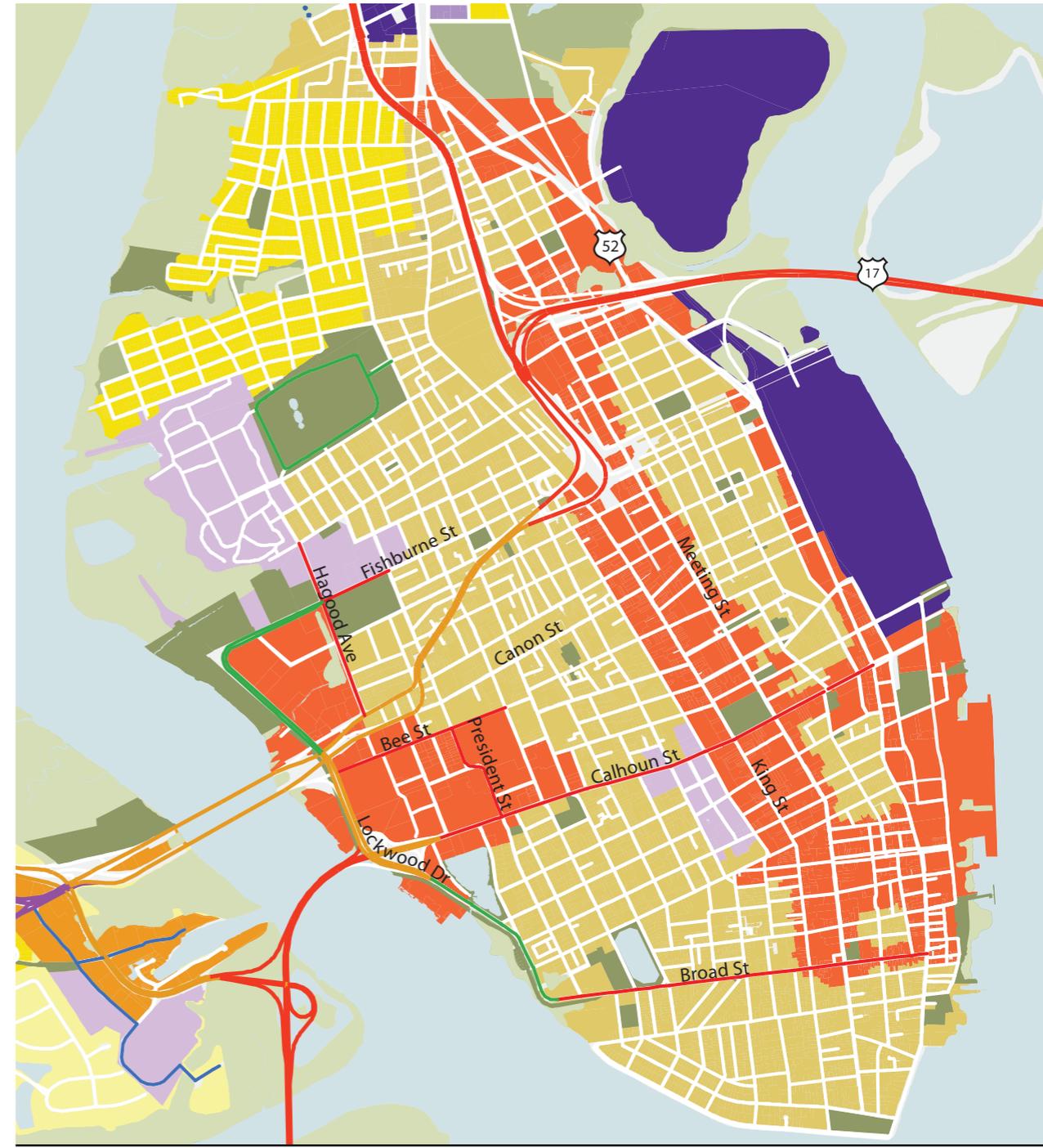
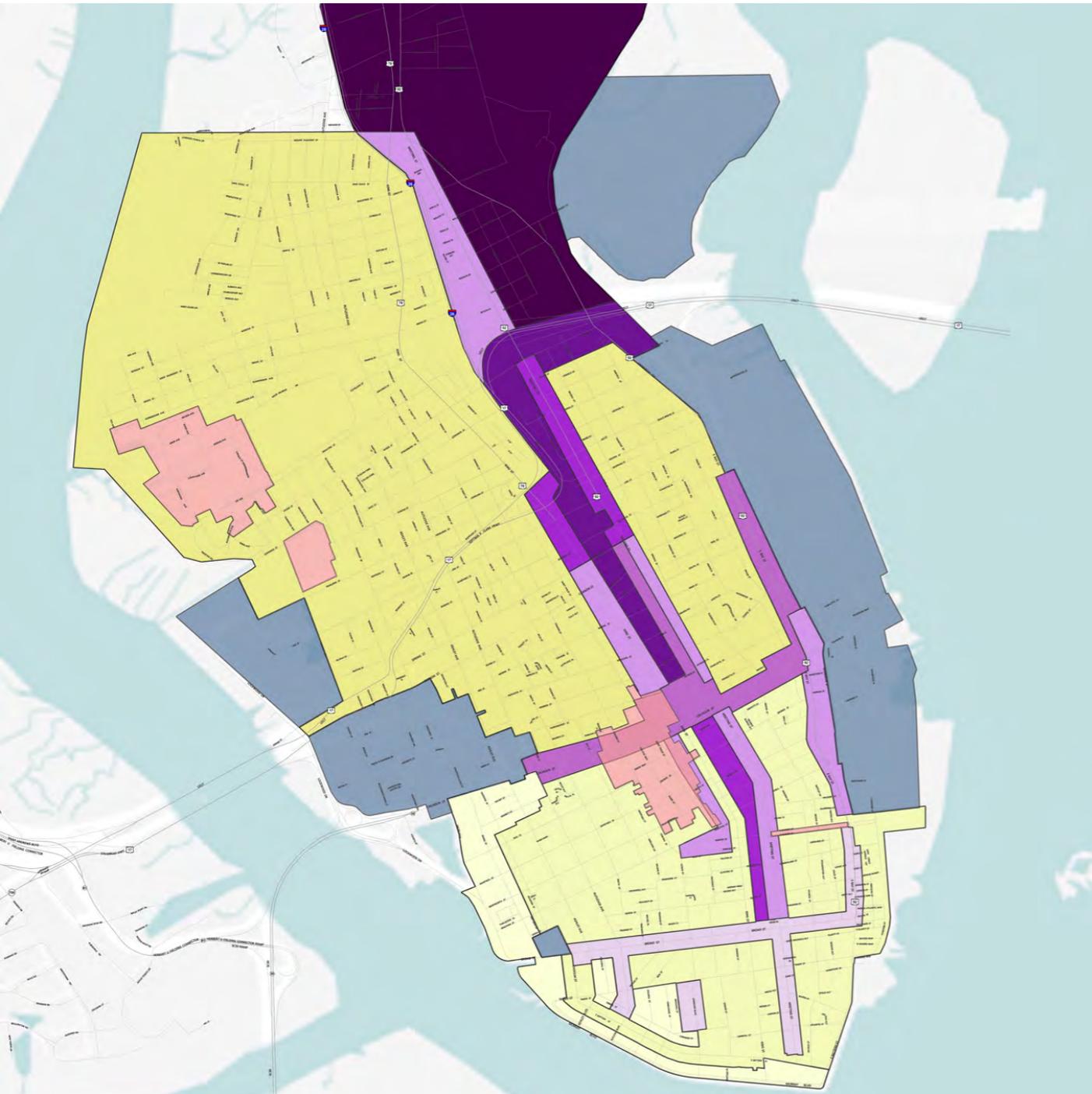


Heights District W



- No structure shall be nearer to the nearest right-of-way lines of the street on which it fronts than a distance equal to the height of the building.
- The ground coverage of all structures on a lot shall not exceed twenty-five (25) percent of the lot area; "ground coverage" being defined as the sum of the areas of the largest floors in each building.
- No structure shall be nearer to an interior property line or side street right-of-way line than a distance equal to one-half-the height of the building.

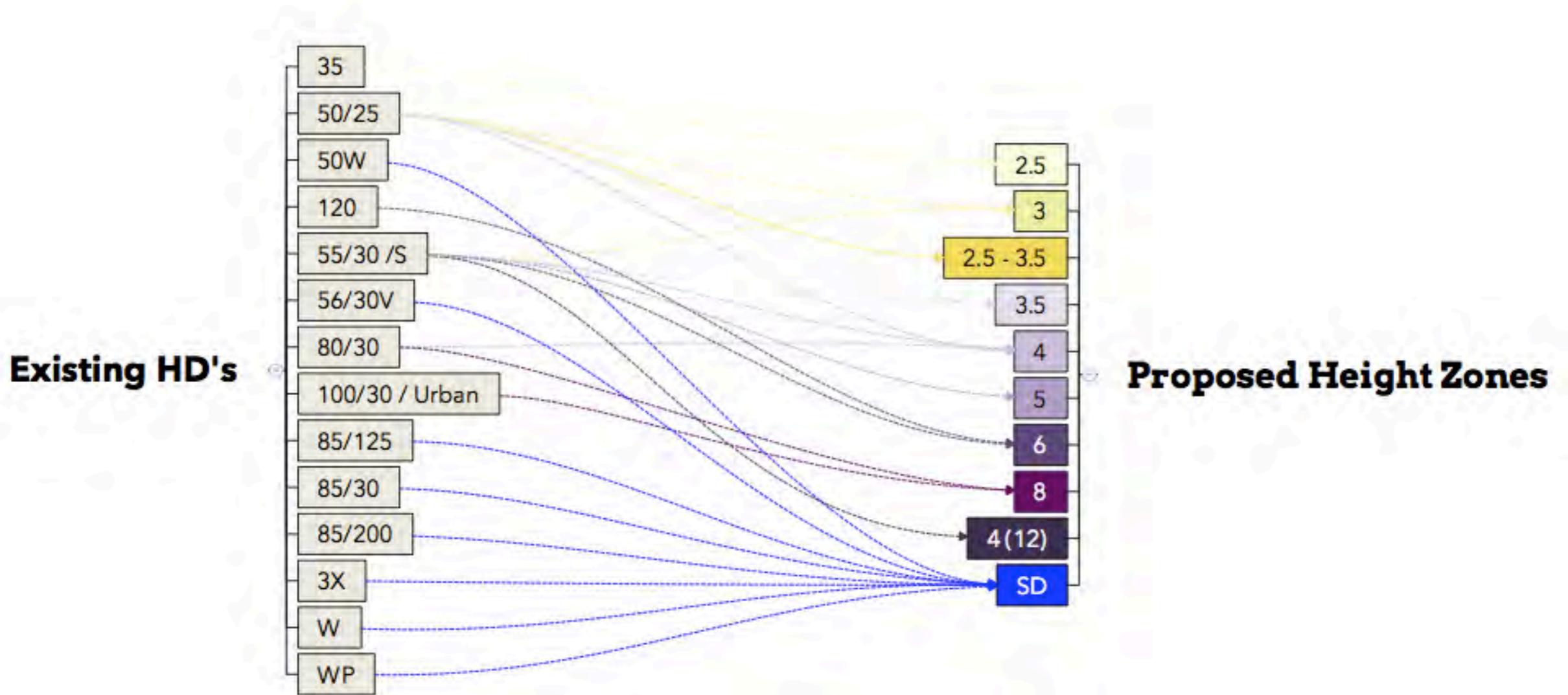
Heights & Comp. Plan



New Heights

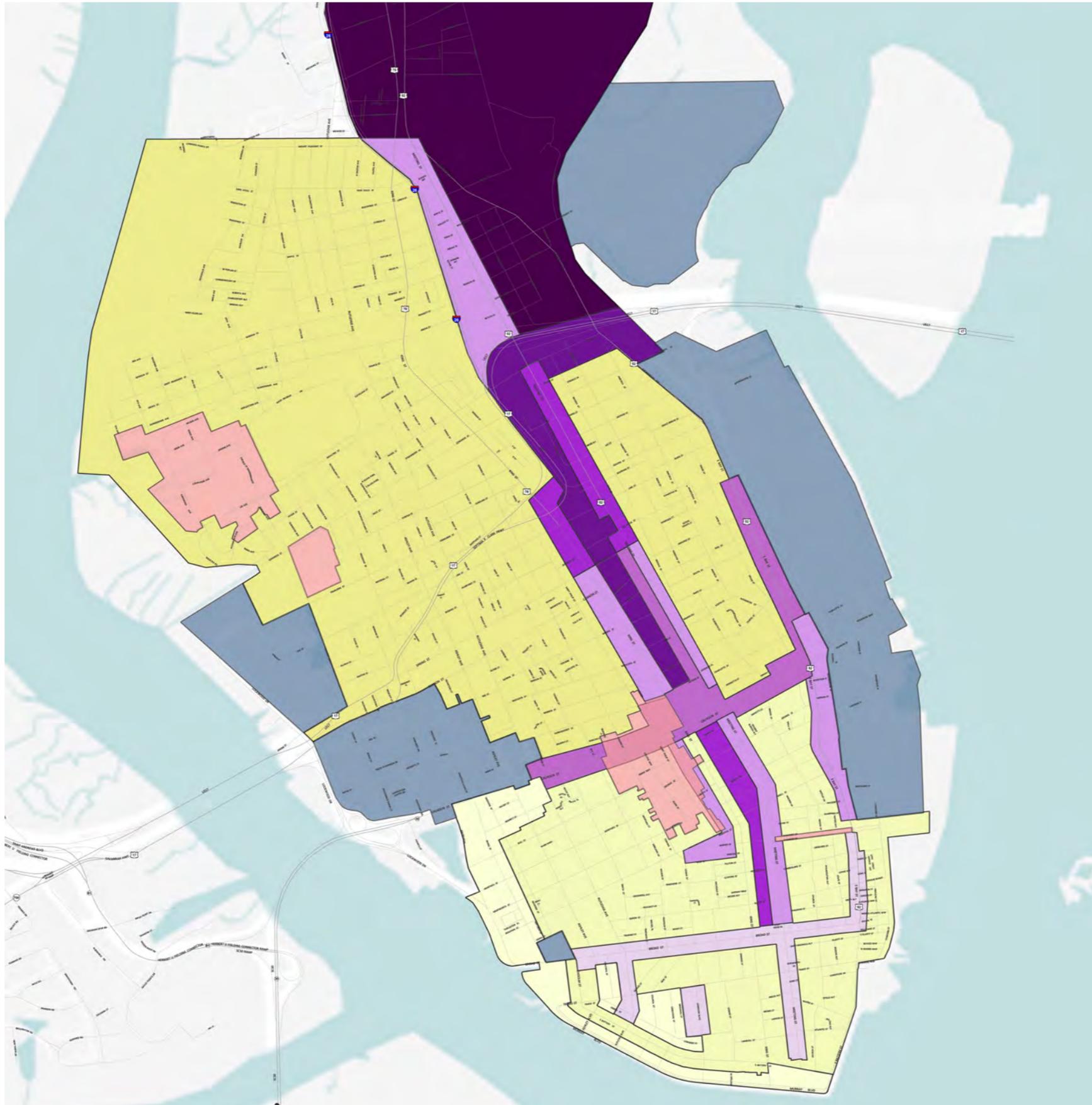
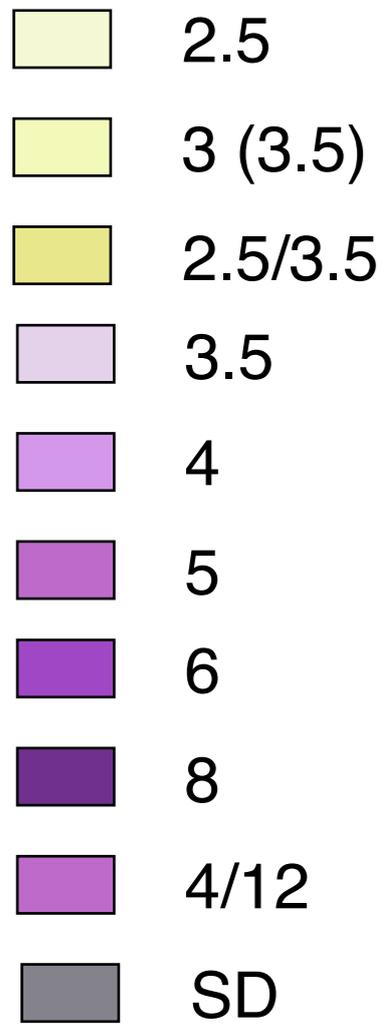
Charleston Heights Proposed Districts				
New Zoning				Old HD's
Height in Story (Max)	Min / Max Height (ft)	Max Attainable Height	Min Permitted Height	
2.5	Res: 10ft / 12ft	35ft	N/A	35
3 (3.5)	Res: 10ft / 12ft	45ft (14, 12, 12, 7)	32ft (12, 10, 10)	50/25, 55/30
	Com: 12ft / 14ft			
2.5/3.5	Res: 10ft / 12ft	50ft (14, 12, 12, 12)	44ft (14, 10, 10, 10)	50/25
	Com: 12ft / 14ft			
3.5	Res: 10ft / 12ft	56ft (20, 14, 12, 10*)	40ft (16, 10, 10, 4)	50/25, 55/30
	Off: 10ft / 14ft			
	Com: 16ft / 20ft			
4	Res: 10ft / 12ft	62ft (20, 14, 14, 14)	50ft (16, 10, 10, 10, 4)	50/25, 55/30, 80/30
	Off: 12ft / 14ft			
	Com: 16ft / 20ft			
5	Res: 10ft / 12ft	76ft (20, 14, 14, 14, 14)	56ft (16, 10, 10, 10, 10)	55/30
	Off: 12ft / 14ft			
	Com: 16ft / 20ft			
6	Res: 10ft / 12ft	90ft (20, 14 x5)	66ft (16, 10 x5)	55/30
	Off: 12ft / 14ft			
	Com: 16ft / 20ft			
8	Res: 10ft / 12ft	118ft (20, 14 x7)	86ft (16, 10 x7)	80/30, 100/30, 100/30 urban,
	Off: 12ft / 14ft			
	Com: 16ft / 20ft			
4/12	Res: 10ft / 12ft	174ft (20, 14 x11)	126ft (16, 10 x11)	55/30
	Off: 12ft / 14ft			
	Com: 16ft / 20ft			

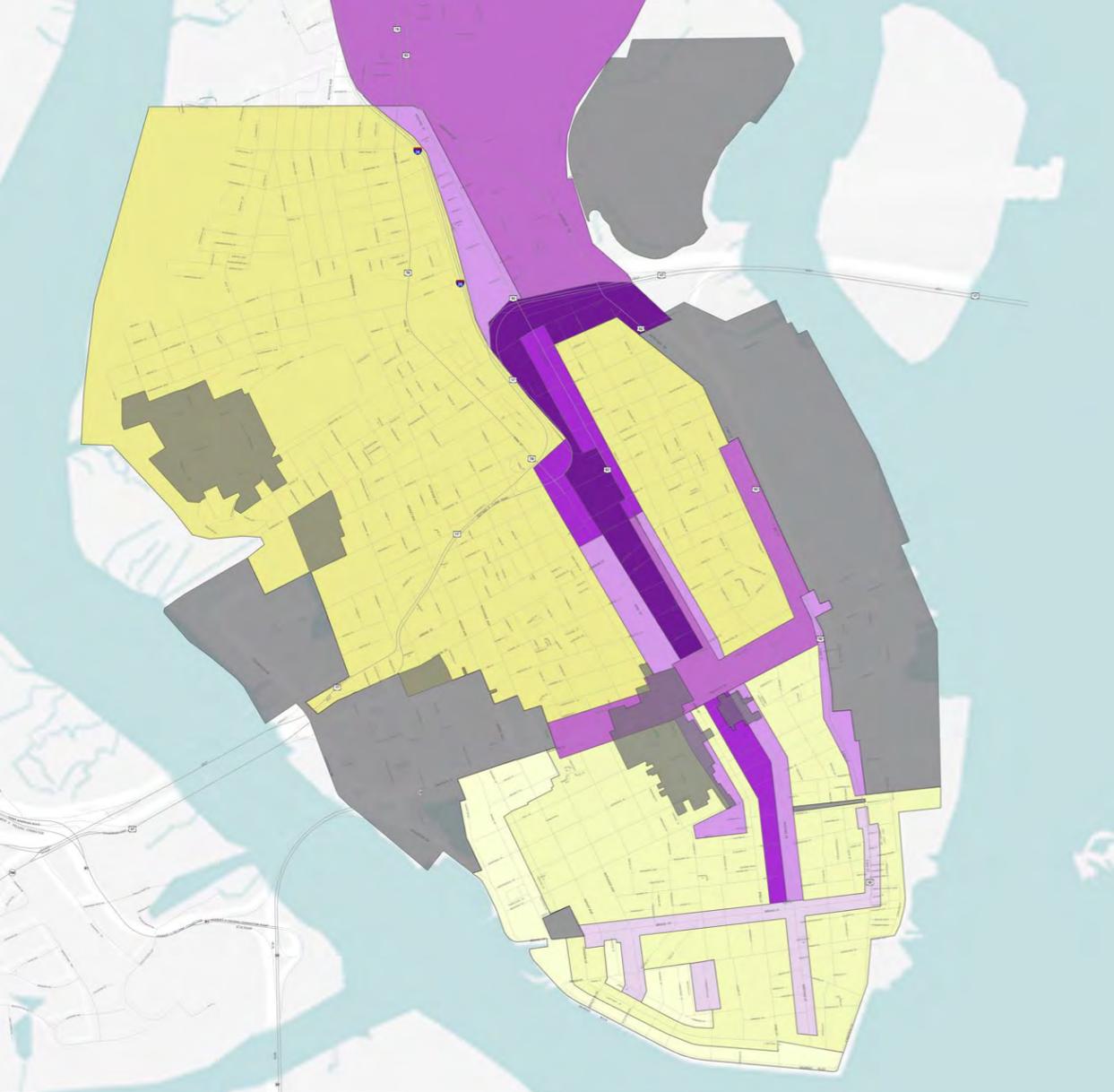
Heights Translated



Proposed Height Districts

Zone Stories





The BAR Process & Height Districts in Historic Charleston

Courier Square by RAMSA



Public Presentation

February 9, 2017

by Marina Khoury

DPZ Partners