



DESIGN

& REGULATIONS MANUAL



Section One: Architectural Design Standards.....	3
1.1 Applicability.....	3
1.2 Site Design	3
1.3 Architectural Theme	3
1.4 Architectural Interest.....	4
1.5 Building Design.....	5
1.6 Site Elements.....	6
Section Two: Open Space.....	8
2.1 Intent and Exemptions.....	8
2.2 Open Space Typologies	8
2.3 Areas Not Included in Open Space Calculations.....	9
2.4 Residential Standards for Open Space.....	10
2.5 Employment Campus Zoning District Standards for Open Space	11
2.6 Open Space Prohibitions	12
2.7 Ownership, Management, and Maintenance	12
Section Three: Private Roads	13
3.1 Road System Design Standards.....	13
3.2 Pedestrian Facilities Out of the Right of Way.....	14
3.3 On-Street Parking.....	14
3.4 Tree Planting Along Roadways	15
3.5 Design and Improvement Standards for Pedestrian Facilities in the Right of Way.....	16
Section Four: Additional Standards for Development	18

4.1	Visibility Triangle	18
4.2	Sanitation Service	18
	Section Five: Subdivision and Land Development Procedures	19
5.1	Subdivision.....	19
5.2	Land Development.....	19
	Section Six: Subdivision and Land Development Documentation.....	20
6.1	Concept Plan	20
6.2	Sketch Plan.....	20
6.3	Preliminary Plat.....	21
6.4	Final Plat	24
6.5	Site Plan for Land Development.....	26
	Section Seven: Central Creek District Design Standards.....	30
	Section Eight: Red Bank District Design Standards	81
	Section Nine: Townhome Design Standards	99
	Section Ten: Multifamily Design Standards	121

Section One: Architectural Design Standards

1.1 Applicability

(A) Applicability. The following standards shall comply within the Village Node, General Commercial, and Employment Campus zoning districts. Where district or use specific Design Standards are in place, those standards shall apply.

1.2 Site Design

- (A)** Site considerations. The siting of the building and its accessory elements shall be carefully planned from both a placement and an architectural perspective.
- (B)** Site improvements shall integrate the architectural forms and the open spaces around them so to enhance the quality of the environment.
- (C)** Where it is reasonably practical, proposed site improvements (including all structures, features and amenities) shall not impede scenic views and special vistas.
- (D)** Areas whose physical site conditions make them unsuitable for development shall be set aside as conservation areas or as open space.
- (E)** Projects that contain other attributes that improve the functional and visual enjoyment of the properties of the city are strongly encouraged.
- (F)** Wooded sites shall be developed with careful consideration for the site's natural characteristics.
- (G)** When portions of the woods must be developed, wooded perimeters or the most desirable natural site features shall be protected to retain the visual character of the site.
- (H)** Isolated pockets of existing trees shall be protected and used to enhance the site's visual impact.

1.3 Architectural Theme

- (A)** Proposed structures shall contribute to the image of the city as a unique place of visual character, integrity and quality;
- (B)** New developments shall incorporate the existing natural setting into their overall design concept;
- (C)** In a schematic design, adjacent structures, site design and site densities of the adjacent areas should be incorporated in the design process. If adjacent buildings are of different architectural styles, scales, height, spacing, bulk, proportion,

detail, material and color, site and building compatibility of the proposed development may be achieved through materials, plant variations, screens and sight breaks; and

- (D)** The architectural design, color and materials of a proposed structure shall create variation and interest in the built environment by using a mix of building materials, colors and architectural features.

1.4 Architectural Interest

- (A)** Care shall be given to incorporate a mix of quality design elements and materials which will provide architectural interest to the structure and any accessory structures.
- (B)** Building facades shall incorporate facade variations a minimum of every 30 feet, or for buildings larger than 20,000 square feet, a minimum of every 50 feet, incorporating such architectural features as:
 - (1)** Storefront bays; wall offsets; columns; pilasters;
 - (2)** Changes in materials, colors;
 - (3)** Changes in roofline;
 - (4)** Changes in plane no less than 12 inches in width and four inches in depth or an equivalent element that subdivides the facade;
 - (5)** Recessed windows that are distinguished from the shaft of the building through the use of arches, pediments, mullions and other treatments are encouraged; and
 - (6)** Enhanced shadow lines around openings by recessing window frames two inches minimum from face of building.
- (C)** Roll-up bay/garage doors must contribute to building character and design by using one of the following elements:
 - (1)** Public art;
 - (2)** Transparent glass windows;
 - (3)** Decorative wood paneling.
- (D)** Architectural details that enrich the building's character such as brick molding, quoins, corbels, racking, band courses, soldier bricks, water table, and the like shall be incorporated in the design of the building facade.
- (E)** Colors shall be harmonious, and only compatible accents shall be used. Color combinations of paints or stains shall be complimentary to the proposed structure(s), or provide an improved palette than any existing structure(s) and the

adjacent environment. Color and texture for architectural finishes shall be selected to provide visual unity. Unpainted, bright metal, reflective, bright or garish colors, or garish contrasting surfaces are prohibited.

1.5 Building Design

- (A) Scale and proportion. The height, width and general proportions of a building shall conform with or be better than other buildings in the area. The scale and massing of a structure shall be a primary consideration. The scale of the project shall not overwhelm any adjacent buildings. All features and details shall be in proportion with the buildings.
- (B) Building walls shall be subdivided and proportioned using a variety of architectural features to prevent long monotonous façade walls.
- (C) The building design shall incorporate a definite base, body and cap along the facade.
- (D) Rear elevations of buildings that are exposed to parking lots and provide an alternate “front-door” should be aesthetically similar to the primary elevation. All sides of the building should exhibit design continuity.
- (E) Continuous foundation walls are required on all structure(s), preferably of stone-faced, exposed aggregate concrete, vinyl, stucco or brick.
- (F) Building materials suggest the quality of the environment and promotes a comfortable feeling. Inexpensive building materials create a temporary feeling to the city’s inhabitants. Building materials selected should be durable, attractive, low-maintenance and have natural color. A defined palette of materials will unify the streetscape and encourage the perception of performance.
- (G) Building additions shall be designed to reflect existing buildings in scale, materials, window treatment and color. A change in scale may require a transitional design element between the addition and the existing building.
- (H) **The following materials are recommended:**
 - (1) Natural materials: wood, brick, terra cotta, stone (cast or cut);
 - (2) Decorative concrete block (CMU), textured with integral color;
 - (3) Stucco (cement plaster); decorative;
 - (4) Fiber cement siding; and
 - (5) Exterior insulation and finishing system (EIFS) when used above storefront height.

(I) The following materials are prohibited:

- (1)** Vinyl, metal, or aluminum siding;
- (2)** Exposed concrete masonry units;
- (3)** Reflective materials that cause glare;
- (4)** Materials that artificially simulate natural materials;
- (5)** Diagonal siding; and
- (6)** Exaggerated swirled stucco.

(J) Typically, franchise architecture is generic design for buildings used in multiple locations without consideration for a specific site or climate. It is the intent of these guidelines to create buildings that are sensitive to the community and its environment. While franchise merchants are not discouraged, prototypical design must be carefully modified to represent the character of the community.

(K) Rooftop mounted mechanical equipment must be screened from view at all sides in a manner that is architecturally compatible with the building. Mechanical equipment on the ground shall be screened with a fence or plant materials or housed in a structure that is in harmony with the surroundings. Utility meters shall be screened from public view.

(L) The use of security bars, roll down grilles, and other such security features establishes a negative environment and will be reviewed on a case-by-case basis and alternate options may be required. When allowed, they must not be visible during opening hours.

1.6 Site Elements

(A) Fences and walls shall be minimized along public streets and shall be designed to be compatible with the surrounding landscape and architectural concept. Any fencing located forward of the building front must be decorative and constructed of vinyl, iron, stone, or masonry products.

(B) Service/storage areas shall be oriented away from public right-of-way and screened, when practical.

(C) Outdoor storage and/or display of equipment and material is strongly discouraged, except on a temporary basis. This section shall not apply to businesses that have a majority of their merchandise stored and displayed in the open environment (examples include, but are not limited to, automobiles, lumber, truck/car rentals); however, for those

businesses where there is approved outdoor display, the site shall be planned appropriately in terms of visibility and placement of entrances, parking, and screening.

- (D)** Parked vehicles used as storage for any purpose shall not be permitted for commercial and light industrial uses.
- (E)** Refuse areas shall not be the visual focal point of a parking area and shall not be located within the front yard setback or street frontages of corner lots. All exterior trash receptacles shall be sufficient in size to accommodate the trash generated. All trash containers shall be screened from view on all four sides and shall remain closed except when in use. The screening materials shall be architecturally compatible with its corresponding building. Refuse areas shall be landscaped and, if necessary, screened appropriately. Trash areas shall be located for convenience of trash collection and away from major streets.
- (F)** Loading areas shall be clear from pedestrian and vehicular traffic.

Section Two: Open Space

2.1 Intent and Exemptions

(A) Intent. Open space set-asides serve numerous purposes, including preserving natural resources, ensuring resident access to open areas and active recreation, reducing the heat island effect of developed areas, providing civic and meeting spaces, enhancing storm water management, and providing other public health benefits. These areas shall be delineated on the required site plan or final plat.

(B) Exemptions. The following are exempt from open space requirements.

- (1)** Projects located in the following zoning districts: Village Node, General Commercial, Light Industrial, Heavy Industrial.
- (2)** Properties with historic landmark designations.
- (3)** Residential developments of five or less units or lots.

2.2 Open Space Typologies

(A) Recreational Open Space. Open space may include active or passive recreation such as outdoor swimming pools, playgrounds, sport courts, dog parks, community gardens, parks, pavilions, courtyards, seating areas, outdoor dining areas, plazas or upper-level facilities such as shared or common balconies, rooftop decks, or rooftop gardens.

(B) Natural Open Space. Up to 50 percent of the required open space may include naturally-occurring resources such as open water, streams, riparian areas, wetlands, forested areas, tree canopy preservation areas, aquatic buffers/floodplains and designated steep slope areas. In order to qualify, natural open space areas must also provide pedestrian access on a path that must meet the following:

- (1)** In addition to the path, at least two other amenities must be provided such as one seating/bench per 50 feet of path, two picnic tables per 100 feet of path, viewing platforms, or other amenities as approved by the Zoning Administrator;
- (2)** The average slope of the path shall be less than 15 percent;
- (3)** At least 20 percent of the path provided is incorporated within the naturally-occurring resource;

(4) Paths must measure at least 80 percent of the longest distance (length or width) of the open space or 500 feet, whichever is less.

(C) Public Amenities. Land set aside for public use including greenways, sidewalks, streetscape and hardscape areas that allow for public gathering such as sidewalk cafe areas, areas containing public art, and similar urban amenities that measure at least 14 feet wide may be counted in their entirety.

(D) Stormwater Control Measures. Above ground land used for stormwater management (provided such land is not separately fenced) that is developed using stormwater green infrastructure design methods and integrated into the pedestrian experience (e.g. rain gardens, bioswales, green roofs or similar features).

2.3 Areas Not Included in Open Space Calculations

(A) Stormwater Control Areas. Dry and wet detention basins, constructed wetlands, or similar structures that have no pedestrian access.

(1) Paths must completely encircle stormwater control areas and connect to the development's internal pedestrian circulation system in at least two places.

(2) In addition to the pedestrian access, at least one other amenity must be provided such as one seating/bench per 50 feet of path, two picnic tables per 100 feet of path, viewing platforms, or other amenities as approved by the Zoning Administrator.

(B) Property Line Buffers.

(C) Tree Corridor Areas.

(D) Required Setbacks.

(E) General Landscaping Requirements. The Board of Zoning Appeals shall have the following powers and duties under this Ordinance.

2.4 Residential Standards for Open Space

(A) Quantity. The amount of required open space shall be based on the total parcel area, except that for subdivisions road rights-of-way shall be subtracted.

DEVELOPMENT TYPE	PERCENT OPEN SPACE	
	Less than 1 acre	1 acre or more
Subdivisions (6+ lots)	15%*	
Multifamily Residential	10%	15%

***See permitted reductions below.**

(B) Minimum Dimension. The minimum dimension of any open space shall measure at least 10 feet in all directions, except that rooftop or balcony open spaces shall have a minimum dimension of seven (7) feet in all directions.

(C) Minimum Area. The minimum size of individual areas designated as open spaces shall not be less than 400 square feet.

(D) Subdivisions. In residential subdivisions, open spaces shall have at least one side along street frontage that measures an average of at least 40 feet wide for a minimum depth of 20 feet. As an alternative, a path or trail measuring a minimum of 12 feet in width may be used to connect the street frontage to a designated open space. In this alternative of a path to open space, the required open space is increased to 120 percent of the required open space and must provide pedestrian access that shall be identified and recorded as such on the subdivision plat.

(E) Cohesion. At least 40 percent of the required open space must be located in one contiguous area and shall be centrally located within the development.

(1) Open space should adjoin any neighboring areas of open space, tree preservation areas, or other protected areas and non-protected natural areas;

(2) Natural open space shall not be included for more than 50 percent of cohesive open space.

(E) Permitted Reductions of Required Open Space. As an incentive for design alternatives providing other public benefits, the open space requirements may be reduced by five (5) percent when meeting all of the following design elements:

(a) Cohesion. At least 70 percent of the required open space is contiguous.

(b) Slope. All required open space shall have an average slope of less than 15 percent with at least 50 percent of the open space maintaining an average slope that is five percent or less.

- (c) **Shape.** The shape of the open space shall be rectangular with the longest dimension less than 160 percent of the shortest dimension, unless the average width is greater than 40 feet.
- (d) **Seating.** Seating shall be provided for the open space. For every 250 square feet of required open space, one linear foot of seating shall be provided. Seating shall provide a mix of seating types, such as conventional seating with armrests and backs as well as informal seating (i.e. steps, edges of raised planters, boulders, etc.).

2.5 Employment Campus Zoning District Standards for Open Space

(A) Applicability. A minimum of 15 percent of the project area shall provide open space.

(B) Site Elements. Formally planned and regularly maintained open areas that provide passive recreation opportunities, including arranged plantings, gardens, community gardens, green roofs, gazebos, and similar structures shall be integrated. Formal plantings and gardens shall have at least one direct access to a building or to a street, bikeway, or walkway accessible to the development's occupants and users. In review, Staff shall give consideration to the needs for open space in conjunction with the programmed space.

(1) Courtyard. A proposed courtyard shall be a park space on which proposed residential lots front and are oriented toward.

(a) The courtyard shall include walkways that meet or exceed standards for local roads.

(b) The courtyard shall be at least 25 feet wide.

(2) Plaza. A proposed plaza shall be a park space on which proposed commercial storefronts or office units front and are oriented toward. The plaza shall typically include street furniture and articulated public spaces, including but not limited to some combination of benches, water features, gazebos, stages, planter boxes, and galleries.

(a) The plaza shall be at least 40 feet wide and no larger than one-half (½) acre in size.

(b) Plazas shall be designed to prevent regular vehicle traffic but shall accommodate aerial fire trucks.

(c) A plaza shall have at least one (1) direct access to a principal building, or to a street, bikeway, or walkway accessible to the public or the development's occupants and users.

2.6 Open Space Prohibitions

(A) In no case shall open space contain any of the following:

- (1) Streets, driveways, or parking areas
- (2) Above-ground utility cabinets larger than two square feet
- (3) Fenced stormwater ponds
- (4) Structures, other than recreation community facilities such as outdoor pools, playgrounds, and open air gazebos and pavilions
- (5) Hazardous or toxic waste or materials as defined by state or federal regulations (except if covered by a City-approved mitigation plan)
- (6) Natural gas transmission line rights-of-way
- (7) Interior parking lot planting islands

2.7 Ownership, Management, and Maintenance

(A) **Deed Restrictions, Covenants, or Other Legal Instruments.** All open space set-aside areas shall include deed restrictions, covenants, or other legal instruments that ensure continued use of the land for its intended open space purposes, in perpetuity, and provide for the continued and effective management, operation, and maintenance of the land and facilities.

(B) **Management and Maintenance.** Responsibility for managing and maintaining open space set-asides rests with the owner of the land of the open space set-asides. Failure to maintain open space set-asides in accordance with this Section and the development approval or permit shall be a violation.

Section Three: Private Roads

3.1 Road System Design Standards

- (A)** Proposed roads shall be part of a circulation plan within the proposed development and coordinated with the existing road system of the surrounding area.
- (B)** Proposed roads shall be integrated into the existing system and, where possible, provide for the continuation of the road system into adjacent undeveloped high lands for future development. Such continuations, called road stubs, shall be dedicated as transportation rights-of-way and/or easements that allow for use by the traveling public and utilities for future development of the adjacent land. Road stubs shall be constructed to the same specifications as those for bulk of the road system within the proposed land development.
- (C)** The City of Goose Creek accepts no roads for public maintenance. Meeting or achieving land development standards for roads in Goose Creek implies no acceptance of such roads for public maintenance. The developer seeking to dedicate roads to a public entity shall meet or exceed road standards required by that entity, which may differ from or conflict with Goose Creek standards.
- (D)** Proposed roads shall be designed to serve all users, including truckers, automobile drivers, bicyclists, pedestrians, and wheelchair operators. Where possible conflicts may emerge, the road shall be designed for context and proposed use. For example, road design in industrial areas shall promote truck access, whereas road design in neighborhoods shall promote pedestrian access and safety.
- (E)** Roads shall be located so as to minimize loss of natural resources, including trees and wetlands.
- (F)** Proposed road location and design shall account for soils, floodplains, and other natural conditions and adjust accordingly to ensure the longevity and durability of the road.
- (G)** All roads shall be designed above the 25-year storm event requirements.
- (H)** Roads shall be constructed to accommodate the type and weight of vehicles routinely expected within the proposed development once it is occupied by permanent users.
 - (1)** Roads in wholesale commercial and industrial areas shall be constructed to accommodate heavy-truck traffic generated by the proposed development.

- (2)** Roads in neighborhood commercial, office, institutional, and residential areas shall be constructed to accommodate private automobile traffic generated by the proposed development.
- (3)** Alleys serving as secondary access to residences shall accommodate minimal local private automobile traffic and may therefore be constructed with a permeable surface, such as gravel, coquina, or other material that minimizes dust and erosion of the road base.
- (4)** All roads except alleys shall be constructed with a hard surface, except where the Developer can demonstrate specific benefits to the City of Goose Creek from the construction of permeable surfaces.

(I) Any design standard not addressed herein shall follow Berkeley County/SCDOT.

3.2 Pedestrian Facilities Out of the Right of Way

- (A)** Applicable to subdivisions and land development over 25 acres.
- (B)** Dedicated multi-use paths eight (8) to ten (10) feet wide shall be provided on all proposed developments.

3.3 On-Street Parking

- (A)** Parking provided adjacent to the road, whether or not within a road right-of-way, shall be designed to allow safe and efficient movement into and out of travel lanes. Parking stalls shall be spatially separated from through-lanes to provide visibility for motorists driving, parking, or disembarking parked vehicles. This separation shall typically range from two (2) to ten (10) feet, depending on the target speed and traffic volume of the road. No such separation shall be required for parking aisles.
- (B)** No parking shall be designed to allow more than 20 feet between the parking stall and the through-lane where motorists would back into the through-lane. Driveways to garages for single-family attached and detached homes shall be exempt.
- (C)** Parallel parking. On-street parallel parking spaces should be 20 to 22 feet in length and seven (7) to nine (9) feet in width from face of curb.
- (D)** Angled and perpendicular parking. Design standards for on-street angled and perpendicular parking shall be identical to those for on-site parking.

3.4 Tree Planting Along Roadways

(A) Street Trees Required. The developer shall install street trees along arterial, commercial collector, and internal circulation roads in a land development to calm traffic, buffer private property from light and noise of traffic, shade the road and sidewalks, and reduce urban heat island effect. If a road is maintained or is proposed to be maintained by a government entity that prohibits street trees, roadside trees shall be required. Should roadside trees be required for the reason stated above, the standards listed below shall also apply to roadside trees.

(B) Standards:

- (1)** One (1) street tree shall be installed per 40 feet of road, on average, measured at edge of pavement, on each side of the road, exclusive of intersections with other roads. On-center spacing between street trees shall be 30 to 50 feet.
- (2)** If curb bulb-outs are proposed to define on-street parking, one (1) street tree may be planted in the bulb-out in place of two (2) street trees otherwise required per Subsection (B)(1), above.
- (3)** Street trees shall be upright growing hardwood trees with an average life expectancy of at least 40 years.
- (4)** Street trees shall be installed at three (3) inches in caliper in tree wells or in a verge (between the road and the sidewalk).
- (5)** Street trees shall be planted within the road right-of-way or easement and protected from vehicular traffic by curbs, swales, or pre-existing ditches.
- (6)** Street trees shall be planted at least two (2) feet from barrier (standing) curbs.
- (7)** Street trees shall be planted at least five (5) feet from rolled curbs.
- (8)** Conservation of an existing tree three (3) inches or more in caliper in the road right-of-way or easement may meet the requirement for a street tree.

3.5 Design and Improvement Standards for Pedestrian Facilities in the Right of Way

- (A)** Proposed walkways shall be at least five (5) feet wide.
- (B)** Proposed walkways shall be significantly differentiated from their surroundings by color, texture, materials, grade elevation, or any combination thereof, unless specifically stated otherwise, to protect users from automobile traffic.
- (C)** Proposed walkways shall be constructed so as to prevent the erosion or deterioration of edges, to withstand wear and tear from expected users and adverse natural conditions and events, and to otherwise ensure their durability and longevity.
- (D)** Sidewalk Standards:
 - (9)** On roads with target speeds 30 miles per hour or greater, sidewalks shall be separated from through-lanes on roads by at least five (5) feet, except as needed to access crosswalks. The interstitial space may be hardscaped or provided with vegetative ground cover.
 - (10)** On roads with target speeds 40 miles per hour or greater, sidewalks shall be separated from through-lanes on roads by at least ten (10) feet, except as needed to access crosswalks. The interstitial space may be hardscaped or provided with vegetative ground cover.
 - (11)** On single-loaded local roads, sidewalks shall only be required on the side of the street with proposed home sites, but shall be at least six (6) feet wide.
 - (12)** On permanent single-terminus local roads, sidewalks shall only be required on one side of the street, but shall be at least six (6) feet wide.
 - (13)** Proposed sidewalks shall meet or exceed standards of the Americans with Disabilities Act, as amended, including curb ramps and passing areas, as applicable.
 - (14)** Sidewalks shall be constructed of concrete, bricks, granite pavers or similar hardscape on a compacted base sufficient to support the surface and reasonably expected pedestrian traffic and outdoor furniture under all weather conditions.
 - (15)** Proposed sidewalks shall be constructed to withstand automobile traffic entering driveways or parking alongside the road where they are not reasonably protected from such.

(E) Bike and Pedestrian Facilities Standards:

- (1)** Facilities designed for bicycle and/or pedestrian circulation independent of a road (i.e., not a sidewalk) may be constructed with asphalt or permeable or natural surfaces like gravel. Such facilities shall be designed to ensure minimal loss of loose material over time (e.g., edging) and constructed on ground or base that adequately supports the surface material in all weather conditions while meeting the demands of expected traffic.
- (2)** Multi-use facilities proposed for bicycle and pedestrian traffic shall be at least ten (10) feet wide. The width of the multi-use walkway may taper thereafter, although this is discouraged.

(F) Crosswalk Standards:

- (1)** Crosswalks shall meet Berkeley County and/or South Carolina Department of Transportation Standards.
- (2)** Proposed crosswalks shall be significantly differentiated from their surroundings by color, texture, materials, grade elevation, or any combination thereof, unless specifically stated otherwise, to protect users from automobile traffic.

Section Four: Additional Standards for Development

4.1 Visibility Triangle

- (A) The space between three (3) and eight (8) feet in height, maintained clear of objects such as hedges, fences, and other obstructions for visibility purposes, located directly above the triangle formed by a line connecting intersecting property lines at rights-of-way or sections of driveway at rights-of-way at the following distances.
- (B) Distance Standards:
 - (1) 12 feet at residential and commercial driveways; and
 - (2) 25 feet at intersecting property lines at rights-of-way.

4.2 Sanitation Service

- (A) **Curbside pick-up.** Land developments proposed for curbside trash pick-up shall be designed so as to minimize backtracking by sanitation vehicles by limiting single-terminus streets and providing two (2) routes of egress from each lot to the exterior of the land development, as practical.
- (B) **Community pick-up.** Land developments proposed for community trash pick-up shall locate the dumpster(s) at convenient point(s) of access for users and sanitation vehicles. To the extent practical, dumpsters shall be located along alleys or internal circulation roads that can be easily accessed by sanitation vehicles but that are not easily visible from public view. Where practical, dumpsters shall be located to the rear, and not near the public face, of structures. Screening and buffering per landscaping standards of the Goose Creek Unified Development Ordinance shall apply.

Section Five: Subdivision and Land Development Procedures

5.1 Subdivision

(A) Applicability. Whenever any subdivision of land is proposed, before any contract is made for the sale of any part thereof, and before any permit for the erection of a structure in such proposed subdivision shall be granted, the subdividing owner, or his authorized agent, shall apply for and secure approval of such proposed subdivision in accordance with the following procedure.

(B) Procedure:

- (1) Pre-application Conference with Concept Plan.**
- (2) Sketch Plan.**
- (3) Preliminary Plat.**
- (4) Land Disturbance Permit.**
- (5) Final Plat.**

(C) Exemption: An exempt plat shall not be required to follow this process.

5.2 Land Development

(A) Applicability. Whenever the development of land is proposed, before any permit for the erection of a structure shall be granted, the property owner, developer, or authorized agent, shall apply for and secure the approval of such proposed development in accordance with the following procedure.

(B) Procedure:

- (1) Pre-application Conference with Concept Plan.**
- (2) Sketch Plan (optional if additional feedback requested).**
- (3) Site Plan.**
- (4) Land Disturbance Permit.**

Section Six: Subdivision and Land Development Documentation

6.1 Concept Plan

(A) Documentation Requirements. The concept plan does not have specific documentation requirements.

6.2 Sketch Plan

(A) Documentation Requirements. The sketch plan of a proposed land development should be legibly drawn to scale without necessarily showing precise dimensions and should contain at least the following information:

- (1) North arrow;
- (2) Written and/or graphic scales;
- (3) Location map showing the relationship between the proposed development and the surrounding properties;
- (4) Tract boundaries and total acreages;
- (5) Approximate sizes and locations of existing structures;
- (6) Existing and proposed land uses throughout the development;
- (7) Existing character of the land, such as approximate locations of natural resources, which may be identified on aerial photography;
- (8) Tentative street and lot arrangement showing average lot size and the number of lots;
- (9) Non-residential sites with approximate acreages and gross floor area, where applicable;
- (10) Zoning classification(s); and
- (11) Designation of phases, where applicable.

6.3 Preliminary Plat

(A) Documentation Requirements. The completed application for preliminary plat approval shall meet the following standards.

(1) Scale. The preliminary plat shall be legibly drawn at a scale that clearly communicates the information required, typically no smaller than one (1) inch equals 100 feet on a sheet 24 by 36 inches. If the preliminary plat necessitates more than one (1) sheet, a key diagram drawn at a smaller scale shall show and reference each portion of the plan. The City Planner may approve alternate scale and sheet sizes at their sole discretion.

(2) General information.

(a) Title block, including the following:

- (1)** Proposed name of development, which shall not duplicate or too closely approximate, phonetically or otherwise, the name of any development within the jurisdiction;
- (2)** Names, signatures, and seals of applicant, owner, surveyor, engineer and other professionals involved in plan preparation;
- (3)** North arrow, graphic scale, and written scale;
- (4)** Space for city officials' signatures necessary for approval; and
- (5)** The month, day, and year that the original drawing was completed and the month, day, and year for each revision of the original drawing.

(b) A vicinity map, for the purpose of locating the property being developed, drawn at a scale of one (1) inch equals 2,000 feet and showing the relation of the property to surrounding properties, differentiated by tone or pattern, to adjoining property and roads, municipal boundaries, and landmarks existing within 2,000 feet of any part of the property.

(3) Existing site information.

- (a) Total tract boundaries of the property being developed, showing bearing and distances, and a statement of total acreage of the property.
- (b) Existing parcel identification numbers (tax map numbers).
- (c) Location, ownership, parcel identification numbers, zoning classifications, and land uses of adjoining properties, including those across rights-of-way.
- (d) All existing municipal boundaries, property lines, rights-of-way, easements, railroads, water and sewer lines, fire hydrants, utility transmission lines, culverts, bridges, storm drainage infrastructure, water courses, wetland delineations, and buildings and other structures.
- (e) All existing roads, including roads of record but not constructed, and bicycle/pedestrian infrastructure, including sidewalks, on or abutting the tract, labeled with names, right-of-way widths, facility widths, and materials.
- (f) All trees required to be protected, including graphic indication as to whether grand trees and protected trees are proposed to be preserved or removed. Tree survey and protection standards shall be those found in the Goose Creek Zoning Ordinance.
- (g) Topography: one(1)- or two(2)-foot contours.
- (h) Flood hazard areas delineated and labeled by type and flood map panel number. Flood hazard information shall be in accordance with the flood hazard ordinance adopted by Goose Creek City Council, as amended.
- (i) Endangered species habitat areas, where required by state and federal standards.

(4) Proposed land development information.

- (a) Roads, rights-of-way, widths, and materials.
- (b) New road names pre-approved by Berkeley County and Goose Creek Planning Commission.

- (c) Extent of all parking areas with number of stalls, including handicap-accessible and loading stalls.
- (d) Bicycle and pedestrian facilities and rights-of-way, widths, and materials.
- (e) Lot lines, dimensions, and sizes.
- (f) Proposed land uses by lot.
- (g) Other easements and rights-of-way, including locations, dimensions, and purposes.
- (h) Plans for utilities (i.e. - sewerage, potable water, electricity, street lighting, cable, telephone, and gas lines, and stormwater drainage).
- (i) Parks, school sites, common areas and other areas designated for public use, if any.
- (j) Sites proposed for single-family detached and two-family residential structures.
- (k) Sites with proposed land uses other than single-family detached and two-family residential structures with approximate footprints of any structures, with approximate gross floor area and dimensions. Approximate footprints shall indicate intent to meet or exceed any building design regulations promulgated in the Goose Creek Zoning Ordinance.
- (l) Any required vegetative buffers, tree protection areas, and tree planting requirements such as street trees and roadside trees.

(5) Platting information.

- (a) The total tract boundary lines of the area being developed shall be in accordance with the most recent edition of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, as promulgated by the Code of Laws of South Carolina.
- (b) The preliminary plat shall meet all standards and requirements as set forth in the laws of the State of South Carolina and these regulations.

(6) Supplemental data. Any other information required by ordinance or considered pertinent by the applicant, the Planning Commission, or the City Planner to the review of the preliminary plat shall be submitted with or on the plan.

6.4 Final Plat

(A) Documentation requirements. The completed application for final plat approval shall meet the following standards.

(1) Scale.

- (a)** The final plat shall be legibly drawn at a scale that clearly communicates the information required, typically no smaller than one (1) inch equals 100 feet on a sheet 24 by 36 inches. If the final plat necessitates more than one (1) sheet, a key diagram drawn at a smaller scale shall show and reference each portion of the plan. The City Planner may approve alternate scale and sheet sizes at his sole discretion.
- (b)** The plat shall be legibly drawn at a scale that clearly communicates the information required, typically no smaller than one (1) inch equals one 100 feet on a sheet eight and one-half (8½) by 11 inches or larger.

(2) General information.

- (a)** Title block, including the following:
 - (1)** Proposed name of development, which shall not duplicate or too closely approximate, phonetically or otherwise, the name of any development within the jurisdiction;
 - (2)** Names, signatures, and seals of applicant, owner, surveyor, engineer and other professionals involved in plan preparation;
 - (3)** North arrow, graphic scale, and written scale;
 - (4)** Space for city officials' signatures necessary for approval; and
 - (5)** The month, day, and year that the original drawing was completed and the month, day, and year for each revision of the original drawing.
- (b)** A vicinity map, for the purpose of locating the property being developed, drawn at a scale of one (1) inch equals 2,000 feet and showing the relation of the property to surrounding properties, differentiated by tone or pattern, to adjoining property and roads, municipal boundaries, and landmarks existing within two thousand 2,000 feet of any part of the property.

(3) Site information.

- (a)** Total tract boundaries of the property being developed, showing bearing and distances, and a statement of total acreage of the property.
- (b)** Existing parcel identification numbers (tax map numbers).
- (c)** Location, ownership, and parcel identification numbers of adjoining properties, including those across rights-of-way.
- (d)** Existing and proposed parcel boundaries, dimensions, and sizes in square feet and acres and lot and block numbers.
- (e)** Labeled pre-existing, installed, and proposed rights-of-way, easements, railroads, water and sewer lines, fire hydrants, utility transmission lines, culverts, bridges, storm drainage infrastructure, roads including roads of recorded but not constructed, bicycle/pedestrian infrastructure including sidewalks on or abutting the tract, and buildings and other structures.
- (f)** Parks, school sites, and other areas designated for public use, if any.
- (g)** Municipal boundaries, watercourses, and delineation of wetlands.
- (h)** Flood hazard areas delineated and labeled by type and flood map panel number. Flood hazard information shall be in accordance with the flood hazard ordinance adopted by Goose Creek City Council, as amended.
- (i)** Endangered species habitat areas, where required by state and federal standards.

(4) Platting information.

- (a)** The total tract boundary lines of the area being developed shall be in accordance with the most recent edition of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, as promulgated by the Code of Laws of South Carolina.
- (b)** The final plat shall meet all standards and requirements as set forth in the laws of the State of South Carolina and these regulations.

(B) Planning and Design. The land development information depicted on the final plat shall conform to the greatest extent possible with the design depicted on the approved preliminary plan, except that all conditions required for preliminary plat approval and land disturbance permit shall be reflected.

(C) Certification. The following certificates shall be lettered, printed, and/or stamped on the face of the final plat.

(1) Surveyor or engineer certification of accuracy. The signature, seal, and certification of a registered professional land surveyor or engineer to the effect that the final plat accurately reflects a survey made by him or her, that any changes from the description appearing in the last recorded transfer of land contained in the final plat are so indicated, that all monuments shown thereon actually exist or will be installed and their positions are accurately shown.

(2) Certification of ownership and dedication. A notarized certification of title showing that the applicants are the owners, and statements by such owners acknowledging any offers of dedication of land for public use and restricting land by protective covenants.

(3) Certification of the approval of water and/or sewerage systems. Where applicable, the appropriate service district shall certify that the water supply and/or sewage disposal system(s) installed or proposed for installation fully meet standard requirements.

(4) Certification by subdivider's engineer. Where applicable, the signature, seal, and approval of the subdivider's engineer shall indicate that required infrastructure improvements have been satisfactorily installed.

6.5 Site Plan for Land Development

(A) Documentation Requirements. The completed application for a site plan shall meet the following standards.

(1) Scale. The site development plan shall be legibly drawn at a scale that clearly communicates the information required, typically no smaller than one (1) inch equals 50 feet on a sheet 24 by 36 inches. If the site development plan necessitates more than one (1) sheet, a key diagram drawn at a smaller scale shall show and reference each portion of the plan. The City Planner may approve alternate scale and sheet sizes at his sole discretion.

(2) General information.

- (a)** Title block, including the following:
 - (1)** Proposed name of development, which shall not duplicate or too closely approximate, phonetically or otherwise, the name of any development within the jurisdiction;
 - (2)** Names, signatures, and seals of applicant, owner, surveyor, engineer and other professionals involved in plan preparation;
 - (3)** North arrow, graphic scale, and written scale;
 - (4)** Space for city officials' signatures necessary for approval; and
 - (5)** The month, day, and year that the original drawing was completed and the month, day, and year for each revision of the original drawing.
- (b)** A vicinity map, for the purpose of locating the property being developed, drawn at a scale of one (1) inch equals 2,000 feet and showing the relation of the property to surrounding properties, differentiated by tone or pattern, to adjoining property and roads, municipal boundaries, and landmarks existing within two thousand 2,000 feet of any part of the property.

(3) Existing site information.

- (a)** The distance and bearing from one (1) corner of the boundary of the development to the nearest intersection of existing streets or roads.
- (b)** Total parcel boundaries of the property being developed, showing bearing and distances, and a statement of total acreage of the property.
- (c)** Existing parcel identification numbers (tax map numbers).
- (d)** Location, ownership, and parcel identification numbers of adjoining properties, including those across rights-of-way.
- (e)** Location, ownership, parcel identification numbers, zoning classifications, and land uses of adjoining properties, including those across rights-of-way.

- (f) All existing municipal boundaries, property lines, rights-of-way, easements, railroads, water and sewer lines, fire hydrants, utility transmission lines, culverts, bridges, storm drainage infrastructure, water courses, and buildings and other structures.
- (g) All existing roads, including roads of record but not constructed, and bicycle/pedestrian infrastructure, including sidewalks, on or abutting the tract, labeled with names, right-of-way widths, facility widths, and materials.
- (h) All trees required to be protected, with species and size at diameter at breast height, including graphic indication as to whether Grand Trees and Protected Trees are proposed to be preserved or removed. Tree survey and protection standards shall be those found in the Unified Development Ordinance.
- (i) Type and location of ground cover samples, if required, per the standards of the Unified Development Ordinance.

(4) Proposed site development information.

- (a) Proposed land uses.
- (b) Easements, including locations, dimensions, and purposes.
- (c) Plans for utilities (i.e. sewerage, potable water, electricity, site lighting, cable, telephone, and gas lines, and stormwater drainage).
- (d) Exact footprints of all proposed structures, labeled with function, heated and total floor areas, dimensions, and building setbacks from property boundaries or other features, as may be required in this ordinance.
- (e) Bicycle and pedestrian facilities and widths and materials thereof.
- (f) Extent of all parking areas with indication of stalls, including handicap-accessible and loading stalls.
- (g) Landscape Plan. A landscaping plan shall be submitted with an application for development subject to the requirements of this section. The landscaping plan shall depict how the proposed development complies with the standards in this section. The landscaping plan shall include utility and irrigation plans, if applicable, and documentation of existing trees and a tree protection plan.

- (h) Extent of impervious surfaces in square feet and as a ratio of the parcel. Any required landscaped areas, vegetative buffers, tree protection areas, and tree planting requirements such as street trees and roadside trees, including labeling of species of plants and groundcover type.
 - (i) Location, type, and elevation drawings of signage.
- (5) Platting information.** The total tract boundary lines of the area being developed shall be in accordance with the most recent edition of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, as promulgated by the Code of Laws of South Carolina.

Section Seven: Central Creek District Design Standards



THE CITY OF GOOSE CREEK CENTRAL CREEK DISTRICT DESIGN STANDARDS





ACKNOWLEDGMENTS

City Council

Gregory Habib, Mayor
Debra Green-Fletcher, Mayor Pro Tem
Jerry Tekac
Christopher Harmon
Gayla McSwain
Hannah Cox
Melissa Enos

City of Goose Creek

Natalie Zeigler, City Administrator
Brian Cook, Assistant City Administrator
Alexis Kiser, Special Projects Manager
Kendra Wise, Planning and Zoning Director
Brenda Moneer, Planner II
Joseph Morris, Intern

Consultant

TSW

CONTENTS

1. Introduction.....	4	Roofs.....	22	Trash Receptacles.....	37
Purpose	4	Windows & Doors	22	Kiosks	38
Vision	4	Materials & Colors	24	Bicycle Racks	38
Applicability.....	4	Building Elements	26	Fences, Walls & Gates.....	39
2. Site Planning	6	Building Style	28	Drinking Fountains	40
Connectivity.....	6	Mercantile Style Buildings	29	Fountains/Water Features	40
Access Management	7	Representative Application of		Bollards	40
Open Space	7	Guidelines	32	Tree Grates & Guards.....	41
Building Placement	10	4. Lighting.....	34	6. Landscaping	42
Building Access	12	Parking Lot Lighting.....	34	Street Trees	42
Streetscapes	12	Street Lighting (Public)	34	Parking Lot Trees	42
Parking	13	Street Lighting (Private)	34	Sustainable Landscaping.....	42
Paving	14	Building/Structure Lighting.....	34	Materials.....	48
Screening.....	15	Sign Lighting.....	34		
Stormwater Facilities	16	Building-Mounted Lighting.....	35		
3. Building Design	18	Landscape Lighting	35		
Mass, Scale, and Height	18	5. Private Site Furniture.....	36		
Primary Facade Details	21	Benches.....	36		
		Outdoor Dining	37		

1. INTRODUCTION

PURPOSE

These design guidelines are intended to encourage and support the orderly redevelopment of the Central Creek District Overlay, as specified in the city's comprehensive plan.

More specifically, these guidelines:

- **Enhance the unique qualities that make Goose Creek special.** The design guidelines promote local design traditions and use them to shape new development.
- **Implement City plan and policies,** especially the comprehensive plan.
- **Assist with implementation and interpretation of the zoning ordinance.** The guidelines help explain some standards within the City's zoning regulations and provide information to assist with interpretation.
- **Guide design review.** The guidelines serve as the basis for decisions by the City.

VISION

The vision for the Central Creek District is to be Goose Creek's downtown, featuring a mix of residential, commercial, and institutional land uses in a lush, walkable, and resilient setting.

The District features an interconnected, transportation network made up of streets, sidewalks, and paths. Streets are laid out to provide multiple route options, reduce traffic congestions, and support the District's mixed-use vision. Sidewalks and path are provided throughout.

Buildings support this vision by fronting sidewalks with active uses, windows, and doors that promote aesthetics, sense-of-place, and walkability. Their architectural designs create a unique sense of place that distinguishes the Central Creek District from the rest of Goose Creek and nearby communities.

Finally, landscaping, open spaces, and appropriate screening are provided throughout.

APPLICABILITY

1.1. Applicability

These design guidelines apply to all properties in Central Creek District Overlay. The boundaries of the Central Creek District Overlay are shown on the official zoning map.

In addition to these design guidelines, all properties must conform to the underlying standards of the City's zoning ordinance. When a conflict exists between these design guidelines and the zoning ordinance, these design guidelines prevail.

1.2. Development Thresholds

It is expected to take many years for the Central Creek District to realize its vision. Due to the area's diverse ownership, change is expected to occur incrementally, rather than all at once.

For this reason, these design guidelines have been written so that the application of specific design standards has been tailored to the type of redevelopment proposed.

The following table applies in addition to the City's usual nonconformity provisions. When conformance is required by these thresholds, but not the citywide standards, these thresholds apply.

Symbols used in the table have the following meanings:

M = Mandatory conformance with the indicated part of these guidelines.

P = Partially mandatory conformance, which only applies to new improvements/alterations.

X = No mandatory conformance.

Chapter or Section	Redevelopment costs as a percentage replacement cost of the structure			Land Disturbance of more than 25% of Site
	Less than 40%	40% to 75%	More than 75%	
Site Planning (except as below)	X	X	M	M
Pedestrian Entrance (2.14)	X	P	M	X
Walkway Access (L2.15)	X	M	M	M
Streetscapes	X	M	M	M
Building Design	X	P	M	X
Lighting	P	M	M	P
Site Furniture	P	M	M	P
Landscaping	P	M	M	P

KEY TERMS

The following terms have the indicated meanings when used in these guidelines:

- **Primary facade** means an exterior building wall that faces or is visible from a civic space or a street required to meet block size standards.
- **Secondary facade** means an exterior building wall that neither faces nor is visible from a civic space or a street required to meet block size standards. Traditionally, these facades have simpler design.

* A transitional period has been included to accommodate retail and/or restaurant use projects that may be in a redevelopment planning phase, but not yet approved.

During the transitional period, an existing structure may be demolished and replaced with a new structure in the general footprint of the old, permitting an increase of 25% of the gross floor area, regardless of the base zoning requirements.

Alternative compliance with overall site planning, building design, lighting, site furniture, and landscaping components found within the CCD standards may be considered based on site and building constraints.

The transitional period shall expire on March 18, 2026.

2. SITE PLANNING

Site planning guidelines control the general layout of redevelopment sites. They seek to establish a framework of streets and open space that support the creation of an increasingly walkable, mixed-use district. In addition, they ensure that the redevelopment of each site conforms to applicable City plans.

CONNECTIVITY

2.1. Organize sites into interconnected blocks.

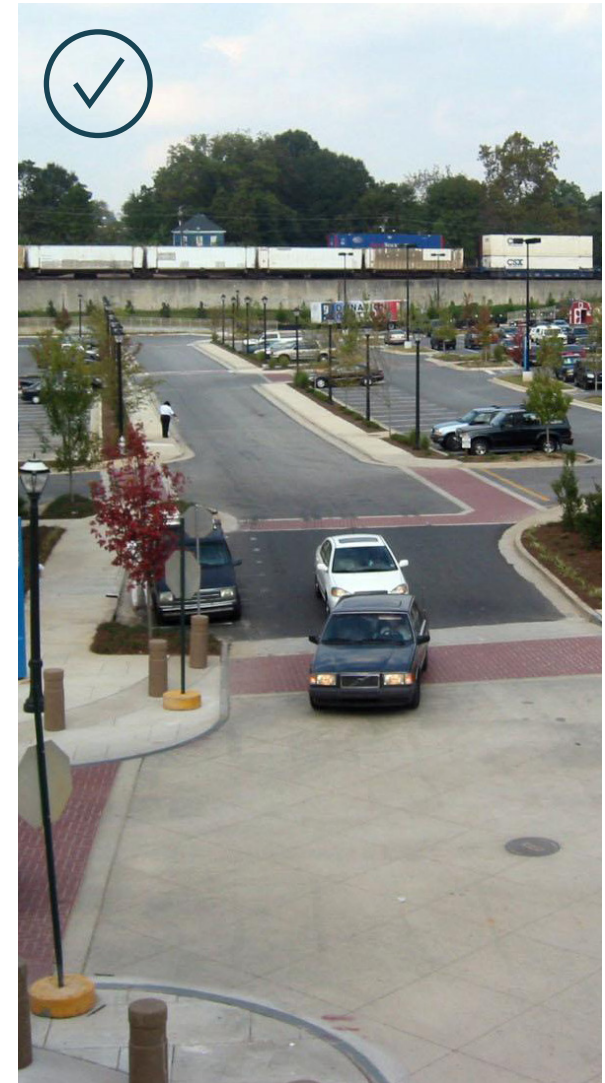
- a. Create blocks with perimeters of no more than 2,400 feet. Smaller blocks are encouraged but not required.
- b. Define blocks with streets built to public standards, including all applicable streetscapes, except as specified for parking lots in "f" below.
- c. Locate new streets in accordance with any official City plans.
- d. Provide stub-streets to connect to adjacent sites within the Central District.
- e. Connect to any adjacent stub streets.
- f. Allow drives in parking lots to satisfy block standards if

streetscapes are provided on at least one side.

- g. In commercial areas, provide mid-block alleys between 16 and 24 feet in width to support access management guidelines.
- h. In residential areas, provide mid-block alleys at between 10 and 16 feet in width to support access management guidelines.

2.2. Support city trail and path plans.

- a. Locate non-vehicular trails and paths in accordance with any official City plans.
- b. Provide stub-trails to connect to adjacent sites within the Central District and connect to any adjacent stub trails.



Drives in parking lots may define blocks when sidewalks are provided on at least one side.

ACCESS MANAGEMENT

2.3. Provide access management within development sites.

- a. Provide vehicular and pedestrian access between adjacent buildings and lots within developments.
- b. Provide shared vehicular ingress and egress between adjacent lots within developments.
- c. Design vehicular ingress and egress to provide a safe flow of traffic and to consider the safety and convenience of the pedestrian.

2.4. Provide access management between adjacent sites.

- a. Encourage vehicular and pedestrian access between adjacent sites.
- b. Encourage shared vehicular ingress and egress between adjacent sites.
- c. Require vehicular driveways and new streets to provide a safe flow of traffic and to consider the safety and convenience of pedestrians.
- d. Encourages adjacent landowners to enter into agreements providing access easements to accomplish the above.

In some cases, the City may ease other requirements of these design guidelines where shared access is utilized.

OPEN SPACE

The creation of open space, whether public or private, must be a focus of redevelopment in the Central Creek District. Open space will enhance the public realm and better the quality of life of residents and visitors.

There are two types of open space:

- **Open space** is defined by the zoning ordinance as, "any property designated, dedicated, or developed for use as a park, civic space, or outdoor open space for passive and active forms of recreation."
 - **Amenity space** is defined by these guidelines any civic space (see page 9) plus publicly accessed areas improved for pedestrian enjoyment, including rooftop decks, outdoor dining, and at-grade common areas.
- Amenity space excludes:
- Balconies, yards, pools, and spaces exclusively used by one dwelling unit.
 - Parking lots tree islands.
 - Required buffers, unless with a conforming civic space.
 - Stormwater facilities, unless they are naturalistic in design and designed by a licensed landscape architect.

2.5. Incorporate planned open spaces.

Locate open and amenity space in accordance with any official City plans.



These adjacent commercial developments provide inter-parcel access.



Outdoor dining may be counted towards amenity space requirements.

2.6. Design developments around amenity space.

- a. Locate amenity spaces to provide focal points for developments.
- b. Avoid locating amenity spaces at the edge of sites, except when they buffer from residential areas or preserve existing features, such as creeks, ponds, wetlands, woods, or historic/archaeological sites.

2.7. Provide high-quality amenity spaces.

- a. Require development sites under 5 acres to provide amenity space equal to at least 5% of the site area.
- b. Require development sites 5 or more acres to provide amenity space equal to at least 10% of the site area.
- c. Locate ground level amenity spaces at-grade with adjacent streets for at least 15 feet of their depth to ensure visibility into them.
- d. Incorporate public art when otherwise required by the City's Public Art on Private Property standards. Amenity spaces provide a great setting for art that enlivens Goose Creek, promotes tourism, and reflects local history. Developers are encouraged to provide public art in a variety of media.

2.8. Implement and maintain open spaces.

- a. Finish amenity spaces before a certificate of occupancy is issued for immediately adjacent buildings. When a development contains multiple amenity spaces, this provision applies separately to each space to allow for a phased build-out.
- b. Require property owners or homeowners associations to maintain privately-owned open spaces.
- c. If an open space is given to the City and landscaping dies within the first year, replace it at the developer's expense within 6 months.



A square can serve as a focal point for local residents.



There is no minimum size for playgrounds. Courtesy City of Johns Creek.

Types of Civic Spaces

The types of Civic Spaces shown on this page may be used to satisfy amenity space requirements.

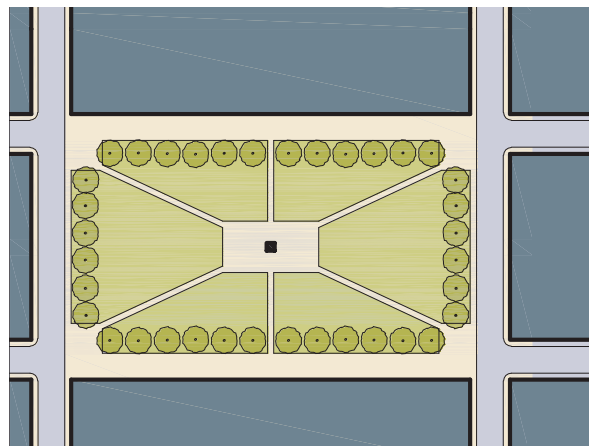
Images courtesy the Smart Code.



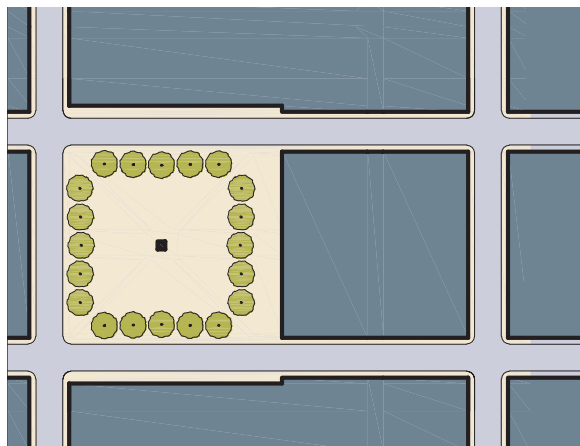
Park. An open space, available for unstructured recreation. A park's edges may be defined by landscaping rather than buildings. Its landscape should consist of paths and trails, meadows, woodlands, and trees, naturalistically disposed. The minimum size is 1 acre.



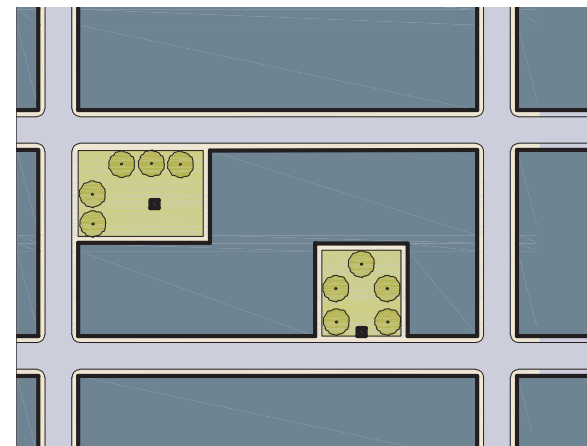
Green: An open space, available for unstructured recreation. A green may be spatially defined by landscaping rather than buildings. Its landscape should consist of lawn and trees, naturalistically disposed. The minimum size is 1 acre.



Square. An open space available for unstructured recreation and civic purposes. A square is spatially defined by buildings. Its landscape should consist of paths, lawns and trees, formally disposed. Squares should be located at the intersection of important streets. The minimum size is one-quarter acre.



Plaza. An open space, available for civic purposes and commercial activities. A plaza should be spatially defined by buildings. Its landscape should consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size is one-quarter acre.



Playground. An open space designed and equipped for the recreation of children. A playground may include an open shelter.

Pocket Park. An open space available for passive recreation and relaxation. Pocket parks must include seating, trees, and other landscaping. There is no minimum size for either type.

BUILDING PLACEMENT

The following guidelines will help ensure that buildings properly address the street to enhance the public realm and provide convenient and safe access for pedestrians.

2.9. Locate new buildings close to the street.

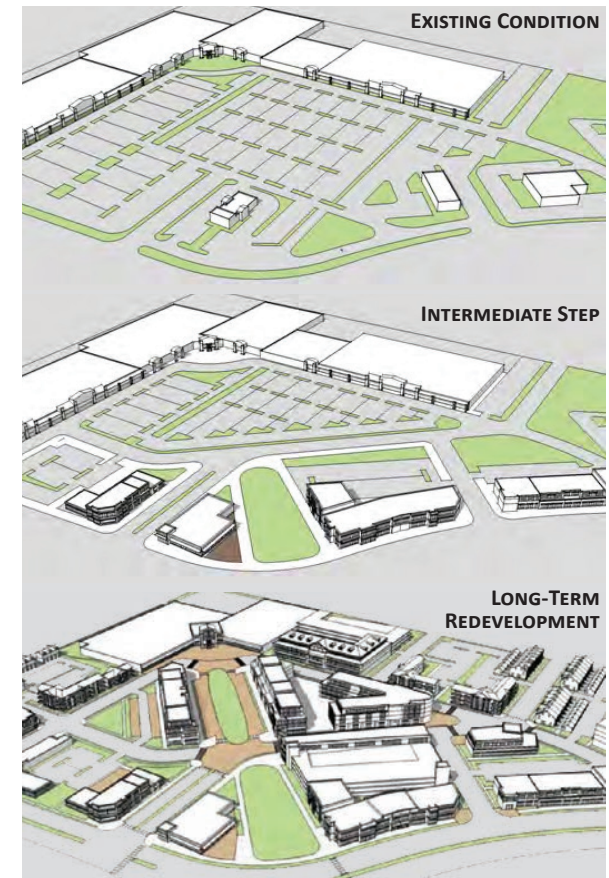
- a. Locate buildings close to the sidewalk, with parking to the side or rear. Facades must be no more than 10 feet from the back of the required sidewalk.
- b. Locate buildings adjacent to the street intersection on corner lots.
- c. Design large stores, such as supermarkets, so that small buildings are located close to the street to screen parking and provide a pedestrian-friendly presence and scale.
- d. Place fuel stations so that fuel dispensing and service canopies are to the rear of the building and away from the street. These facilities and their queuing must not be visible from any public right-of-way or located within 25 feet of the back of the sidewalk.

2.10. Locate incremental improvements to anticipate future phases of development.

- a. Locate small-scale improvements to increase compliance with zoning standards and these guidelines. For example, an addition to an existing building must be located to enhance the street frontage and increase compliance with the maximum 10-foot front setback.
- b. Locate small -scale improvements to accommodate future vehicular and pedestrian connections. For example, parking areas and drive aisles may be set up to accommodate future redevelopment.

2.11. Locate and design incremental improvements to enhance the pedestrian environment of an existing development.

- a. Place improvements to enhance the pedestrian environment. For example, new buildings and open space areas shall be located to create a pedestrian gateway into the site.
- b. Plan for later pedestrian improvements, such as connections between the street and interior buildings, or to an adjacent site, when locating a new building or addition.



Redevelopment of existing sites, with short-term improvements anticipating later phases of development.

In the example above, new “pad site” buildings (middle) improve the edges of an existing shopping center site (top) as an intermediate step towards long-term redevelopment into a mixed-use center that incorporates some existing buildings (bottom).

Where an incremental improvement is consistent with the intent of the zoning ordinance and design guidelines, flexibility in the application of these guidelines is appropriate.

Image courtesy City of Roswell.

2.12. Vary building heights.

There are no building height limits, except as listed below:

- a. Use differences in roof form, parapet height, and number of stories on different modules along primary facades.
- b. Design 1-story buildings that have the massing and height of a 2-story building.
- c. Step taller building heights away from lower-scaled neighbors and provide a deeper front yard setback adjacent to smaller-scale buildings to encourage a comfortable pedestrian environment and helps new larger-scale buildings fit in.



Example of buildings at varied heights.

2.13. Provide active frontages along primary facades.

- a. Do not use the first 15 feet in building depth along a primary facade for storage areas, parking, or mechanical rooms.



Example of a building that steps back towards less intensive uses.

BUILDING ACCESS

2.14. Provide a pedestrian entrance.

- a. Provide a pedestrian entrance as follows:
 - i. Ground floor commercial uses adjacent to a street must have a primary pedestrian entrance which faces, is visible from, and is directly accessible from the adjacent sidewalk. The entrance must remain unlocked during business hours.
 - ii. Ground floor residential uses adjacent to a street must have a primary pedestrian entrance which faces, is visible from, and is directly accessible from the adjacent sidewalk.
 - iii. All ground floor uses must have address numbers at least 6 inches above the primary pedestrian entrance and clearly visible from the street.

2.15. Provide walkway access.

- a. Provide a walkway connecting from each primary pedestrian entrance required by "a" above to the closest sidewalk. The walkway must be at least 5 feet wide.
- b. Construct walkways through parking lots of surface pavers, such as brick, stone blocks, interlocking brick pavers, stamp

concrete or other materials as may be approved by the City. Materials must form a smooth surface but contrast visually and texturally with asphalt. For parking lots with fewer than 50 cars, the City may accept paint or similar markings.

- c. Line walkway with a landscape strip at least 5 feet wide on at least one side. The landscape strip must be planted with shade trees an average of 40 feet on-center.



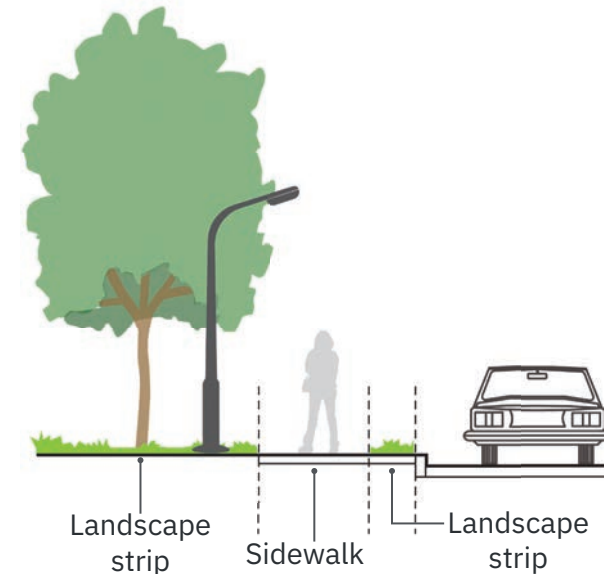
A walkway connects from the public sidewalk to the primary building entrance.

STREETSCAPES

The following standards apply to all existing public streets and to new public and private streets used to satisfy the maximum block size requirements of these guidelines.

2.16. Enhance streetscapes.

- a. Provide areas for pedestrian activity between ground-floor commercial uses and the adjacent sidewalk. This may include amenity space.
- b. Provide landscaping between ground floor dwellings and the adjacent sidewalk, except for porches, stoops, or walkways.



Typical streetscape elements (illustrative only)

- c. Install streetscapes along public and private streets as follows:
 - i. Minimum 8 feet wide sidewalk for commercial, civic, mixed-use, and multifamily uses, plus additional space where outdoor dining is planned; or
 - ii. Minimum 5 feet wide sidewalk for other uses.
 - iii. Minimum 5 feet wide landscape strip planted with street trees an average of 40 feet on-center at back of sidewalk.
 - iv. Minimum 2 feet wide landscape strip between sidewalk and the curb. The City reserves the authority to move the required street trees to this location under certain conditions, including when on-street parking is provided.
- d. Install streetscapes as specified in any official City plans in locations identified for such in lieu of "c".
- e. Design sidewalks to accommodate the safe, convenient flow of pedestrians.
- f. Do not obstruct the pedestrian flow on sidewalks with street furniture, dining, menu boards, outdoor dining, or other elements.
- g. Use crosswalk where a sidewalk crosses curb cut, such as driveways or service areas.

PARKING

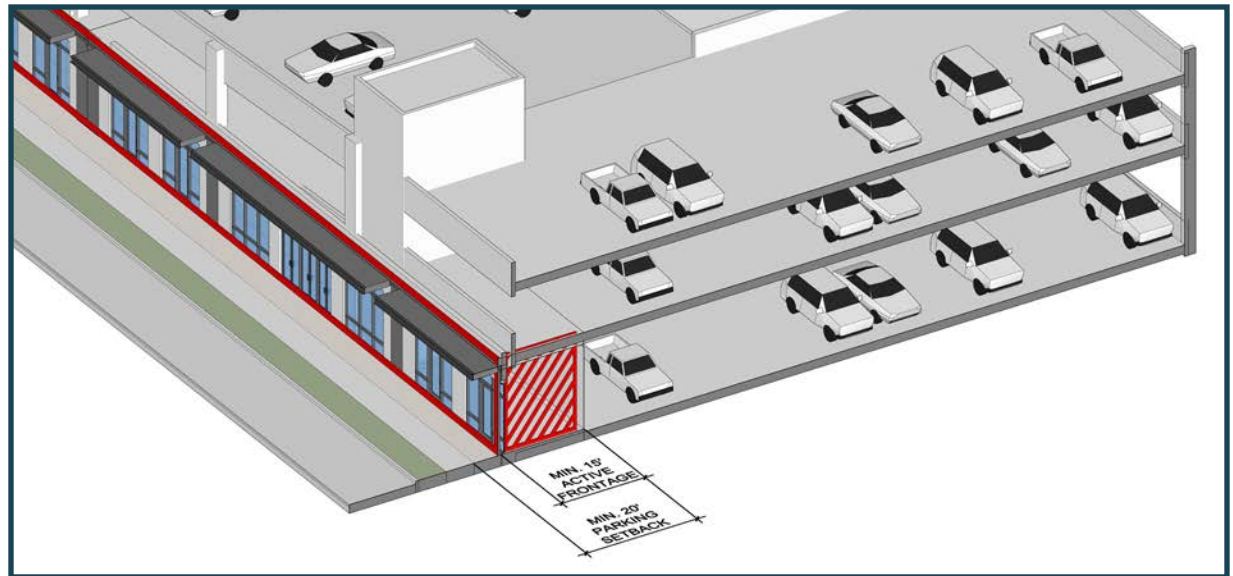
2.17. Arrange parking facilities to support the district's vision.

- a. Do not locate parking or driveways next to intersections.
- b. Set all at-grade parking at least 20 feet from the back of the sidewalk.
- c. Provide one of the following between parking and the street:
 - i. A 20 feet wide landscape street, which may be in lieu of the 5-foot landscape strip required for streetscapes; or
 - ii. A building at least 15 feet deep.

- d. Arrange and design paving, curbs, open space, planting, fencing, lighting and cars with thought for aesthetics, users, and context.
- e. Channel pedestrians in parking lots of over 100 cars through a clear hierarchy of routes that brings them to central walkways. Reinforce this hierarchy through the design of planting and lighting.

2.18. Provide active frontages along primary streets in parking decks.

- a. Provide ground story active frontages at least 15 feet deep and with ceilings at least 14 feet high.



This illustration shows parking deck active frontage requirements.

2.19. Encourage on-street parking on existing and new streets.

- a. Count newly-created on-street parking towards the minimum parking requirements of the adjacent use.
- b. Provide curb-extensions/bulbouts at crosswalks, intersections, and other locations where on-street parking is provided.

PAVING

2.20. Incorporate permeable paving.

Pavement on roads, parking lots, sidewalks, paths, and other hardscaped areas will represent an ever-greater amount of land as development occurs in Goose Creek. Fortunately, pavement's environmental impact can be reduced.

Permeable (also called porous) surfaces are one way to do this. They provide the function and durability of pavement with the filtration benefits of soil. Oils, dirt, and other pollutants from streets and sidewalks that are washed away by rain can be allowed to filter into the ground instead of simply being channeled back into rivers and streams. This reduces flooding, infrastructure costs, and the amount of pollutants typically found in stormwater. This pavement also allows surface water to infiltrate into the groundwater. With less water on the

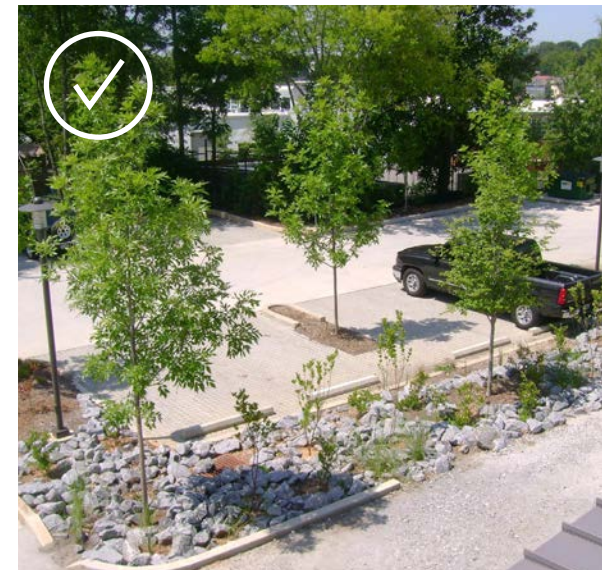
street, the occurrence of hydroplaning and similar rain-related traffic accidents are also reduced.

There are a variety of porous paving materials. Guidelines are as follows:

- a. Encourage porous pavement or open grid pavers in parking lots, driveways, and alleys to decrease stormwater runoff. Maintenance is relatively minimal.
- b. Use crushed stone in plazas or parks to provide a hard surface for pedestrians but allow rain water to filter through.
- c. Use colored pavers to distinguish crosswalks on otherwise stone or gravel surfaces.
- d. Encourage use of the following pervious materials
 - i. Open grid pavers
 - ii. Grass pavers, especially in overflow parking areas or fire access lanes
 - iii. Interlocking concrete paving blocks with a sand base, especially for sidewalks, civic spaces, and patios



Porous concrete allows water to filter into the ground.



Pervious surfaces can decrease stormwater runoff in parking lots, driveways, and alleys. Courtesy Trees Atlanta.

SCREENING

Utilities and service areas are a necessary part of all modern buildings, but should be constructed and located to minimize their visual impact.

2.21. Use screening that is compatible with the principal building.

When screening is accomplished through fences or walls, the materials should be compatible with the principal building in terms of design, color, and materials.

2.22. Reduce the visual impact of utilities.

- a. Reduce the impact of overhead utility lines by relocating them behind buildings, in alleys, or underground.

Where utilities cannot be buried or relocated, street trees should be limited to those specified in Chapter 7.

Locate utility equipment, such as back flow preventers, meters, telephone pedestals, and electrical transformers to minimize their visual impact on the street and surrounding properties. Where not possible, screen them.

- b. Do not locate Transformers or pedestals and significant pedestrian or amenity areas or near building entries.

2.23. Reduce the visual impact of refuse and service areas.

- a. Do not locate dumpsters and trash compactors between a building and an adjacent street. They must be screened and may not be visible from any public right-of-way or other pedestrian area.
- b. Screen trash containers and dumpsters from view on all sides with a 6 feet high fence or wall. Keep gates closed unless in use.
- c. Locate trash areas for convenience of trash collection and away from major streets.
- d. Keep loading areas clear from pedestrian and vehicular traffic.
- e. Locate service areas and loading areas to minimize their visual impact on the adjacent streets and properties. Service and loading areas must be screened.
- f. Locate refuse areas to minimize their visual impact on the adjacent streets and properties. Refuse areas must be screened. Where possible, adjacent uses should share refuse area enclosures.

2.24. Reduce the visual impact of outdoor storage.

Do not locate outdoor storage areas between a building and an adjacent street.



This dumpster screening is compatible with the design of the principal building.



*An unscreened dumpster is not appropriate.
Courtesy Dan Keck.*

2.25. Reduce the visual impact of mechanical equipment

- a. Locate at-grade air conditioning units, meters, transformer boxes, and similar equipment to the side or rear of buildings and screened with a wall or evergreen plant material so as to be invisible from a street.
- b. Locate or screen roof-mounted mechanical equipment so that it is not visible from any street.
- c. Screen antennas and satellite dishes.
 - i. Roof mounted antennas and satellite dishes are not discouraged as long as they are not visible from the street.
 - ii. Other satellite dishes, antennas, connecting cables and wiring are considered unsightly and should be kept from the view of the street. Screening of these devices must conform to rooftop mechanical screening. No satellite dishes or antennas are permitted on a primary facade.

2.26. Reduce the visual impact of outdoor sales.

- a. Screen permanent outdoor sales areas, such as garden centers.
- b. Locate vending machines where they are not visible from the street.

STORMWATER FACILITIES

2.27. Use innovative stormwater management techniques.

- a. Encourage buried, shared, and low-impact stormwater facilities.
- b. Grade sites in such a way that it does not promote excessive run-off or erosion.



This park doubles as the development's stormwater detention facility.

This page has been intentionally left blank

3. BUILDING DESIGN

Intent of Building Design Guidelines

The primary intent of building design guidelines is to reinforce a sense-of-place for the Central Creek District. The standards encourage construction that is straightforward and functional, and that draws its ornament and variety from the traditional assembly of genuine materials.

The guidelines also strive for buildings that support human activity and unify the District's experience and character. Central to this is providing a sense of human scale. A sense of human scale is achieved when a person can reasonably interpret the size of a building by comparing its features to comparable elements from their experience. Using materials with a familiar dimension such as traditional brick is an example, as is using windows of similar dimensions.

Applicability

These guidelines are intended to apply to all buildings in order to establish a common "downtown" form, regardless of use. Despite this, there may be times when a more "residential" character is appropriate, such as transitioning to nearby neighborhoods or on the interior of blocks. For these cases, limited alternative residential standards are provided but should never be applied along existing public streets.

MASS, SCALE, AND HEIGHT

Mass is the relationship between the height and width of a building and the nature of its roof line. Consistent massing helps to provide a streetscape with a sense of unity. Massing can also emphasize corners and entrances and create interesting roof lines.

A traditional downtown is usually made up of narrow buildings 20 to 40 feet wide that provide a human scale and visual interest. When larger buildings exist, they are often ornamented to provide visual interest.

The following standards seek to recreate this fine-grained character along existing streets in the Central Creek District.

3.1. Harmonize relationships between buildings, streets, and open spaces.

- Modulate building massing vertically and/or horizontally to a scale compatible to its context.
- Shape development to respond to topographic changes, and blend naturally into the landscape.
- Avoid irregular footprints or complex shapes, which disturb the continuous streetscape.
- Avoid "big box" architecture – single large structures with monolithic appearance.



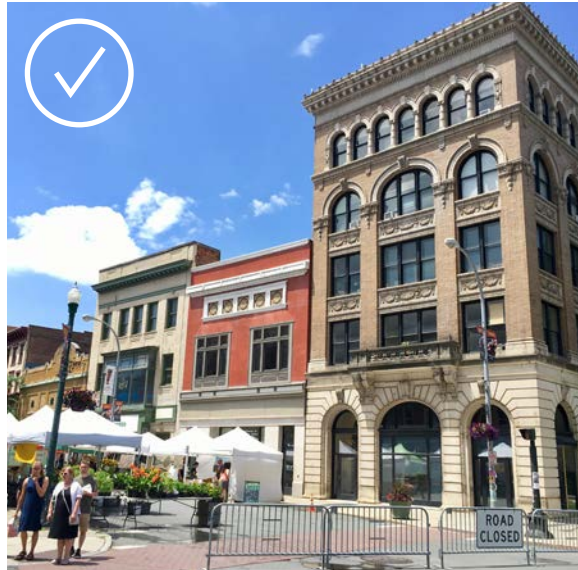
This single building achieves the appearance of several smaller buildings through a variety of techniques, including: change in facade materials and color, change in windows, change in roof form, change in facade style, and change in finished floor elevation

3.2. Break up primary facades into smaller modules.

- a. Create visual interest using one of the following techniques:
 - i. Divide primary facades into 20 to 60 feet wide modules that have the appearance of separate buildings built over time; or
 - ii. Apply architectural ornament to larger modules up to 200 feet in length.
- b. Distinguish adjacent modules by changing the following:
 - i. Exterior materials, extending from grade through the cornice;
 - ii. Storefront systems;
 - iii. The number of stories;
 - iv. Window systems;
 - v. Building styles; or
 - vi. Similar means that convey separate buildings.

Change in color, building ornament, or setback alone is not allowed.

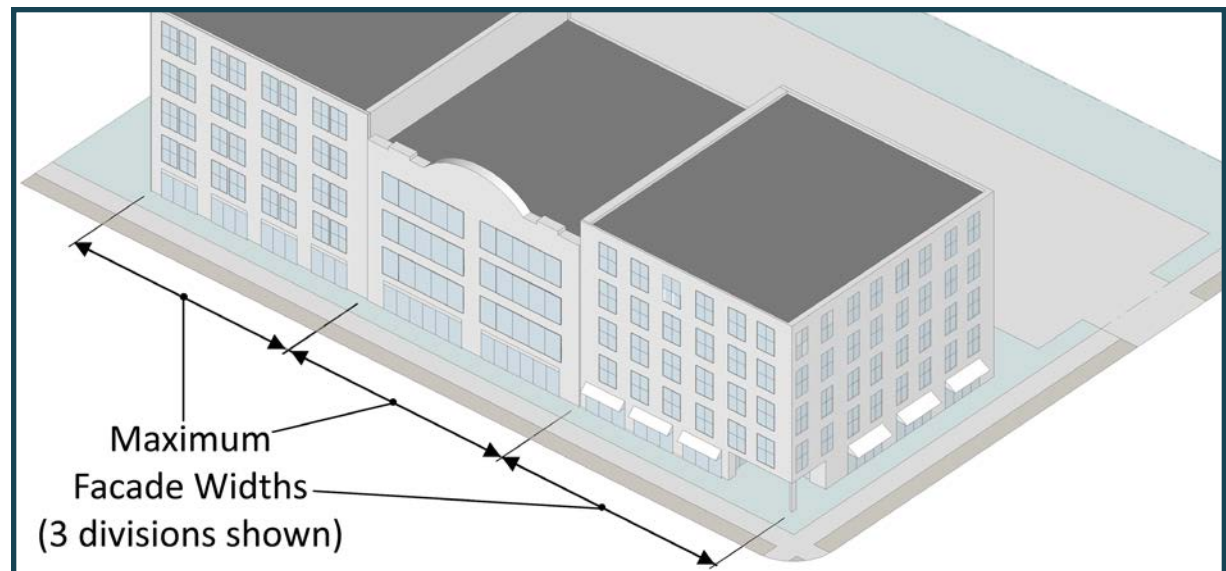
- c. Within a module, provide visual divisions between the first and second floors, where applicable. This can be done by adding courses, awnings, or a change in materials. Provide a ground story storefront. (see Building Elements)



Traditional downtowns usually are made up of narrow buildings.



In traditional downtowns, larger buildings are highly ornamented to retain visual interest.



Example of a building broken up into three separate modules, each 60 feet in width.

- d. Provide two- or three-part facades on buildings taller than two stories. Horizontal facade zones may be differentiated by a change in materials, window pattern or materials, or a cornice or course.

A two-part facade consists of:

- i. Base zone (ground story).
- ii. Shaft zone (all other stories).

A three-part facade consists of:

- i. Base zone (ground story).
- ii. Shaft zone (middle stories).
- iii. Cap zone (upper stories or cornice).

- e. Within a module, use one or more of the following to articulate the facade:

- i. Recesses.
- ii. Projections.
- iii. Articulated structural bays.
- iv. Pilasters or other architectural ornaments.
- v. Recessed windows.

The goal is to avoid a facade that looks "flat" by adding depth and shadows.

The diagram at right illustrates the three facade zones. Note the visually "heavier" material is placed beneath the "lighter" material. Representative images are shown below.



3.3. Emphasize primary facade corners.

- a. Treat building corners, particularly at intersections, to facilitate pedestrian movement and to enhance main intersections.
- b. Use corner returns at least one architectural bay long along an alley or block break before changing materials and detailing. As used here, “return” means to carry a material or detail past a corner and into an adjacent facade.

3.4. Allow simpler secondary facades.

- a. When a development includes multiple buildings, do not apply primary facade standards to exterior walls that are temporarily visible from a street but will eventually be screened by an intervening building.

PRIMARY FACADE DETAILS

3.5. Provide walls with visual depth.

- a. Design building walls to have perceivable thickness, visual interest and character.
- b. Use reveals and offsets to create shadow lines and break up large flat monotonous surfaces.

3.6. Use architectural details that are consistent with the style.

A selection of architectural details appropriate to the architectural style can create shadows and texture adding to the character of the streetscape.

- a. If expression lines and cornices are installed, use either molding extending a minimum of 2 inches, or jogs in the surface plane of the wall greater than 2 inches.
- b. If ground floor awnings and marquees are used, install them below the expression line within the base zone.
- c. Apply trim, metal- and woodwork, lighting, and other details in a harmonious manner, consistent with the proportions and scale of the building.



Corners are often traditionally emphasized in building design.



Design building walls to have perceivable thickness, visual interest and character.

ROOFS

3.7. Design roofs with the same intent as building facades.

In addition to providing building protection, the roof is also a basic architectural element that defines the character of the space it protects.

- a. Use roof slopes appropriate to the building style.
- b. When a sloped roof is used, provide a pitch of between 5:12 and 12:12. This does not apply to dormers, porches, and roofs not visible from a street.
- c. When a flat roof is used, vertically screen it with a parapet wall along all facades.
- d. Paint vents and stacks to match roof materials and conceal from view along primary facades.
- e. Use cornice returns appropriate to the building style.
- f. Match downspouts with gutters in material and finish.
- g. Use varying roof levels and forms on large structures to decrease mass and create diversity.
- h. Do not use unusually steep roofs, such as “A” frames or mansard roofs.

WINDOWS & DOORS

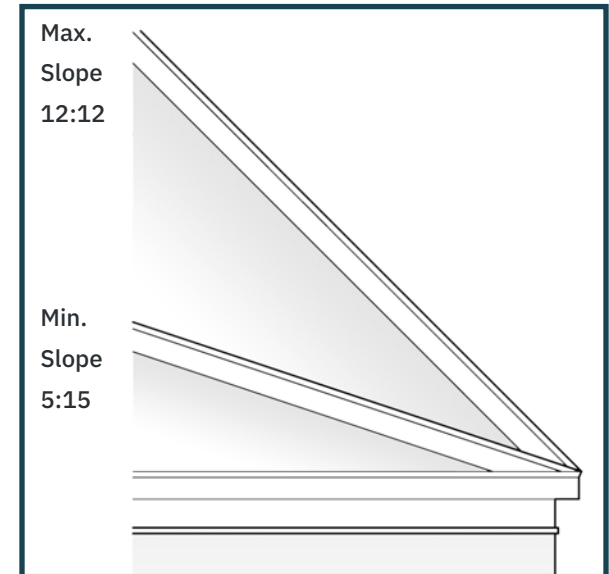
Windows and doors are key elements of building design. They not only provide access, ventilation and light, their placement, design, size, shape, and orientation add to the appearance of a building. They even contribute to lively and safe civic spaces and streets.

3.8. Emphasize window and door design on primary facades.

- a. Incorporate windows and doors by providing:
 - i. At least 75% glass for ground story storefronts (see Building Elements).
 - ii. At least 20% glass for other ground story nonresidential uses.
 - iii. Between 20% and 60% glass for upper story nonresidential uses.
 - iv. Between 10% and 60% glass for all residential stories.

The percentages above are calculated separately for each story along a given facade.

Alternative standards are appropriate for civic buildings, such as school, libraries, religious facilities, which traditionally have fewer windows and doors.

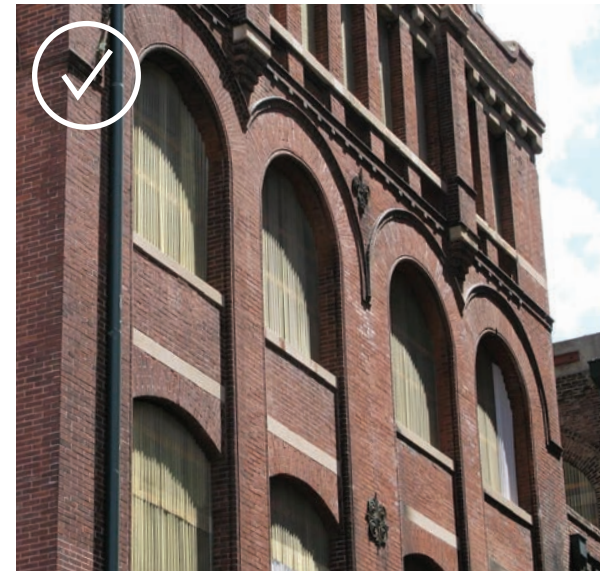


Civic buildings traditionally have fewer windows and doors than private buildings.

- b. Enhance primary entrances with architectural surrounds, porticoes, or other design features appropriate to the architectural style of the building.
- c. Provide the following on upper stories:
 - i. Even horizontal spacing for windows on a given story.
 - ii. Either the same size windows on all given story, or windows that decrease in size from the base to the cornice.
 - iii. Horizontal alignment of window grids across all stories from the base to the cornice.
 - iv. Casement, double-hung, industrial, or fixed frame windows.
- d. Use rectangular windows arranged vertically. These are not required for storefronts, transoms, or top story windows when appropriate to the architectural style.
- e. Use window designs that create depth and shadow as follows:
 - i. For divided lights, use muntins that project from the glass on both sides (interior and exterior)
 - ii. Enhance shadow lines around openings by recessing window frames 2 inch minimum from the face of the building.
- f. Encourage painted wood or aluminum wood clad windows for residential application.



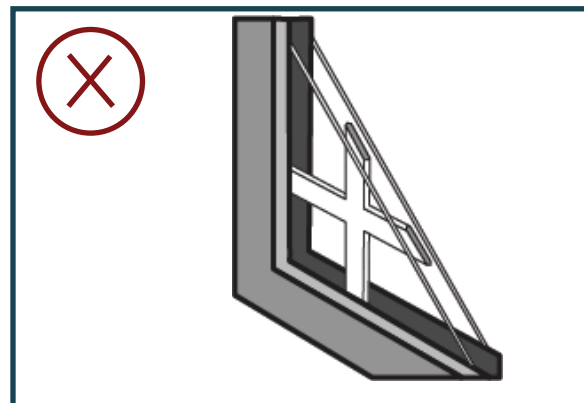
Do not use windows that are not recessed into the facade.



Recessed windows create shadows and give the facade a sense of depth.



Appropriate simulated divided windows with muntins attached to both sides.



Inappropriate grid-between-glass windows.

3.9. Use transparent glass on required windows and doors.

- a. Use glass with a transparency higher than 80% and external reflectance of less than 15%.
- b. Encourage awnings and similar features over storefronts to achieve even higher glass transparency and reflective, as allowed by energy codes.
- c. Do not paint glass, apply films to glass, or use other physical means to alter transparency.

3.10. Do not use the following on window and door.

- a. Grids-between-glass.
- b. Vinyl, snap-in mullions.
- c. Exterior security bars, steel gates, and steel roll down curtains.
- d. Rope lighting.
- e. Residential doors in commercial buildings.

MATERIALS & COLORS

Facade materials support a sense-of-place and comfort. Facade materials should be durable, low-maintenance and have a natural color. A defined palette of materials will unify the Central Creek District and encourage the perception of permanence.

3.11. Use traditional materials and combinations.

- a. Limit facade materials to full-depth brick, natural stone, cast stone, terra cotta, decorative concrete block within integral color, pre-cast concrete resembling brick or stone, or true hard coat stucco. Accent materials may include ceramic tile, galvanized steel, glass block, wood, stone or stucco. See "g" for additional restrictions.

In addition to the above, horizontally arranged wood and cementitious clapboard siding are allowed on single-family dwellings.

- b. Use changes in material to express human scale while assuring that the overall composition of the building design remains intact and does not appear overly busy.
- c. Combine materials only horizontally, with the visually heavier below the lighter.
- d. Construct modules of no more than three primary materials and/or colors. Additional materials may be used as trim or accent materials; however, the use of an excessive number of materials risks creating a module that is inconsistent with the intended character.



Unpainted brick, unpainted stone, and unpainted terra cotta are appropriate for the Central Creek District.

- e. Use material with regard to their traditional structural capacity.
- f. Face exposed foundation walls (below the first floor elevation) in concrete (painted or stuccoed), brick, or stone.
- g. Do not use:
 - i. Painted stone, brick, or masonry.
 - ii. Large panelized products or other materials that produce extensive featureless surfaces.
 - iii. Metal exterior wall cladding panels, corrugated metal, , shipping containers, or pre-engineered metal buildings.
 - iv. Vinyl or aluminum siding.
 - v. Exposed concrete masonry units.
 - vi. Reflective materials that cause glare.
 - vii. Materials that artificially simulate natural materials.
 - viii. Exaggerated swirled stucco.

3.12. Use colors that reinforce a sense-of-place.

A defined, limited palette of harmonious colors helps to determine character and unify an area.

- a. Use hues from or equivalent to any historic palettes from any major paint manufacturer for exterior wall finishes, foundations,

windows, and doors, but do not use:

- i. Primary and fluorescent colors.
- ii. Dark colors that eliminate shadow patterns.
- b. Allow colors other than those allowed by "a" above for accents but not exceeding 10% of the total facade wall area.
- c. Use white or reflective paint on rooftops and light paving materials to reflect heat away from buildings and reduce the need for mechanical cooling.

3.13. Use roofing materials that reinforce sense-of-place.

- a. Finish roofs in asphalt, fiberglass, or cedar shingles, concrete or clay tile, slate or simulated slate, or standing seam metal.
- b. Allow additional materials on flat roofs that are not visible from the street.
- c. Require roofing materials to have a minimum usable life of 30 years according to the manufacturer's warranty.



Primary colors, dark colors, and more than three colors and/or materials are not allowed.



Because this buildings flat roof is screened by a parapet wall, it may be of any material.

BUILDING ELEMENTS

Building elements are common ways of applying windows, doors, and other elements to facades.

3.14. Design building elements as described in these guidelines.

See pages 26 through 28.

Storefronts

The storefront is the basic unit that typically makes up a “downtown” environment. A storefront is defined as ground story active frontage space along a sidewalk. Its purpose is to facilitate the sale of goods and services to passing pedestrians. Therefore, transparency is important to allow for maximum visibility. The storefront also provides natural ventilation and light into a typically long narrow space.

A recessed entry provides shelter in inclement weather, and a safer exit by providing door swing space. Primary entrances should be oriented to the street and clearly recognizable. Continuous storefronts with frequent entries create an active pedestrian oriented environment.

- Use ground story storefronts along all primary facades. Limit the length facade without any intervening glass or door to 20 feet.
- Use traditional storefront design with large areas of glass with minimal mullions.
- Provide at least 75% glass for ground story storefronts.

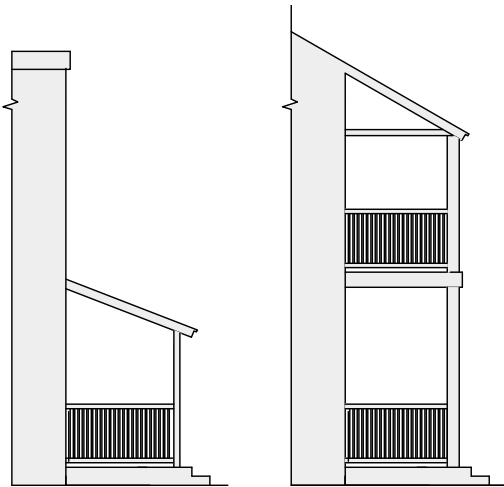
- Provide display window glass beginning at between 6 inches, and 2 feet above grade, and extending to between 11 and 12 feet above grade.
- Provided a 2 to 3 feet high transom window above the display window.
- Provide an entrance for each use along the sidewalk.
- Recess the entrance door, when possible.
- Provide windows equally sized, taller than they are wide, equally spaced, and arranged in a grid pattern.
- Create a focus or sense of entry, clearly defined location of the front door.



Porches

Porches are only appropriate for residential uses, when allowed.

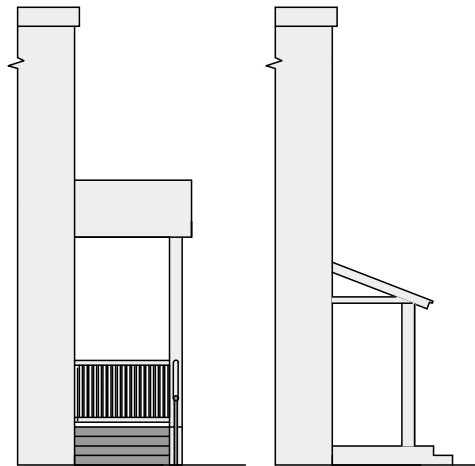
- a. Provide at least 8 feet in depth.
- b. Provide at least 80% of facade width.
- c. Allow one- or two-story.
- d. Do not enclose with glass.
- e. Install any frame and screening inside columns and railings. Screen doors must be composed primarily of screen – no half-screen/half-solid doors. The color of framing for porch screening is determined by the trim of the main building.
- f. Encourage wraparound porches for corner lots.
- g. Raise porches unless wheelchair access is desired.



Stoops

Stoops are only appropriate for residential uses, when allowed.

- a. Provide at least 4 feet in depth and width.
- b. Raise stops unless wheelchair access is desired, but not more than 6 feet above grade.
- c. Do not enclose, unless stoop is recessed into the main building.
- d. Allow covered or uncovered stoops.
- e. Run stairs perpendicular or parallel to the facade.



This photo shows a porch on a "residential" building design, rather than a "downtown" one.



This photo shows stoops on townhouses designed to look like "downtown" buildings, rather than "residential" ones.

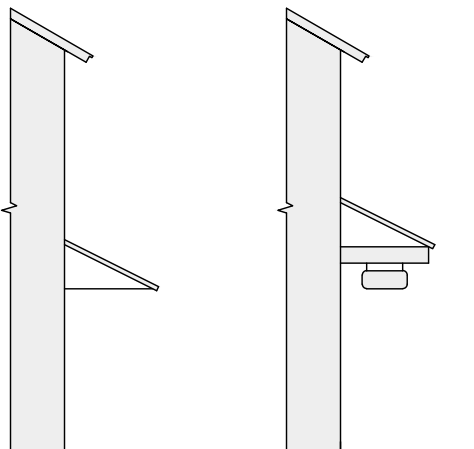
Awnings and Canopies

For the comfort of the pedestrian, awnings and canopies are encouraged. Shelter at the entrance of a building provides protection from the sun and rain, and helps to define pedestrian scale along a streetscape.

Awnings also provide a place for signage or graphics, but the only area allowed for this use is the vertical face or valance portion of the awning.

- a. Provide at least 5 feet in depth.
- b. Provide at least 9 feet of clearance above the ground.
- c. Style awnings and canopies consistent with the architectural style of the building.
- d. Only place awnings or canopies over windows, doors or openings.
- e. Use awnings and canopies to accent the building's design but not be the dominant architectural feature.
- f. Provide awning and canopy frames or support of painted or coated metal or other non-corroding material.
- g. Limit awnings to a single color or two-color stripes.
- h. Only use water-resistant canvas on awning.
- i. Allow marquees and metal canopies

- j. Do not use:
 - i. Back-lit awnings or canopies.
 - ii. Awnings or canopies in a continuous band around the building.
 - iii. Fixed supports that can interfere with pedestrian circulation.



BUILDING STYLE

3.15. Design buildings in the mercantile style.

See page 29.

3.16. Do not use corporate or franchise architecture.

Typically, franchise architecture is generic design, buildings used in multiple locations without consideration for a specific site or climate. It is the intent of these guidelines to create buildings that are sensitive to their environment. While franchise merchants are not discouraged, prototypical design must be carefully modified to represent the character of the downtown context.

MERCANTILE STYLE BUILDINGS

Overview

Elements of the mercantile style include:

- Front facades are symmetrical, except for asymmetrical doors historically used to access upper story uses.
- A tower element may be included for structures over three stories.
- Brick/masonry that vary in color and texture should be the primary material.
- Roofs are flat or sloped.
- Ornamentation is subordinate to large windows.
- The base is delineated by entrance detailing that may include large storefronts at street level.

This said, mercantile is not a true style as much as a way of designing commercial, mixed-use, mill, and railroad buildings across many decades and design trends.

As a result, the style can be expressed in an either highly detailed traditional way or more simplified modern approach.



These images show how mercantile primary facades are organized. Note the “heavier” material is placed beneath the “lighter” material.



3: Building

Facades

Aluminum storefront systems are permitted in the base zone. However, painted wood trim (with painted wood doors and window surrounds) are preferred. The shaft zone must be limited in material choice.

Unpainted brick should be the primary material for this style but other material as listed in the materials section of these guidelines may also be considered.

Balconies, Porches, and Patios

Exterior features such as balconies, canopies, and patios must be composed of metal. The metal must be a similar color tone that complements the shaft zone. Wood, plastic, and vinyl are not permitted.

Projecting balconies on primary facades are discouraged.

Windows

Windows, except storefronts, may have a variety of designs. Individual or ganged vertical rectangular windows with a variety of sash divisions are allowed in order to reflect the style's nineteenth century roots.

Alternatively, large, multi-division windows are allowed when drawing inspiration from twentieth century designs.

Additional Features

If provided, chimneys may not be visible from a street or civic space.





3: Building

REPRESENTATIVE APPLICATION OF GUIDELINES

The diagram at right shows the same development without (top) and with (bottom) conformance with the building standards in these design guidelines.

Noticeable changes include:

- The division of the facade into discrete modules that have the appearance of separate buildings built over time.
- The use of the mercantile style.
- The use of 3-part facades.
- The use of brick and masonry.
- The use of ground story storefronts and stops.
- The use of between 20% and 60% glass on upper stories.

Note:

These renderings are illustrative only and are not intended to comply with all aspects of the proposed Central Creek District Design Guidelines.

The top design does not conform with building design guidelines



The bottom design does conform with building design guidelines





3: Building

4. LIGHTING

PARKING LOT LIGHTING

4.1. Provide the minimum amount of parking lot illumination to serve users and promote public safety.

- a. Install parking lot lighting that:
 - i. Is not obtrusive in appearance during the daytime.
 - ii. Provides adequate lighting without significant glare.
 - iii. Does not interfere with tree canopies.
- b. Use cut-off or shoebox fixtures in a dark color such as black or bronze.
- c. Do not use low-pressure sodium luminaries.

STREET LIGHTING (PUBLIC)

4.2. Provide street lighting along public streets and sidewalks as required by City code and the following standards.

- a. Install street lighting that:
 - i. Is not obtrusive in appearance during the daytime.
 - ii. Provides adequate lighting without significant glare.
 - iii. Does not interfere with tree canopies.
- b. Use cut-off or shoebox fixtures in a dark color such as black or bronze.
- c. Do not use low-pressure sodium luminaries.

STREET LIGHTING (PRIVATE)

4.3. Provide street lighting along private streets and sidewalks as required by City code and the following standards.

- a. Install street lighting that:
 - i. Is not obtrusive in appearance during the daytime.
 - ii. Provides adequate lighting without significant glare.
 - iii. Does not interfere with tree canopies.
- b. Use decorative fixtures with a pole height not to exceed 16 feet (12 feet is optimal) in a dark color; black or bronze are preferred.
- c. Do not use low-pressure sodium luminaries.

BUILDING/STRUCTURE LIGHTING

4.4. If buildings and structures are illuminated, comply with the following:

- a. Use externally mounted fixtures equipped with adequate shields or baffles to prevent significant glare or hot spots. Up lighting, or accent lighting for the purpose of illuminating buildings and other physical site features is encouraged.
- b. Do not use low-pressure sodium luminaries.

SIGN LIGHTING

4.5. If signs are lit, comply with the following:

- a. Use externally mounted fixtures equipped with adequate shields or baffles to prevent significant glare or hot-spots.
- b. Do not use low-pressure sodium luminaries.

BUILDING-MOUNTED LIGHTING

4.6. If building-mounted lighting is used, comply with the following:

- a. Use externally mounted fixtures equipped with adequate shields or baffles to prevent significant glare or hot-spots.
- b. Use non-obtrusive fixtures or complimentary to the overall design of the building.
- c. Do not use low-pressure sodium luminaries.

LANDSCAPE LIGHTING

4.7. If landscape lighting is used, comply with the following:

- a. Design to prevent significant glare or hot spots, whether ground-mounted or tree-mounted, landscape lighting.
- b. Do not use low-pressure sodium luminaries.



Unshielded lights are not allowed. .



External mounted sign lighting.

5. PRIVATE SITE FURNITURE

Consistent and complementary site furniture is important to establishing a sense of place.

The following site furniture is recommended for private applications, such as in private civic spaces or amenity areas, unless otherwise noted.

All site furniture on City land must conform to City of Goose Creek standards.

BENCHES

5.1. Incorporate benches into private amenity and civic spaces.

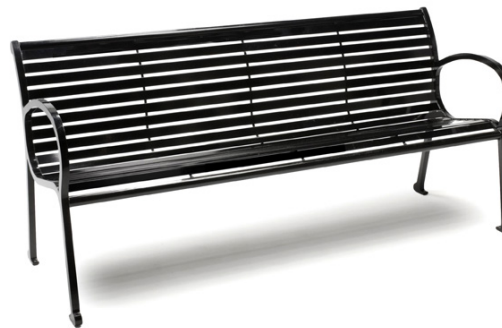
- a. Locate benches to provide opportunities for a variety of activities from waiting or resting to reading or socialization. Bench location should be integrated into the overall design and recognize the convenience and comfort of the user.
- b. Do not locate benches and trash receptacles immediately adjacent to each other due to concerns of odors and insects.
- c. Do not locate benches where they will:
 - i. Impede pedestrian or vehicular circulation;
 - ii. Impede sight lines; or

- iii. Where they would conflict with landscape maintenance equipment or emergency vehicle access.
- d. Use benches that are durable enough to withstand the rigors of a public location. Metal is preferred. Wood can be used in some situations. Plastic is not recommended.

- e. Use the recommended benches found on this page or similar. The use of specific brands is not required.

Recommended options:

Landscape Forms, Inc. – Scarborough
431 Lawndale Ave.
Kalamazoo, MI 49048
(800) 430-6209



Columbia Cascade Company – No. 2118-6 TimberForm® Restoration Bench with Armrests
1975 SC Fifth Ave.
Portland, OR 97201-5293



OUTDOOR DINING

5.2. Use durable outdoor dining furniture.

- a. Use attractive, commercial-grade, durable, weather-resistant, low-maintenance outdoor dining furnishings in a design that is complimentary with the building and function that they serve.
- b. Encourage complementing outdoor dining areas with landscaping and trees.



Outdoor dining furniture must be commercial grade.

TRASH RECEPTACLES

5.3. Provide trash receptacles in developments.

- a. Integrate trash receptacle locations into the overall design of a space and recognize the convenience and safety of the user.
- b. Do not locate benches and trash receptacles immediately adjacent to each other.
- c. Locate trash receptacles in areas such as near building entries and intersections of two walkways.
- d. Due to possible odors and insects, do not locate trash receptacles immediately within an area where people will gather or linger.
- e. Do not locate trash receptacles where they will:
 - i. Impede pedestrian or vehicular circulation;
 - ii. Impede critical sight lines; or
 - iii. Where they would conflict with landscape maintenance equipment or emergency vehicle access.
- f. Use the recommended trash receptacle found on this page or similar. The use of specific brands is not required.

Recommended:

Victor Stanley Ironsides® Series 42 36-gallon trash receptacles

Standards spun-steel lids and “Black” baked-on polyester powder finish.



VICTOR STANLEY®
Product may be patented. Visit VICTORSTANLEY.COM for details. Create a timeless moment.®

KIOSKS

5.4. If kiosks are installed, conform with the following standards.

- a. Locate information kiosks near the intersection of two walkways or in other areas where there is a high concentration of pedestrian traffic. Information Kiosk locations should be integrated into the overall design of a space and recognize the convenience of the user.
- b. For one-sided kiosks, place the structure in a groundcover or shrub bed within 1 foot of the edge of paving. For multi-sided kiosks, a minimum of 6 feet should surround all sides of the information kiosk.
- c. Do not locate kiosks where they will:
 - i. Impede pedestrian or vehicular circulation;
 - ii. Impede critical sight lines; or
 - iii. Where they would conflict with landscape maintenance equipment or emergency vehicle access.
- d. Use any design of information kiosk, provided it is durable, low maintenance and vandal resistant.

BICYCLE RACKS

5.5. If bicycle racks are installed, conform with the following standards.

- a. Locate short-term use bicycle racks near the entry to all major buildings.
- b. Integrate bicycle racks into the overall design and recognize the convenience and comfort of the user.
- c. Do not locate bicycle racks where they will:
 - i. Impede pedestrian or vehicular circulation;
 - ii. Impede critical sight lines; or
 - iii. Where they would conflict with landscape maintenance equipment or emergency vehicle access.
- d. Use the recommended bicycle rack found on this page or similar for application in streetscapes or walkways. The use of specific brands is not required.

Recommended:

**The Park Catalog – U Bike Rack: 1-7/8”
O.D. In-ground mount, Black Powdercoat**
220 Congress Park Drive, Suite 215
Delray Beach FL 33445



There are no specific standards for bicycle racks not located within a streetscape.



FENCES, WALLS & GATES

5.6. If fences, walls, and gates are installed, conform with the following standards.

- a. Limit nonresidential fences to the recommendation found on this page or similar. Brick or masonry columns may be provided. The use of a specific brands is not required.
- b. Limit residential fences and gates to painted wood, composite materials, natural or synthetic stone, or black wrought iron with the finished side facing the street.
- c. Do not use chain link or wire fencing where visible from a street.
- d. Space any brick or stone columns no more than 40 feet apart.
- e. Limit walls surrounding outdoor dining or displays in the sidewalk or front yard to a maximum height of 32 inches unless a higher wall is required by another City code. All other walls in the front yard, except retaining walls, are discouraged.
- f. Plant shrubs and trees around fences in highly visible areas.
- g. Construct walls in a manner and of materials, which are complimentary and visually compatible with their surroundings.
- h. Limit wall materials to natural stone, cast stone, brick, or smooth stucco.
- i. Avoid long uninterrupted lengths of fence or walls to minimize monotony.
- j. Maintain all walls and fences.

Recommended:

Ameristar – Montage Industrial

Majestic, 2-Rail, In-ground mount, Black Powdercoat
3717 Mercy Star Court
Orlando, Florida 32808



DRINKING FOUNTAINS

5.7. Incorporate drinking fountains into civic spaces.

- a. Integrate drinking fountain locations into the overall design of civic spaces and recognize the convenience of the user.
- b. Do not locate drinking fountains and trash receptacles immediately adjacent to each other.
- c. Locate drinking fountains in areas such as near building entries and intersections of two walkways.
- d. Do not locate drinking fountains where they will:
 - i. Impede pedestrian or vehicular circulation;
 - ii. Impede critical sight lines; or
 - iii. Where they would conflict with landscape maintenance equipment or emergency vehicle access.

FOUNTAINS/WATER FEATURES

5.8. If fountains are installed, conform with the following standards.

- a. Install fountain features with caution and forethought.
- b. Design fountains to address safety, be vandal-resistant, and be low-maintenance.
- c. Tile or plaster interiors of fountains, and recess fixtures in the wall or floor of the structure.
- d. Locate equipment in a recessed, locked vault.

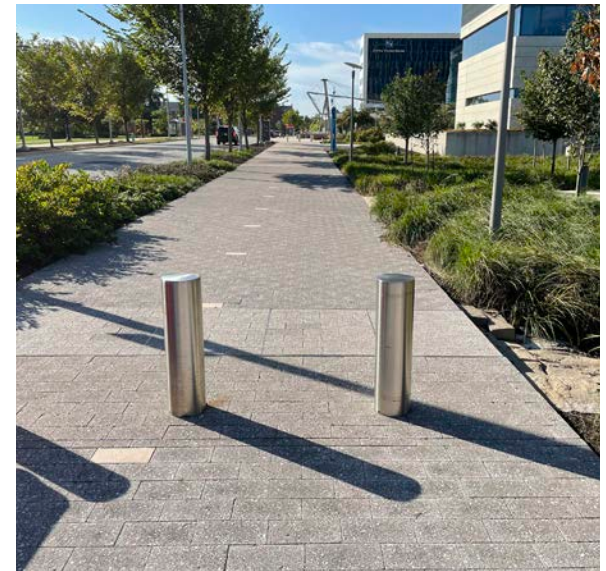


Fountains can be amenities, but are often very expensive to build and maintain .

BOLLARDS

5.9. If bollards are installed, conform with the following standards.

- a. Use to control vehicular traffic or as pedestrian or bicycle control elements.
- b. Use removable bollards if emergency or service vehicles require access.



Bollards must be removable where emergency or service access is required.

TREE GRATES & GUARDS

5.10. Discourage the use of tree grates and guards.

5.11. If tree grates and guards are installed, conform with the following standards.

- a. Use only in areas of very high pedestrian traffic.
- b. Comply with ADA guidelines.
- c. Limit openings to no larger than ½-inch, but ¼-inch openings are preferable.
- d. Use tree grates that are as large as possible for the planting area. The minimum size for tree grates is 5 by 5 feet, unless the size used in "e" below is used.
- e. If possible, use rectangular tree grates of at least 48 by 96 inches.
- f. Use low "fence-style" tree guards (sometimes called border edging) where necessary to protect trees in areas of very high pedestrian traffic or in loading/service areas. Never use high "trunk-style" tree guards. The purpose of tree guards is to provide maximum coverage and protection around trees.



A "trunk-style" tree guard. Courtesy ARÉA.



"Fence-style" tree guards are appropriate in areas with very high pedestrian traffic.

6. LANDSCAPING

STREET TREES

6.1. Plant trees in the streetscape as follows.

- a. Provide tree spaces in at least a 4 feet by 10 feet planting area, the long dimension being parallel to the sidewalk.
- b. If tree spaces are enclosed, use one of the following methods:
 - i. Overlapping metal hoops:
 - ii. Posts with chains spanning between; or
 - iii. Raised granite or precast concrete curbs.

Flush curbs are permitted if installed in conjunction with either "i" or "ii."

Custom-designed guards may be considered subject to the approval of the City. All metal tree space guards must be at least 4 inches in height but not taller than 6 inches. All metal elements of the tree space guards must be painted black.
- c. Plant and maintain the entire street tree spaces with evergreen groundcover.

- d. Only plant seasonal plantings if they are sufficient quantity to grow in and cover the entire area of the tree space and are maintained in a healthy condition with an attractive appearance.
- e. Do not generally dig within tree spaces, to protect the roots of existing trees.
- f. Consider substitution of metal tree grates in heavy pedestrian traffic areas, subject to approval by the City.
- g. Select plant materials, particularly canopy trees, from varieties which are well adapted to the local climate and soils, resistant to pests and diseases, long-lived, and free of excessive litter and other maintenance problems.
- h. Attempt to preserve existing trees at or above 4 inches in caliper.

PARKING LOT TREES

6.2. Comply with citywide standards and the following.

- a. Maintain safety and visual access by specifying tree limbs at least 6 above grade and shrubs to between 3 and 6 feet above grade.
- b. Balance green planted space with paving in order to provide diversity, seasonal interest, and shade. Fewer large islands will sustain healthier trees than more numerous very small islands. Trees will have a greater impact than shrubs, which may be hidden behind cars.

SUSTAINABLE LANDSCAPING

Elements of sustainable landscape design are important, but other sustainable practices can only be incorporated at the level of community planning.

The appropriate use of vegetation in the built environment is a major influence on the quality of human life in a healthy environment. Plant materials filter pollutants in the air and water, mitigate wind and solar heat gain, stabilize soil to prevent

or reduce erosion, and provide an aesthetic counterpoint to the built environment. These attributes are essential to balancing the effects of humans on the land.

Furthermore, the native plant communities of a region provide some of the strongest cues to the unique identity of a place. Planting design should reflect the nature of the place, the requirements of maintenance and the general aesthetic of downtown.

The following guidelines will help ensure that the Central Creek District develops in an environmentally responsible way.

6.3. Plant native or adapted species as much as possible.

These plants will perform well in Goose Creek's climate, result in less irrigation need, and more resilient than exotic plantings.

See Plant Materials.

6.4. Use appropriate shrubs and groundcover.

If shrubs and groundcovers are used, reflect a design aesthetic that is commercial, not residential. Planting design will consist predominately of mass plantings of shrubs and groundcovers in arrangements that are simple in geometry and form, do not require significant maintenances, and are appropriate in scale for their specific context.

6.5. Encourage seasonal planting.

Seasonal plantings (annuals and perennials) are encouraged as they bring color to the downtown areas and show a higher level of care. The same principles of design that apply for shrubs and groundcovers apply for seasonal plantings.

6.6. Minimize lawns.

Lawn areas utilized in buffers and open space areas shall be used sparingly and groundcovers and mulched areas are preferred. However, where lawn areas are used, they shall be kept reasonably free of weeds and disease and shall be well maintained according to standard horticultural practices.

6.7. Reduce the need for irrigation

- a. Do not require irrigation in preserved trees, shrubs, and native plant communities, unless directed by the City.
- b. Drip irrigation systems shall be installed in areas planted with trees, shrubs, perennials, and groundcovers.
- c. Irrigate turfgrass areas on a different zone than trees, shrubs, perennials and ground covers.
- d. Use moisture sensor and/or rain gauge equipment on automatic irrigation systems to

avoid irrigation during periods of sufficient rainfall.

- e. Do not allow significant irrigation overthrow onto impervious surfaces.
- f. Submit a watering schedule as part of the landscape plan. The schedule must indicate the different irrigation zones and the frequency and amount of irrigation.

The following are standard requirements of the Irrigation Plan:

- i. A detailed plan with the location of all irrigation components, i.e., controller, heads, back-flow preventer, valves, electrical lines, mainlines and secondary lines with their size and type.
- ii. Legend containing graphic symbols of the irrigation components.
- iii. Location of all existing and proposed structures and utilities, with the location of all sleeves, including sizes and types.

6.8. Ensure that landscaping is maintained.

Require property owners or their agents to maintain all landscapes. Some guidelines for landscape maintenance follow:

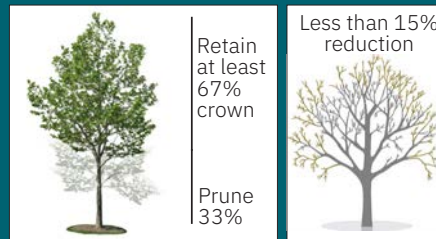
PLANT MATERIALS

Street & Parking Lot Trees

The following trees are all native to South Carolina and are suitable for most street trees and parking lots.

Crown Raising

Crown raising is restricted to less than 15% of the live crown height. Leave the crown at least two thirds of the total height of every tree. Only limbs 1/2" - 3".



HIGHTOWER WILLOW OAK
Quercus phellos 'Hightower'

Recommended use: as a street tree due to its upright-oval form and proven urban adaptability and durability

Characteristics: likes full sun/part shade; tolerates air pollution; yellow fall color



LAUREL OAK
Quercus laurifolia

Recommended use: as a street or parking lot tree

Characteristics: tolerates air pollution; tolerates wet and poor soils



FLORIDA MAPLE
Acer floridanum

Recommended use: under power lines or where there are site constraints;

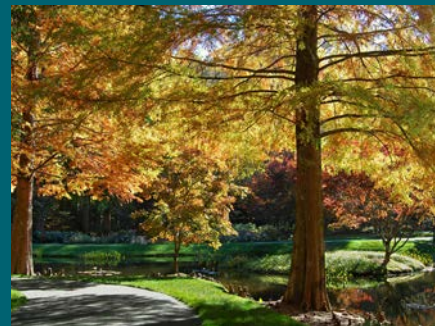
Characteristics: street tree with yellow and red fall color; tolerates air pollution



TRIDENT MAPLE
Acer buergerianum

Recommended use: under power lines or where there are site constraints;

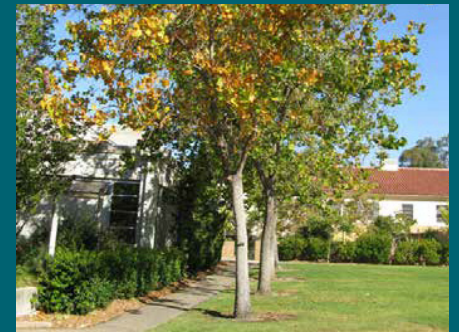
Characteristics: street tree with yellow, orange and red fall color; tolerates air pollution



BALD CYPRESS
Taxodium distichum

Recommended use: street tree or parking lot (columnar version);

Characteristics: tolerates wet solids and inundation and air pollution; very few health problems; turns rusty gold in fall



AMERICAN SYCAMORE
Platanus occidentalis

Recommended use: as a natural early colonizer of disturbed sites with yellow fall color; use in bioswales and rain gardens; use in medium-wet soils; tolerates air pollution

Flowering Trees

The following small flowering trees are native or adaptive to South Carolina and are suitable for street trees and parking lots with constrained conditions, such as overhead utilities.



LITTLE GEM DWARF SOUTHERN MAGNOLIA
Magnolia grandiflora 'Little Gem' (Native)
Recommended use: privacy screens; buffer strips around parking lots
Characteristics: evergreen with large white flowers during late spring to summer



SOUTHERN WAX MYRTLE
Myrica cerifera (Native)
Recommended use: privacy screens; buffer strips around parking lots
Characteristics: evergreen and fast growing with little to no pests or disease issues; handles wet soils; deer-resistant and provides bird habitat



LOBLOOLLY BAY
Gordonia lasianthus (Native)
Recommended use: privacy screens; buffer strips around parking lots; not ideal under powerlines
Characteristics: evergreen; handles wet soils; grows quickly



DOGWOOD
Cornus variety (var. *florida* = Native)
Recommended use: as a shrub border or backdrop species and can be used under powerlines; edge locations or buffer strips
Characteristics: attracts birds/butterflies; less than full-day sun; tolerates clay soils; showy flowers in April-May



SWEETBAY MAGNOLIA
Magnolia virginiana (Native)
Recommended use: as a specimen tree in wet soils; buffer strips around parking lots or for median strip plantings
Characteristics: tolerates clay and wet soils; tolerates air pollution; semi-evergreen with showy flowers in May-June



BOTTLEBRUSH
Callistemon citrinus
Recommended use: in wet soils; buffer strips around parking lots or for median strip plantings; constrained spaces
Characteristics: evergreen; tolerates sun or part shade; has bottlebrush shaped red blossoms in spring/summer



FRINGE TREE
Chionanthus virginicus (Native)
Recommended use: in front of a dark backdrop; as individual specimens or in groups as mixed shrub borders; under powerlines; constrained spaces; buffer strips around parking lots
Characteristics: attracts birds; prefers full sun/part shade; tolerates air pollution; showy flowers May-June

- a. Tree root zones may become compacted due to pedestrian and/or vehicular traffic. In this case, trees must be aerated at least once annually. Additionally, a deep root irrigator/feeder may be utilized to provide water, nutrients, and oxygen to other trees. Apply at the drip-line at least every 4 inches entering the ground 12 to 18 inches. It is recommended that this be done every two years.
- b. Trees generally require fertilization annually.
- c. Use 2 to 4 inches of organic material at least 4 feet in diameter around tree trunks. Add mulch as required but do not allow mulch to pile up around the trunk of tree.
- d. Prune to reduce foliage density, to remove dead or broken limbs, and to correct structural problems (crossed branching, etc.)
- e. Remove all staking and buying as soon as trees can support themselves. Timing varies by species and plant age; however, a general rule is twelve (12) months after planting.
- f. Most shrubs and groundcovers require supplemental feeding annually. The types of fertilizers as well as time of application vary. Base these decisions on standard horticultural practices.
- g. Mulch all shrub beds with 2 to 4 inches of organic material such as pine straw or shredded hardwood. Do not use bark chips. Add additional mulch as needed to maintain the desired depth.
- h. Prune shrubs only to remove dead or diseased branches or to improve shape and structure. Do not prune shrubs into unnatural geometric shapes. Hedges are labor intensive. Formal, clipped hedges should be kept to an absolute minimum. Avoid gouging and clipping hedges too closely as it is unsightly and harms the plant.
- i. Lawn areas may require aeration due to high pedestrian traffic. Do not fertilize new lawn areas until the area has been mown at least three times. This should allow an area sufficient time to become established prior to fertilization. Lawn areas should be mowed as required to maintain aesthetic appeal and vigor.

This page has been intentionally left blank

MATERIALS

6.9. Use the following materials for streetscape furniture, hardscape, site walls in public space, and signage.

The following materials are required as indicated. See Chapter 3: Buildings for the requirements for new buildings.

Material	Site Walls	Sidewalks / Walkways	Plazas / Patios	Other Locations
Wood				X
Concrete Pavers		X	X	X
Granite Fines / Slate Chips			X	X
Brick	X	X	X	X
Gray Concrete	X	X	X	X
Powder coated black metal				X
Corten Steel				X

X = Material is allowed on the indicated site element



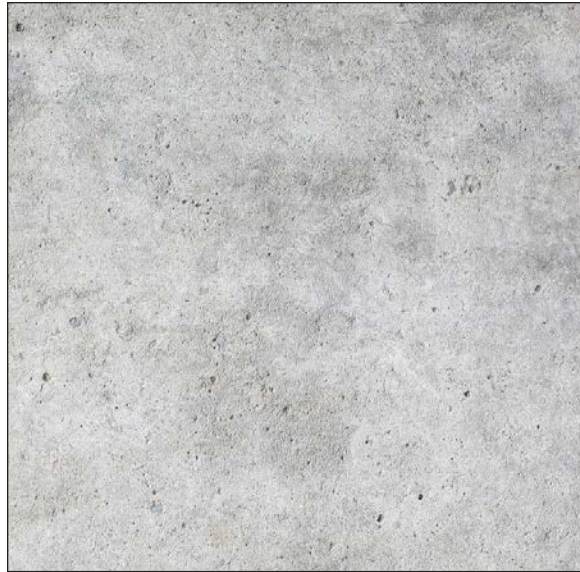
Gray Concrete



Wood



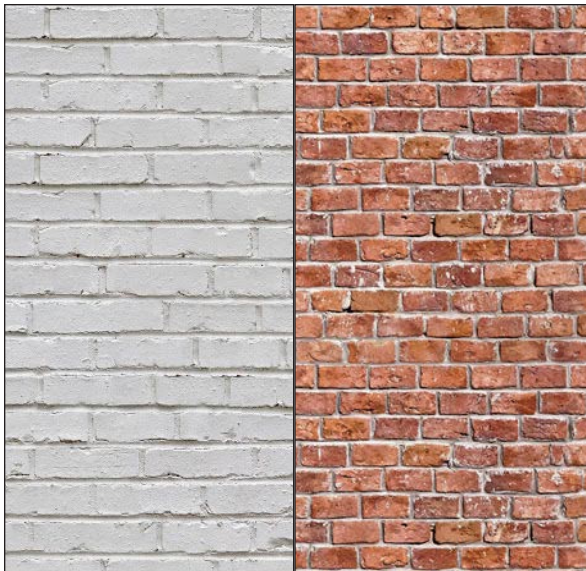
Concrete Pavers



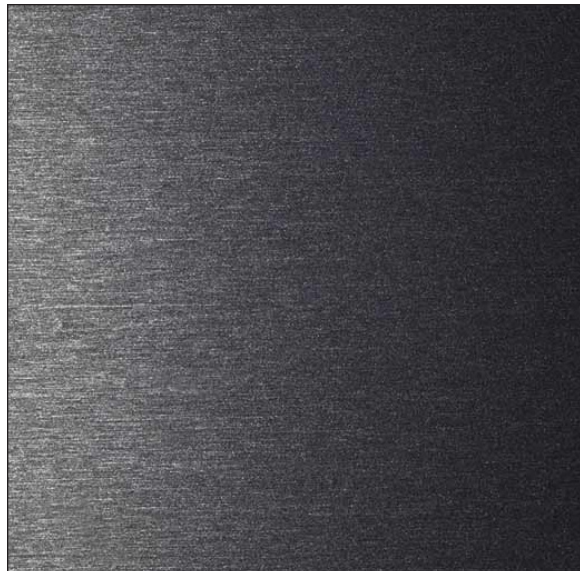
Gray Concrete



Granite Fines or Slate Chips



Brick



Powder coated black metal



Corten steel



Section Eight: Red Bank District Design Standards

RED BANK DISTRICT



Design Standards





Table of Contents

Introduction.....	3
Review Process.....	Error! Bookmark not defined.
New Construction.....	4
Site Planning.....	5
Parking Placement.....	6
Landscaping and Buffers.....	7
Building Design.....	8
Redevelopments and Renovations.....	11
Site Planning.....	12
Landscaping and Buffers.....	13
Design Details.....	14
Signage.....	15
Public Art.....	16



ACKNOWLEDGEMENTS

Prepared by the Goose Creek Planning and Zoning Department

GOOSE CREEK CITY COUNCIL

Greg Habib, Mayor
Debra Green-Fletcher, Mayor Pro Tem
Jerry Tekac
Christopher Harmon
Gayla McSwain
Hannah Cox
Melissa Enos

GOOSE CREEK PLANNING COMMISSION

Judie Edwards, Chair
Heather Byrd, Vice Chair
Lisa Burdick
Gena Glaze
Anthony Jenkins
Josh Lily
Nick Matthews

STAFF

Brian Cook, Assistant City Administrator
Kendra Wise, Planning and Zoning Director
Alexis Kiser, Special Projects Manager
Brenda Moneer, Planner II

UPDATED FEBRUARY 13, 2023

INTRODUCTION

Initiated by Goose Creek City Council, in consultation with the Planning Commission, and guided by the recently adopted Goose Creek Comprehensive Plan (May 11, 2021), the Red Bank District is the first portion of the land use implementation process to take place.

Public input sessions with property owners and stakeholders were held to develop the proposal and adjust as needed to respond to concerns. The ultimate proposal is a design overlay (RBD) written specifically to address the characteristics of the Red Bank District.

MISSION The intent of this overlay district is to create a vibrant, walkable corridor where inclusive entrepreneurship, artisan creativity and neighbor connected living converge.



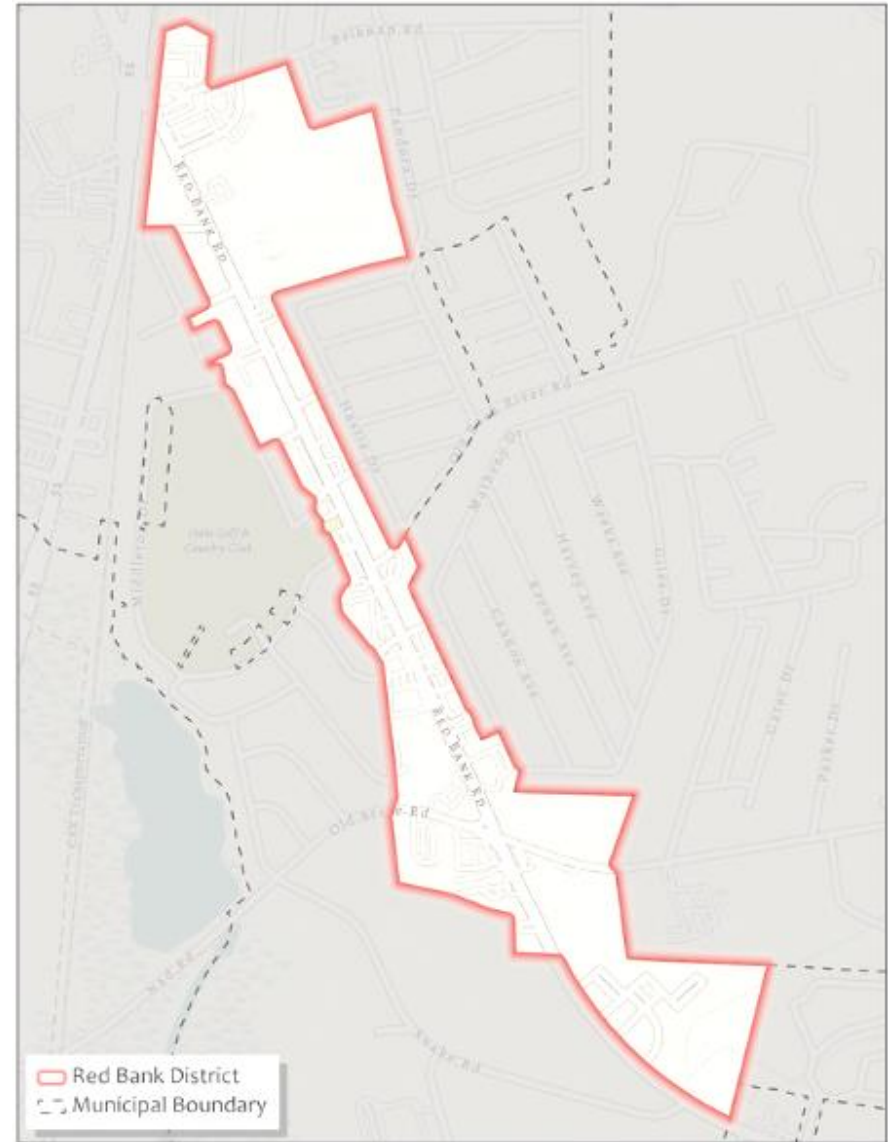
GOALS

- ✓ Encourage safe pedestrian and alternative transportation methods along and to the District.
- ✓ Stimulate the growth of artisan manufacturing and commerce in the District.
- ✓ Incentivize the inclusion of public art in new developments and redevelopments.
- ✓ Promote the interconnectivity of commercial and residential areas in the District.

AREA BOUNDARIES

The Red Bank Road Overlay (RBD) generally includes all properties adjacent to Red Bank Road, bounded to the west by U.S. 52 and to the east by Snake Road.

The Red Bank Overlay area consists of all or parts of 98 parcels and is +/- 154 acres total and is just under two miles in length. All new developments should verify specific properties with City Staff.



NEW CONSTRUCTION

In the Red Bank District, new construction projects embody a harmonious blend of tradition and innovation. Focused on respecting the existing residential environment, these projects seamlessly integrate into the neighborhood's fabric while embracing a forward-looking approach to fulfill the vision of revitalization. Architects and developers prioritize design elements that pay homage to the area's cultural and historical context, ensuring that the new structures enhance rather than disrupt the existing community. Embracing sustainable and cutting-edge construction practices, these projects not only preserve the neighborhood's character but also contribute to its transformation into a dynamic and thriving hub for the arts. Through a careful balance of preservation and progress, these constructions embody the essence of a community that values its roots while embracing a bold vision for the future.

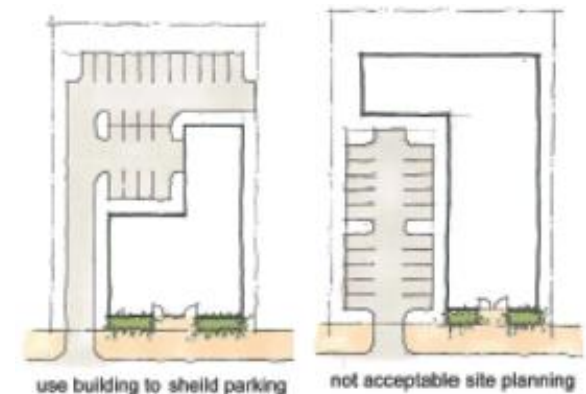
Site Planning

Site planning for new construction projects should arrange structures and site features with an emphasis on the pedestrian rather than vehicular. Buildings shall be situated to screen parking and storage areas. All zoning requirements indicated in the Zoning Ordinance and Red Bank District overlay shall be met, when the two are in conflict, the overlay zoning shall prevail.

Buildings that sit on corner lots shall be placed at the corner of the parcel.

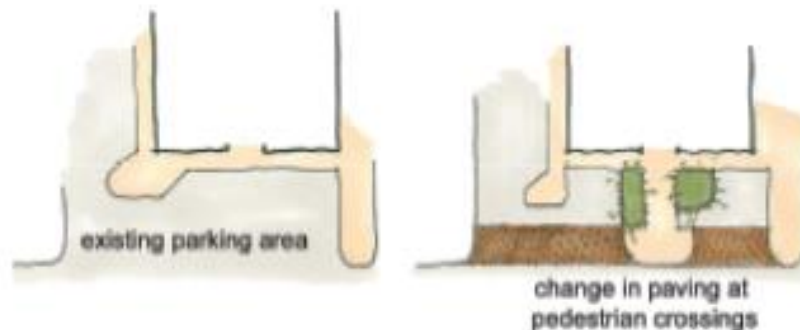


Where surface parking is adjacent to public sidewalks, a low seat wall integrated with the architecture of the building shall be provided within the side protective yard.



Buildings should be located to screen as much surface parking from view of rights-of-way as possible.

A change in paving material shall be provided at locations where pedestrian & bicycles pathways intersect with automobile pathways and drives.

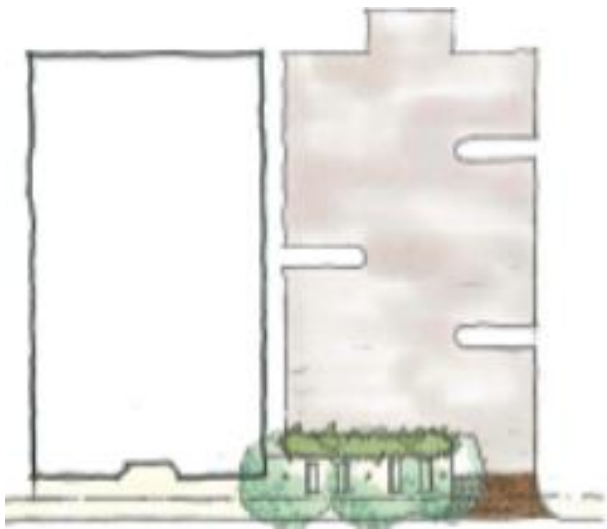


Parking Placement

Surface parking on corner parcels shall not be allowed to be placed on the outside corners of lots.

Surface parking must be placed at the maximum setback, 10 feet. If this space is at least 25% hardscape and includes pedestrian amenities, public art, occupiable space then an additional 20% parking reduction may be granted upon review and approval.

Parking requirements and landscaping for parking area requirements can be found in Chapter Five: Site Development of the Zoning Ordinance.



Examples of pedestrian amenities, public art, and occupiable space that could qualify for a reduction in parking.

Landscaping & Buffers



The appropriate use of vegetation in the built environment is a major influence on the quality of human life in a healthy environment. New developments should place a high importance on streetscapes, landscaping pedestrian heavy areas, and buffering the existing residential uses.

All new developments in the Red Bank District shall be subject to the landscaping and buffer requirements outlined in Chapter Five: Site Development of the Zoning Ordinance. For some uses, additional buffer requirements may exist which can be found in the overlay district zoning.

Given the unique constraints of the lots in this corridor, the Zoning Administrator may accept landscape plans that meet standards through alternative compliance.

All applicants are encouraged to use unique techniques and ideas to incorporate landscaping into the development.



Building Design

Architecture should be unique and flexible for various businesses over time. A building should not be so strongly identified with a single business that it cannot reasonably be adapted to another use in the future. Corporate identity should be contained in signage, storefront displays, and/or artwork.



Entrances

Main entrances must be oriented towards sidewalks and pedestrian paths rather than driveways, parking lots, and garages.

Buildings should activate their frontages by having direct access to the sidewalk and by integrating seating or art.



Orientation and Elevation

Building façades must be parallel to Red Bank Road.

The mass of the building must be broken with regularly placed pilasters and/or other well-articulated architectural details. Balconies and other elements may be used to create variety and interest yet remain integral to the overall design.

Any residential frontages along Red Bank Road shall have direct access to the street and articulated with strong entry architecture.

Garage access shall not be allowed to front Red Bank Road, except where lot dimensions and building placement make turning movements impractical.

Awnings may be integrated into the architecture and design of the building. Material and color shall complement the architectural style and character of the building.



Corner Articulation

Major intersections should have an architectural/design feature at corners to emphasize key entrances and elements of the building.

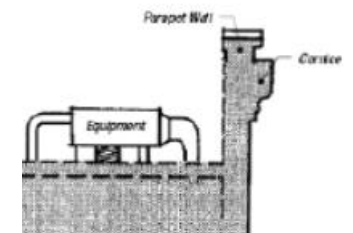
Entrances for buildings occupying corners should be oriented to address the corner/intersection.



Equipment Placement and Screening

Roof mounted mechanical or utility equipment shall be screened. The method of screening should be architecturally integrated with the structure in terms of materials, color, shape, and size. Equipment should be screened by solid building elements (e.g. parapet wall) instead of after-the-fact add-on screening (e.g. wood or metal slats).

Each site shall provide an acceptable method for solid waste storage and disposal either on-site or nearby that is located to the rear of the property if possible and screened from direct public view by durable brick or masonry materials, or natural materials that complement the exterior treatment of the building.



Façade Elements

Materials

Brick shall be a primary building material. Stucco and EIFS are permitted, but not as a primary building material. Vinyl is prohibited. Other materials may be considered by staff during the design review process.



Windows

Transparent glass with at least 88% transmission required in storefronts. To permit visibility and safety of all users and residents, storefront windows cannot be obscured by displays, cabinets, and other obstructions that prevent seeing into the building. Interior blinds, or similar window treatments are exempt. Windows are not to be flush mounted with the exterior walls. Windows are to be located as far inward into the wall to maximize depth and shadow. This is particularly important in stucco or brick applications; alternate detailing should be explored to provide a maximum window recess.



Storefront Articulation

Residential uses that are on the first floor are exempt from the following requirements:

- Storefront windows and elements should cover 60% to 70% of the Red Bank Road façade.
- Storefront windows and elements should cover 50% of the side street façades. Of this 50%, no more than half may be spandrel glass.

REDEVELOPMENTS & RENOVATIONS

In the heart of the Red Bank District, redevelopment projects seamlessly weave together reverence for the existing environment and a commitment to transformative urban experiences. Emphasizing a deep respect for the area's cultural and architectural heritage, these projects aim to enhance the existing structures, making them more pedestrian-focused and interactive. Thoughtful redesigns prioritize walkability and community engagement, introducing elements like inviting public spaces, art installations, and creative storefronts. By embracing the ethos of placemaking, these projects not only preserve the spirit of the neighborhood but elevate it into a dynamic, people-centric space where residents and visitors alike can engage, explore, and connect with the arts in an immersive and socially enriching environment.

Site Planning

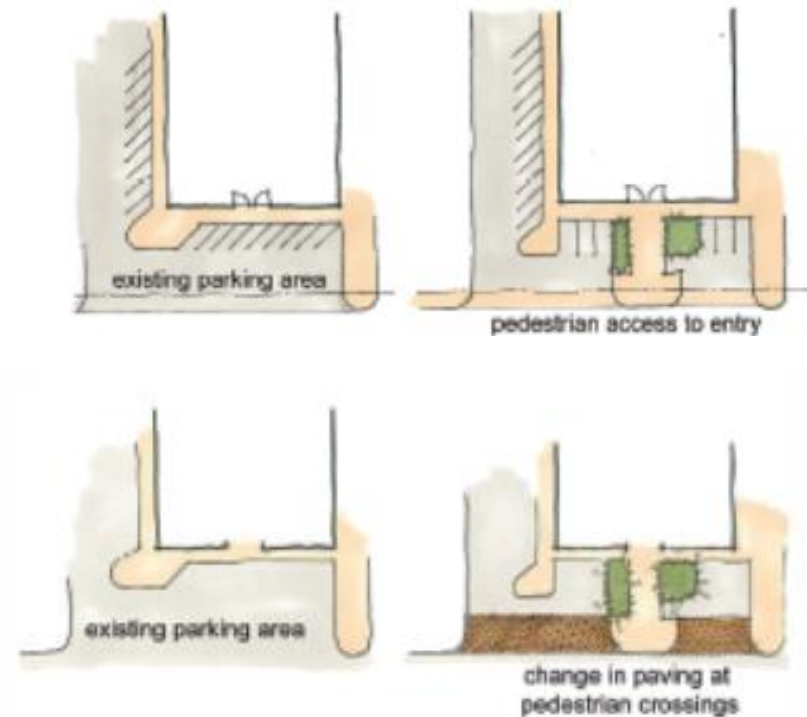
Pedestrian connections from the public sidewalk to primary entrance must be provided in the form of a sidewalk with landscaped buffer to the parking area.

A change in paving material shall be provided at locations where pedestrian & bicycles pathways intersect with automobile pathways and drives.

Site redevelopments are encouraged to create “third spaces” on the site in order to draw in pedestrians and engage them with the built environment.

Redevelopments should consider closing curb cuts that open onto Red Bank Road when feasible. Cross connections through shared driveways are strongly encouraged.

New building additions should be planned to engage the street frontage and screen existing parking areas from the right-of-way.



Landscaping & Buffers

All applicants shall verify with the City of Goose Creek to determine what is required regarding landscaping and buffering as it relates to Chapter Five: Site Development. Specific uses may be required to meet additional buffering requirements along the perimeter of the property.

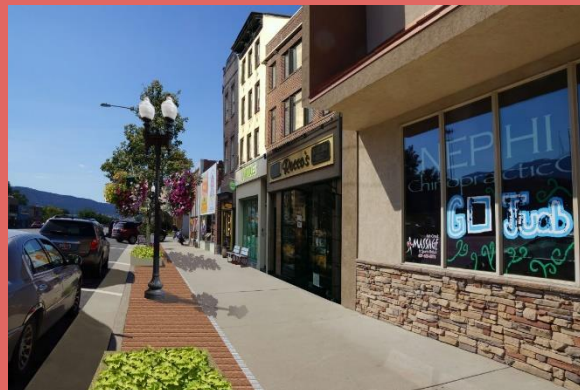
Elements of sustainable landscape design are encouraged to increase the environmental sustainability of the corridor.

The Zoning Administrator may permit partial compliance provided there are site constraints to meeting full compliance.

A landscaped buffer shall be required between all pedestrian walks and parking and driveway areas.

All existing landscaping considered to be subpar by the City's Landscape Architect shall be required to be replaced.

If landscape lighting is used, it should be designed to prevent significant glare or hot spots, whether ground-mounted or tree-mounted.



Design Details

Lighting

All applicants shall include a mix of lighting elements to encourage visual interest. Building lighting shall be attractive and add to the architectural details of the structure. Lighting is to be approved by staff.

There shall be vehicular and pedestrian grade lighting incorporated in parking and driveway areas.

While accent lighting in siting areas is encouraged, rope lighting is prohibited.



Outdoor Dining

Unique areas for outdoor dining and siting are encouraged. These areas should be clearly separated from public areas through the use of decorative fencing and landscaping.



Site Furnishings

Site furnishings including benches, trash receptacles, dining furniture and kiosks may be required as determined by the Zoning Administrator.

Selection of site furnishings should support the overall vision of the Red Bank District while respecting the intended uses of the site.



Bike Areas

Bicycle parking areas shall be required as demonstrated in Chapter Five: Site Development. Applicants are encouraged to use unique styles and designs for bicycle parking and areas.



Signage



The following signs are permitted in the Red Bank District:

- Mounted channel letters
- Hanging signs
- Bladed signs
- A-frame signs
- Projecting signs
- Painted Wall Signs



Signs may only be illuminated in one of the following ways: halo lit, reverse halo lit, using up/down lighting, and marquee lighting.

The maximum area permissible for signs shall correlate to the base zoning district, except monument signs. To encourage creativity, there shall be no area limitations on application of painted wall signage and/or mural themed applications. Staff shall review all requests for permits. For sign requests for properties not directly adjacent to Red Bank Road the base zoning ordinance will apply.

Blade signs shall be encouraged, particularly for buildings located on corner lots.



Public Art

Public art is a critical aspect to the continued revitalization of the Red Bank District. Art in many shapes and forms is not only encouraged but is required in new construction and redevelopment projects. Chapter 154: Public Art on Private Property requires the following developments to include public art or contribute to the Goose Creek Art Fund:

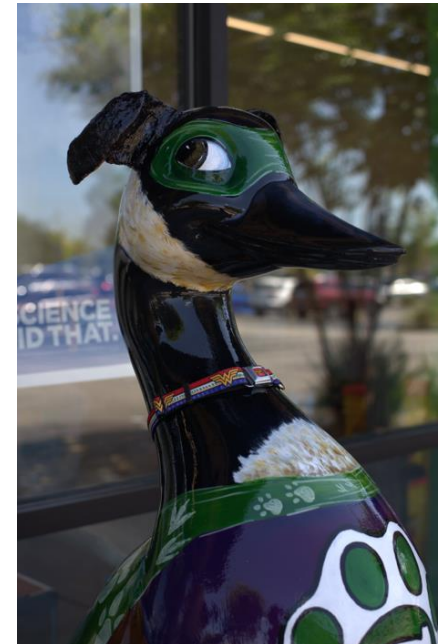
- All new residential development projects of 100 or more units, all commercial and all public building development projects, with a construction valuation (as reflected in the building permit documents) of \$500,000 or more shall be subject to the provisions of this chapter. This figure excludes land acquisition costs.
- All remodeling of existing commercial and public buildings shall be subject to the provisions of this chapter when remodeling has a construction valuation (as reflected in the building permit documents) of \$250,000 or more, excluding rehabilitation due to an act of nature.

For specifics and exceptions please review the chapter in its entirety.

All public art must receive approval from the Goose Creek Cultural Arts Commission prior to installation.

Applicants are encouraged to work with the City of Goose Creek Art Director to determine appropriate types of public art to suit each site.

Required items including lighting, landscaping, bicycle areas, and site furnishings are encouraged to include an artistic element to help meet this standard.



Section Nine: Townhome Design Standards

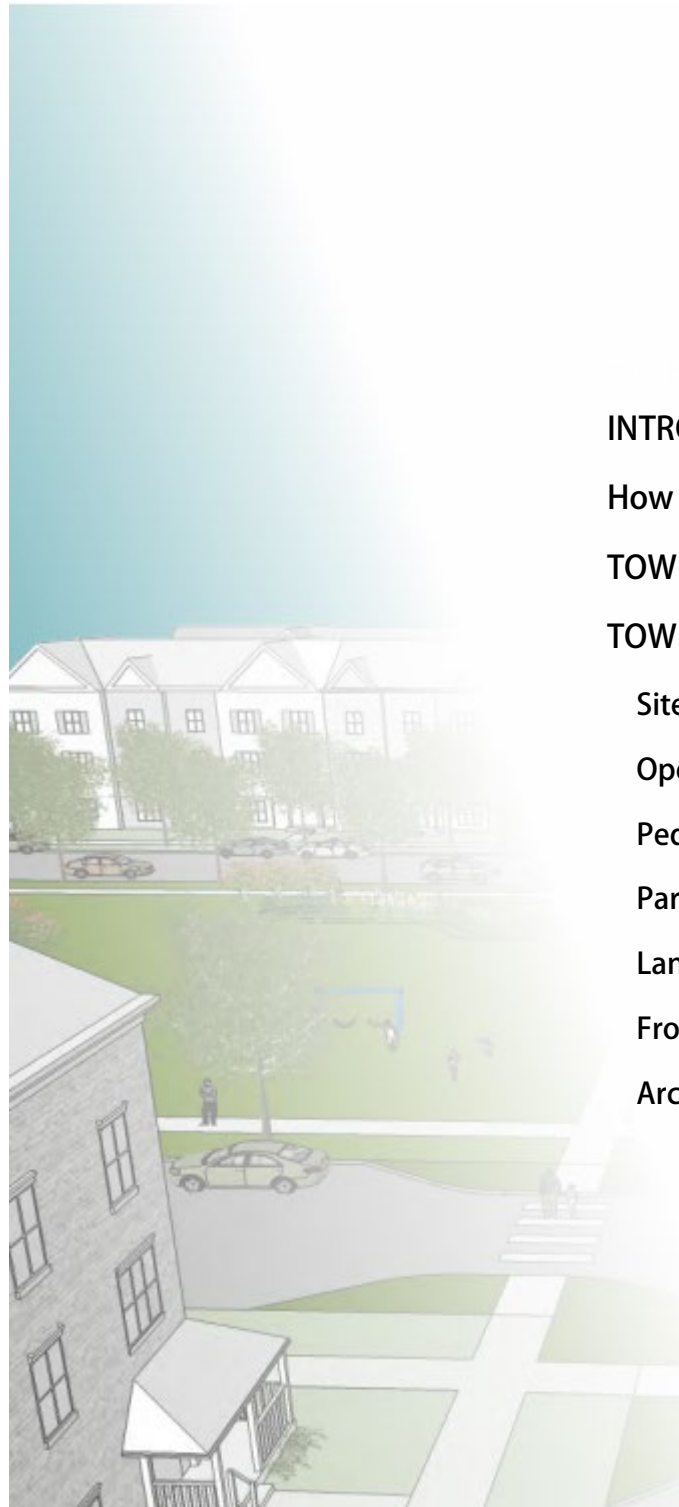
Planning & Zoning Department

TOWNHOME DESIGN STANDARDS

City of Goose Creek

www.creekcompass.com





INTRODUCTION	3
How to use the guide	6
TOWNHOUSE COMMUNITY DESIGN	8
TOWNHOUSE DESIGN ELEMENTS	11
Site Design	12
Open space and recreation	13
Pedestrian circulation	14
Parking	15
Landscaping and street trees	17
Front yard areas	18
Architecture and building massing	19



ACKNOWLEDGEMENTS

Prepared by the Goose Creek Planning and Zoning Department

GOOSE CREEK CITY COUNCIL

Greg Habib, Mayor
Debra Green-Fletcher, Mayor Pro Tem
Jerry Tekac
Christopher Harmon
Gayla McSwain
Hannah Cox
Melissa Enos

GOOSE CREEK PLANNING COMMISSION

Judie Edwards, Chair
Heather Byrd, Vice Chair
Lisa Burdick
Gena Glaze
Anthony Jenkins
Josh Lily
Nick Matthews

STAFF

Natalie Zeigler, City Administrator
Brian Cook, Assistant City Administrator
Alexis Kiser, Special Projects Manager
Kendra Wise, Planning and Zoning Director
Brenda Moneer, Planner II
Joseph Morris, Planner II

UPDATED FEBRUARY 13, 2024



INTRODUCTION

Townhouse developments are a common housing type in the City of Goose Creek, both as higher density infill projects in older neighborhoods as well as large-scale new development in suburban areas. Townhouses are an attractive housing choice for many. They can be more affordable than single-family detached homes in the same community and have reduced home maintenance responsibilities. As predominant trends in townhouse development have evolved and as townhouses have become an important housing choice within the city, recent developments have provided valuable examples of how design features and amenities make townhouse neighborhoods desirable places to live.

Creating great townhouse communities involves smart design choices and successful integration into the surrounding neighborhoods. All townhouse developments, regardless of size or location, benefit from careful attention to site planning, design, and architecture to ensure successful projects that meet the needs of residents and provide long-term value to the community.

Townhome developments are permissible in the Residential Mixed (RM), Village Node (VN), and Employment Campus (EC) districts. Depending on the zoning district, townhome developments may be considered a special exception or a conditional use. The City of Goose Creek has prepared this design guidebook to focus attention on good townhouse design and make recommendations to future townhome developments.

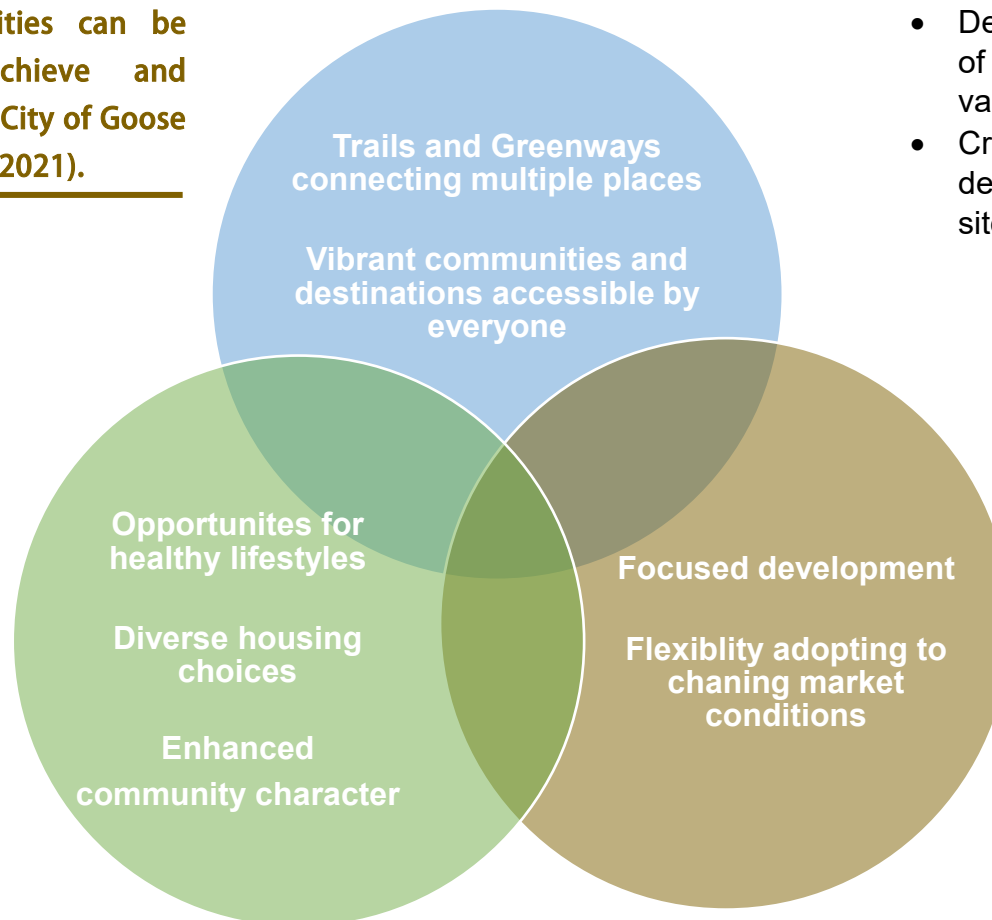
New townhome communities can be better designed to achieve and implement the goals of the City of Goose Creek Comprehensive Plan (2021).

Connected Communities

The purpose of the townhome developments is to:

- Develop housing that meets the needs of residents and provides long-term value to the community.
- Create communities involving smart design choices with careful attention to site planning, design, and architecture.

Sustainable Places



Vibrant Economy





How to use the guide

This guidebook is directed toward municipal officials and staff, developers, realtors, and other people involved in the design of great communities. It is intended to serve as a primer on some of the major design elements of townhouse developments and to impact design decisions have on the overall look and function of the community. The guidebook offers design recommendations to maximize the aesthetics and functionality of townhouse developments. It allows users to better understand how the City of Goose Creek approaches townhome developments from the start of the development

This first section provides an overview of townhouse developments in Goose Creek, looking at historic and current development patterns and their impact on a community. The second section explores how typical design elements influence the overall quality and success of a townhouse community and the impact of design decisions on the built environment and resident experience.

This section is offered to enhance the user's perspective of townhouse development design. The final section provides a variety of design solutions for townhouse communities while recognizing that every community and development site is unique.





TOWNHOUSE COMMUNITY DESIGN

The overall look, feel, and function of a townhouse community is dependent upon the interaction of individual design elements. Incorporating certain features, such as street trees and rear-loaded garages, into townhouse developments can be a challenge in part due to site topography, utility needs, cost considerations, or ordinance requirements. By incorporating the best practices described on the next two pages, we can better meet the changing needs of residents and retain long-term value.



Place housing units on central greens

Homes facing green space build a sense of community and enhance a sense of safety.

Build active parks

Central greens provide areas for recreation and community gathering. Amenities, such as playgrounds and seating, activate the space and attract residents.

Line front yards and streets with street trees

Trees create canopies that provide cooling shade to pedestrians, homes, and cars; beautify the streetscape; and reduce traffic speeds. They also provide a buffer distancing pedestrians from moving traffic.

Pair front-loaded garages

Paired single-car-wide garages and driveways consolidate green spaces in front yards for street trees and landscaping.

Enhance architectural details

Articulated building façades, including entrances, windows, garage doors, and a mix of building materials, create visual interest and a more varied streetscape.

Build community with porches

Front porches encourage interaction between neighbors and help establish connected communities.

Naturalize stormwater management

Planted stormwater basins improve infiltration and water quality. Bump-outs and verges offer opportunities for bioswales or rain gardens.





Provide pedestrian safety

Bump-outs define parking rows, shorten crossing distances for pedestrians, and increase green space. Painted crosswalks at every street intersection provide better visibility for pedestrians and slow drivers in the neighborhood.

Limit block size

Shorter blocks help to slow traffic and limit building massing while providing breaks between building rows.

Create a connected pedestrian network

All streets in a townhouse community should have integrated and well-connected sidewalk systems to provide access to internal site destinations and connect to the larger community.

Permit on-street parking

On-street parking gives guests and residents flexible locations to park and slows traffic speeds.

Locate garages along alleys

Detached rear-loaded garages give private backyard open space to homes and can increase interior living square footage.

Integrate rear-loaded alley systems

Alleys provide access for rear-loaded garages to open up front yard areas for landscaping and street amenities. Alleys should be narrower than roadways and can be lined with pavers rather than curbing.

TOWNHOUSE DESIGN ELEMENTS

The following section describes common design elements in townhouse communities in Goose Creek. Though townhouse communities may be different, each of the design elements are integral to the overall site design. The reader will come away with a thorough understanding of how design trends, zoning requirements, and site-specific considerations influence the final housing product, overall site design, and general feel of the community. The following elements and their impacts on the appearance and function of the development are reviewed:

- Site design
- Open space and recreation
- Pedestrian circulation
- Parking
- Landscaping and street trees
- Front yard areas
- Architecture and building massing



Site design

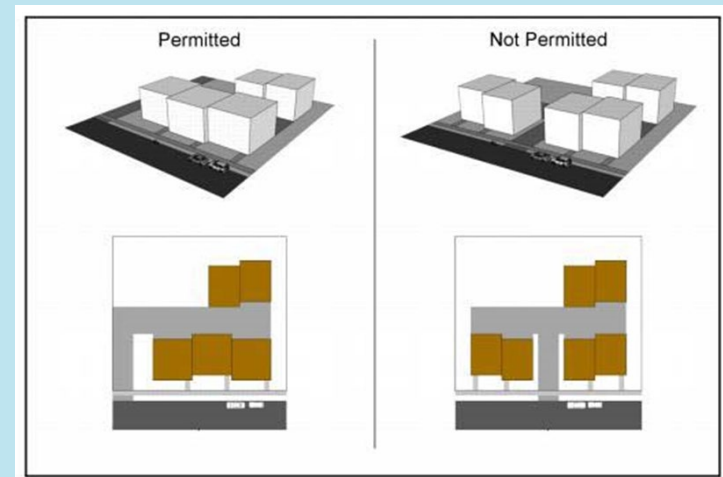
Design townhouse sites to have both an external orientation to the streetscape and an internal orientation to the residential environment with unifying open space and pedestrian pathways. Design emphasis should be given to the pedestrian, rather than the auto environment, through placement of parking in a less prominent location (to the rear of the building, rather than in front).

Site layout should observe principles of “natural surveillance,” “natural access control” and “territorial reinforcement” by arranging circulation systems, parking areas, sidewalks and open space to give the perception of being a residential and controlled space in which illegal activity will be observed and reported. Lighting and landscaping should allow for safety and visibility of public and semi-public areas.



Please note the following standards from the Goose Creek Zoning Ordinance:

- All units shall be designed as rear alley loaded or enclosed front or rear parking under the unit, or a combination of both.
- No greater than six (6) attached units.
- Articulation within the building façade shall be considered through the inclusion of features such as porches, porticos, balconies, bay windows, rooflines, and building material type.
- Berms or brick/masonry walls shall be installed to buffer noise and views where townhomes are adjacent to external primary roadways.
- Homes facing central green space for recreation, nature garden, community gatherings, and the like are strongly encouraged.
- All units adjacent primary roadways shall have a 10-foot buffer consisting of 2 canopy trees, 4 understory trees, and 15 shrubs per 100 LF of buffer yard.
- Shall meet the standards described in these design guidelines.



Open space and recreation

Open spaces and parkland can play an important role in the lifestyle of the townhouse resident and serve as the recreation and play areas for homes with limited to no private lawn. Typically, open space requirement is met through perimeter buffer areas, stormwater facilities, or in environmentally sensitive areas such as stream corridors, steep slope areas, or wooded areas where development is restricted. More active types of open space in townhouse developments include walking trails, gathering spaces, central greens, recreation areas, and playgrounds.



Gathering spaces

Gathering spaces are often placed in the development at prominent locations near intersections and focal points, such as around shared mailboxes or in central greens surrounded by houses. These spaces include improvements, such as seating areas and gazebos, and feature attractive landscaping.



Walking trails

With an increasing emphasis on walking as a healthy lifestyle habit, walking trails are a popular feature in all types of developments. Trails can serve as part of the townhouse development's pedestrian circulation system and also connect with other trails and sidewalks within the surrounding community.



Central greens

Central greens serve many purposes depending on their size, topography, and density and types of plantings. Central greens are often found in courtyard-style developments, and guest parking is often provided around the green space.



Recreation areas & playgrounds

Many townhouse developments have playground facilities for children. A few developments contain other forms of active recreation such as tennis courts and swimming pools, although this is increasingly less common in newer development proposals.

Pedestrian circulation

A complete pedestrian circulation system involves sidewalks, pathways, and crosswalks to provide safe access from all housing units to desired locations within the development: mailboxes, recreation facilities and open space amenities, guest parking, and community centers. Additionally, the pedestrian system allows safe access to locations outside of the development including existing sidewalk and trail systems, nearby schools, parks, retail stores, and transit facilities. Sidewalks are the core element in a safe pedestrian circulation system.

Sidewalks are either directly adjacent to the curb and roadway or separated from the roadway by a verge (meaning a grass strip). Verge widths should be generally no less than 8 feet. Verges are beneficial in creating a buffer between the pedestrian and moving traffic along the street. They also serve as a location to plant street trees, which provide shade along sidewalk networks, increasing pedestrian comfort and improving the appearance of the front yard area.



Parking

The placement of garages and driveways in townhouse developments can significantly impact the visual aesthetic of the building façade, front yard and streetscape design, pedestrian safety, street tree placement, and availability of on street parking. The Townhome District Ordinance states, “all units shall be designed as rear alley loaded or enclosed front or rear parking under the unit, or a combination of both.” Front parking drives should be long enough to avoid vehicle overhangs onto sidewalks.

The location of guest parking for developments is often provided in common parking lots around central greens or landscape islands or in dispersed rows of perpendicular parking stalls placed along main roadways throughout the development. In developments with alley-loaded garages, guest parking is provided by on-street parallel parking.

Alley-Loaded

Strongly Recommended Acceptable Designs

Attached rear-loaded garages



Detached rear-loaded garages



Alley-only access with walkup front yards

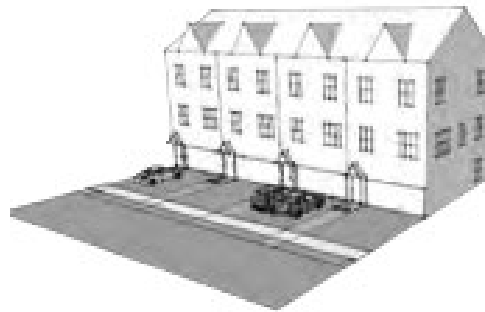
Front-Loaded

Front-loaded parking must be covered. Alley-loaded is preferred.
Front-loaded driveways must be long enough to prevent vehicle overhangs.

One car garage, front loaded



Two car garage, front loaded



Because garage doors have a significant impact on overall site aesthetics, designs that soften the visual impact of garages is encouraged. For example, garages colored to complement the façade materials and including windows/paneling are recommended.



Landscaping and street trees

Landscaping provides color and accent to buildings, creates buffering along property lines and around utilities, improves stormwater control and air quality, and provides shade for homes, cars, and pedestrians.

Developments should provide landscaping to enhance the aesthetic character of the development and the neighborhood while reducing impacts on drainage systems and natural habitats.



Property Buffers

Buffers should be used in between surrounding properties and within the development to minimize sight lines. Berms or brick/masonry walls shall be installed to buffer noise and views where townhomes are adjacent to external primary roadways.



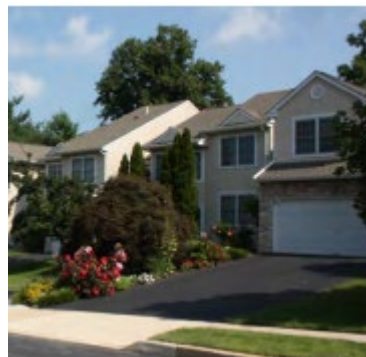
Street trees

A continuous network of street trees within townhouse developments creates an overhead canopy, a pleasant streetscape, and a walkable environment. Townhouses without front-loading driveways often have a greater number of street trees, either in the front yards or in the verge.



Internal Screening

Due to the density of townhouse communities, it is important to use landscaping to create privacy for homeowners, such as using tree buffers to separate back decks.



Yard and Foundation

The selection of ornamental trees and shrubs in the front yard is important to complement building architecture and present a unified look. Yard and foundation plantings also help to define the front doors and help to easily identify individual residences.

Front yard areas

The front yard area of any development defines the overall aesthetic and feel of the community. Front yard design is dependent upon the placement and width of driveways, the overall size and architecture of the townhouse building, the internal road network, pedestrian amenities, and landscaping. Front yards should enhance pedestrian infrastructure when possible.



Architecture and building massing

Well-articulated buildings provide visual interest and definition that lends cadence to the streetscape. Articulation within the building façade—meaning variation in the look and structure often achieved through the inclusion of porches, porticos, balconies, bay windows, roof lines, and building material type—is important in townhouse buildings because of the dominant width of the façade.

According to the Townhouse District ordinance, articulation within the building façade shall be considered through the inclusion of features such as porches, porticos, balconies, bay windows, roof lines, and building material type.

Recommended architectural elements



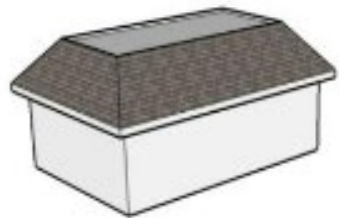
Roof Forms



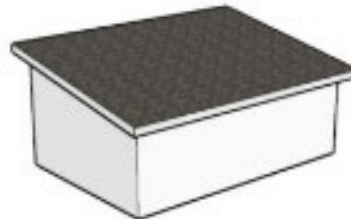
Gable



Hip



Mansard



Shed

Examples of roof forms.



Example of dormers.



Example of deep roof overhangs and brackets.



Example of corbels (which are generally thicker than brackets).



Examples of cornice, soffit and fascia details.

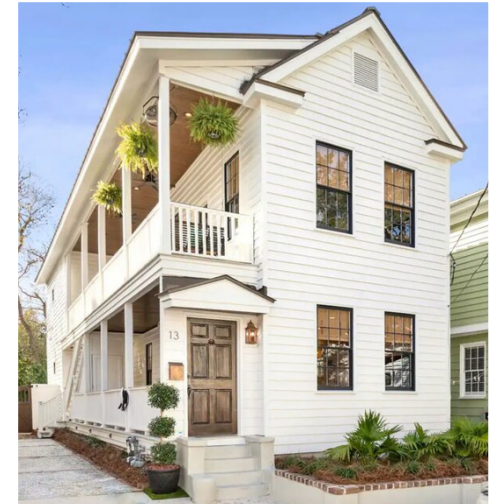
Section Ten: Multifamily Design Standards

Planning & Zoning Department

MULTIFAMILY DESIGN STANDARDS

City of Goose Creek

www.creekcompass.com



INTRODUCTION	3
How to use the guide	6
Mixed-Use Community Design	8
Mixed-Use Multifamily Design Elements	11
Site Planning	12
Parking and Vehicle Location	13
Pedestrian Circulation	15
Open Space	16
Landscaping	17
Safety and Security	18
Screening	19
Design Elements for Mixed-Use Multifamily	20
Residential Scale Multifamily Design Elements	23
Building Siting	24
Parking and Vehicle Location	25
Open Space	27
Landscaping & Buffers	29
Design Elements for Residential Scale Multifamily	31
Architectural Style Standards	34

ACKNOWLEDGEMENTS

Prepared by the Goose Creek Planning and Zoning Department

GOOSE CREEK CITY COUNCIL

Greg Habib, Mayor
Debra Green-Fletcher, Mayor Pro Tem
Jerry Tekac
Christopher Harmon
Gayla McSwain
Hannah Cox
Melissa Enos

GOOSE CREEK PLANNING COMMISSION

Judie Edwards, Chair
Heather Byrd, Vice Chair
Lisa Burdick
Gena Glaze
Anthony Jenkins
Josh Lily
Nick Matthews

STAFF

Natalie Zeigler, City Administrator
Brian Cook, Assistant City Administrator
Kendra Wise, Planning and Zoning Director
Alexis Kiser, Special Projects Manager
Brenda Moneer, Planner II
Joseph Morris, Planner II

UPDATED FEBRUARY 13, 2024





INTRODUCTION

Apartment developments are becoming common housing types in the City of Goose Creek, both as infill projects in older neighborhoods as well as large-scale new development in suburban areas. Multifamily developments are an attractive housing choice for many. They can be more affordable than single-family detached homes in the same community and have reduced home maintenance responsibilities. As predominant trends in multifamily development have evolved and as this housing option has become an important housing choice within the city, recent developments have provided valuable examples of how design features and amenities make multifamily neighborhoods desirable places to live.

Creating great multifamily communities involves smart design choices and successful integration into the surrounding neighborhoods. All multifamily developments, regardless of size or location, benefit from careful attention to site planning, design, and architecture to ensure successful projects that meet the needs of residents and provide long-term value to the community.

There are two categories of multifamily dwellings permissible within the City, mixed-use developments and residential scale multifamily, which consists of many housing typologies. Multifamily developments are permissible in the Residential Mixed (RM), Village Node (VN), and Employment Campus (EC) districts. Please refer to the Zoning Code for specific uses for each zoning district. The City of Goose Creek has prepared this design guidebook to focus attention on good multifamily dwelling design in every zoning district where these developments are permissible.

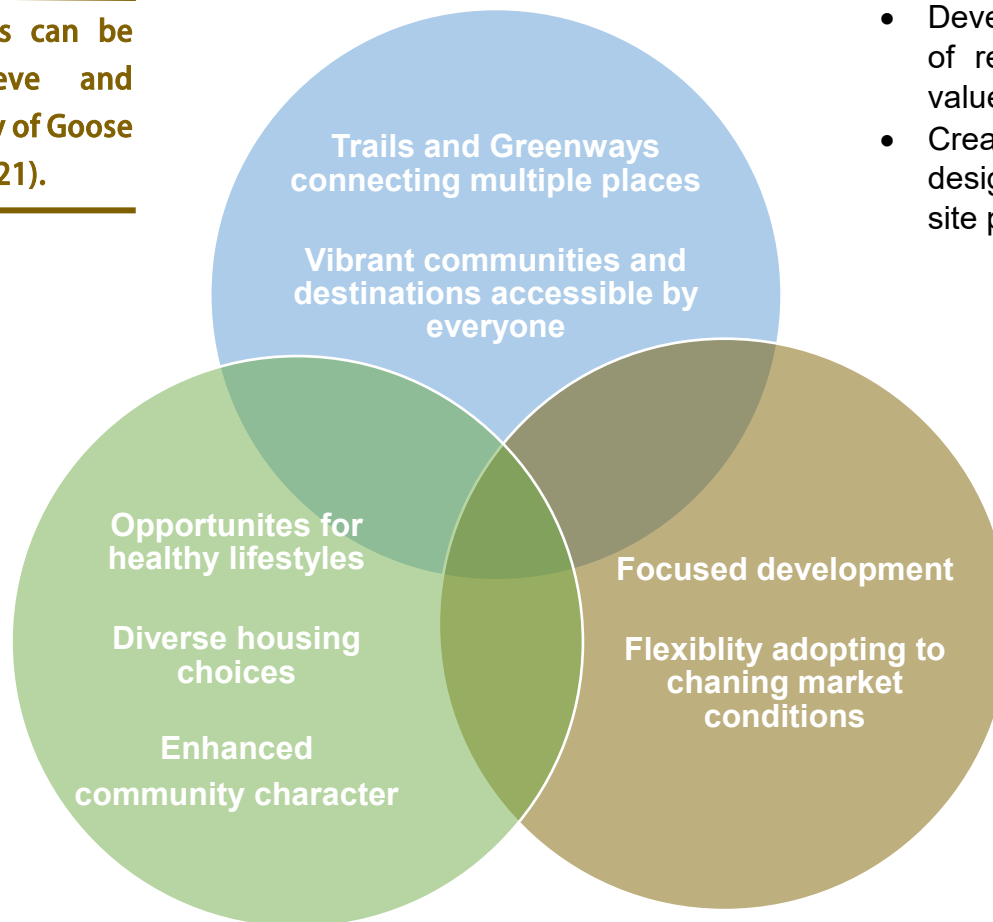
Connected

The purpose of multifamily housing is to:

- Develop housing that meets the needs of residents and provides long-term value to the community.
- Create communities involving smart design choices with careful attention to site planning, design, and architecture.

New multifamily communities can be better designed to achieve and implement the goals of the City of Goose Creek Comprehensive Plan (2021).

Sustainable Places







How to use the guide

This guidebook is directed toward municipal officials and staff, developers, realtors, and other people involved in the design of great communities. It is intended to serve as a primer on some of the major design elements of multifamily developments and impact design decisions have on the overall look and function of the community. The guidebook offers design recommendations to maximize the aesthetics and functionality of multifamily developments. It allows users to better understand how the City of Goose Creek approaches multifamily developments from the start of the development

This first section provides an overview of multifamily developments in Goose Creek, looking at historic and current development patterns and their impact on a community. The second section explores how typical design elements influence the overall quality and success of a multifamily community and the impact of design decisions on the built environment and resident experience.

This section is offered to enhance the user's perspective of multifamily development design. The final section provides a variety of design solutions for multifamily communities while recognizing that every community and development site is unique.

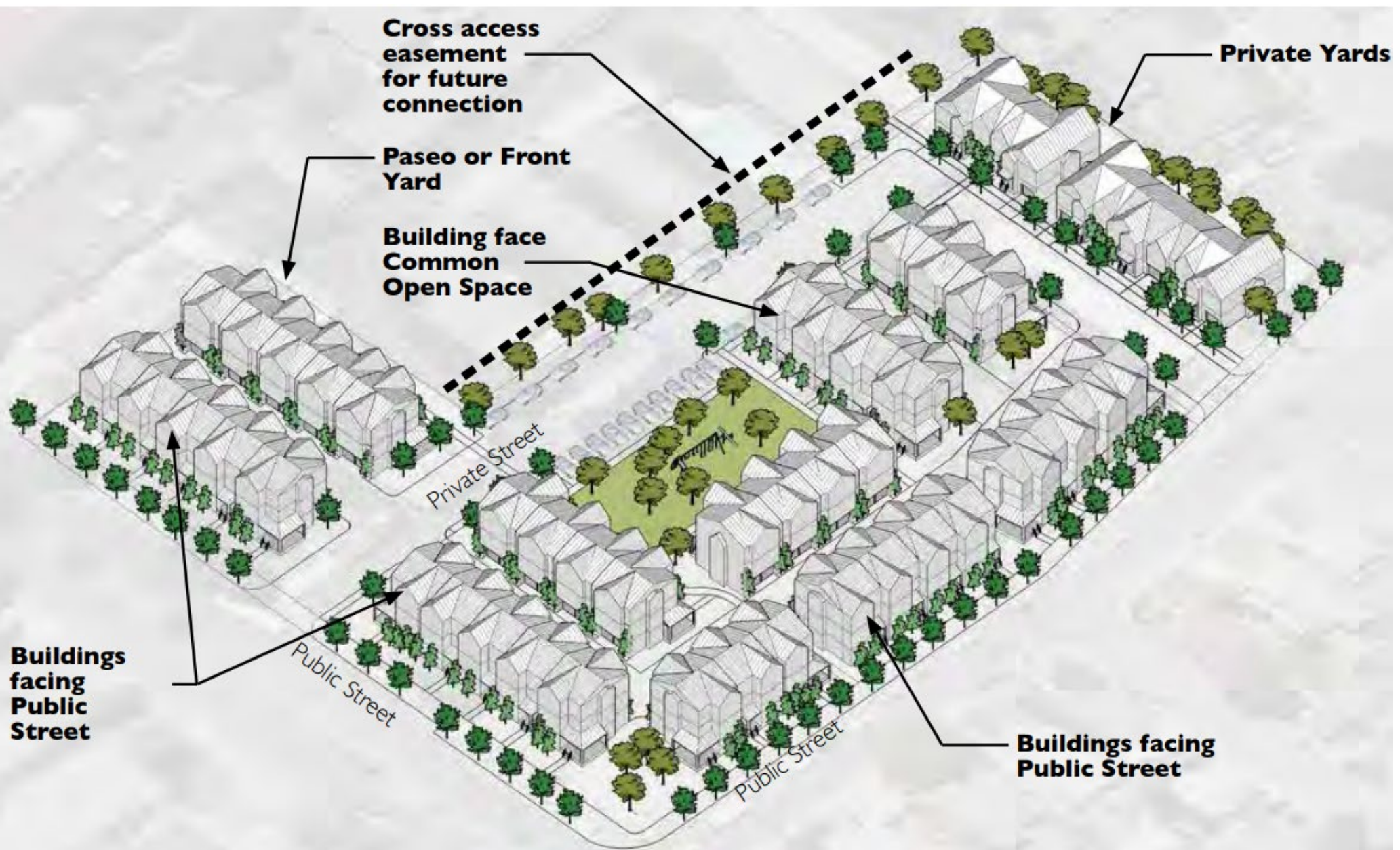


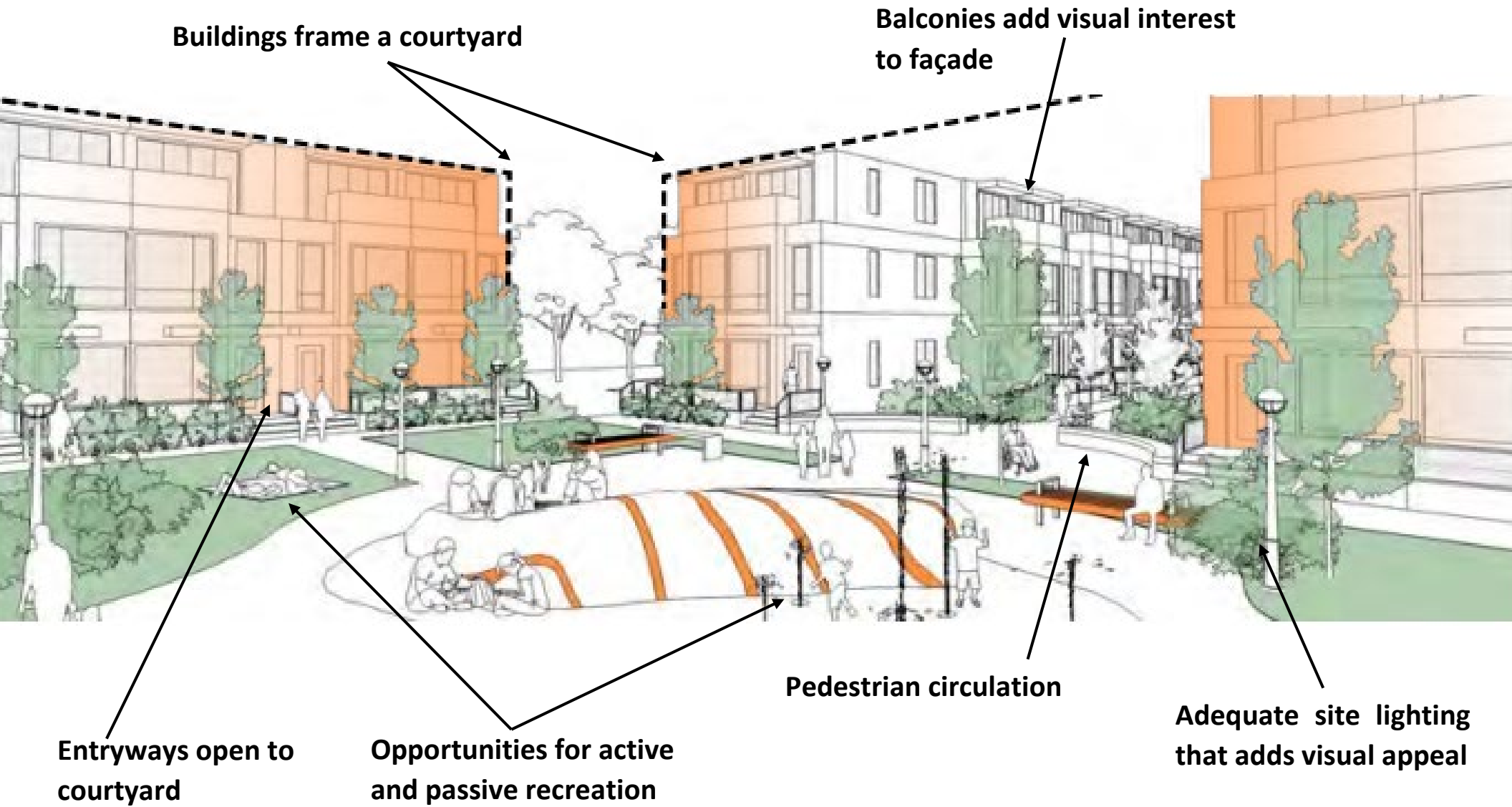


Mixed-Use Community Design

The overall look, feel, and function of a multifamily community is dependent upon the interaction of individual design elements. Incorporating certain features, such as street trees and rear-loaded garages, into multifamily developments can be a challenge in part due to site topography, utility needs, cost considerations, or ordinance requirements. By incorporating the best practices described on the next two pages we can better meet the changing needs of residents and retain long-term value.









Mixed-Use Multifamily Design Elements

The following section describes standards for design elements in mixed-use communities in Goose Creek. Though mixed-use communities may be different, each of the design elements are integral to the overall site design. The reader will come away with a thorough understanding of the required design standards, zoning requirements, and site-specific considerations influence the final housing product, overall site design, and general feel of the community. The following elements and their impacts on the appearance and function of the development are reviewed:

- Site planning and building siting
- Parking and vehicle location
- Pedestrian circulation
- Open space
- Landscaping
- Safety and security
- Screening
- Building and architectural design

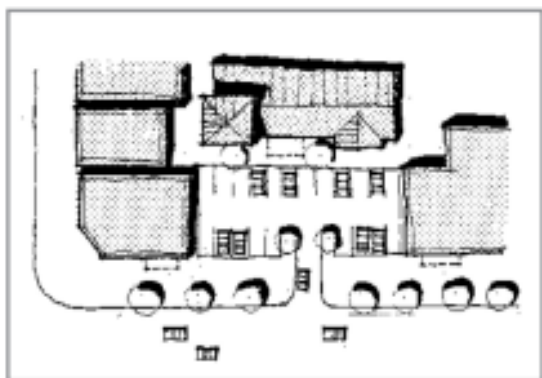
Site Planning

1. Units should be clustered to define public open spaces and activity areas.
 - Define, connect and activate pedestrian edges and public spaces and to locate convenient transit stops.
2. Parks and open space should be integrated into the overall design of the project.
 - Open space and recreational areas should be designed as an integral part of the project, not as an afterthought.
 - Open space areas should be planned as a community amenity.
 - Greater visual, pedestrian and bicycle connectivity use and access should be encouraged.
3. Buildings should be placed to create a street presence and enhance neighborhood character.
 - When adjacent to single family residences, side and rear setbacks shall allow for a sufficient planter area to buffer impacts and screen undesirable views.
4. Major intersections and corners should be treated as neighborhood/project entryways.
 - Unit/building configuration should maintain visual and physical connections.
 - Landscaping, public spaces and/or “gateway features” should be used to define the entryways into the project.
5. Entryway features should reflect the overall architectural identity or character of the development.
6. Natural topography should be integrated into site design to the extent feasible.

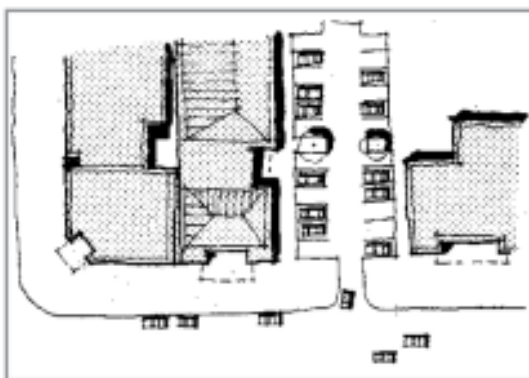


Parking and Vehicle Location

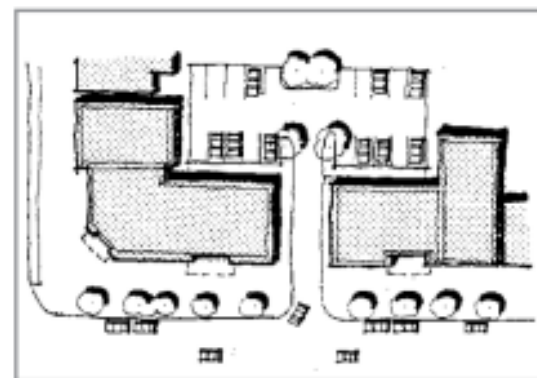
The visual prominence of vehicles shall be minimized by generally siting parking areas to the rear or side of the property rather than along street frontages and screening parking areas from views exterior to the site. Parking shall be designed to minimize potential pedestrian conflicts. Planning for safer and efficient movement of vehicles and pedestrians can result in an aesthetically appealing site with less impervious surface and increased open space. In addition, pedestrian ingress and egress provides opportunities for increased transit use and interaction with the community.



Discouraged



Acceptable



Preferred



Dedicated parking for electric vehicle charging and for bicycles is strongly encouraged in multifamily developments.



- Surface parking lots should be located away from the adjacent public roadways to the rear of (or beneath) buildings where possible. Parking areas should not be located adjacent to public roadways.
- Parking and vehicle access should be located away from street corners.
- Landscaping and walkways should be provided between buildings and paved parking areas. Parking directly against buildings is strongly discouraged.
- Parking areas visible from the street right-of-way should be screened from view with landscaping or other types of visual barriers.
- Parking areas should be buffered from adjacent residential properties. Landscaping should be provided adjacent to and within parking areas to screen vehicles from view.



- Multiple smaller parking lots are preferred over single, large lots to minimize the expansive appearance of parking fields.
- Storage for boats, recreational vehicles, and trailers, as well as storage sheds, should be fully enclosed when visible from the street or active adjacent uses.
- Guest and handicap parking should be evenly and conveniently distributed throughout the project.



Pedestrian Circulation

Multi-unit structures that are adjacent to a public street should encourage residents to actively engage with that street through a variety of design elements. In addition to improving the visual quality of the streetscape, design elements should allow residents to see and be seen from the street, enhancing neighborhood interaction and improving safety.



- Pedestrian planning should be given priority to vehicular access and provide easy pedestrian access to public bicycle/pedestrian ways, neighborhood centers and transit stops. Pedestrian routes should be as obvious, direct and simple as possible.
- Pedestrian access should not be limited to vehicle access locations. Provide separated pedestrian access points wherever possible. Sidewalks should not be combined with or be part of driveways.
- Pedestrian paths of travel should be separated from auto circulation routes. Where pedestrian circulation crosses vehicular routes, a change in grade, materials, textures or colors should be provided to emphasize the conflict point and improve its visibility and safety.
- All likely pedestrian routes should be considered in the design phase to eliminate “short cuts” which damage landscape areas.
- Pedestrian pathways should include amenities such as trellises, trees, or other landscaping. Lighting should be provided for safety and visual access.

Open Space

Residential projects should be designed to maximize opportunities for creating usable, attractive, and integrated open space. Open space areas should be linked among adjacent developments to allow shared open space opportunities, with a goal of providing contiguous regional open spaces and greenbelts. Usable, attractive and functional open space and landscaping provide for a pleasant and sustainable living environment, which ultimately contributes to property values.

- Multi-unit projects should be organized around usable common space. The site plan for each multi-unit project should address both active and passive open space uses. Open spaces consisting of playgrounds, pools, picnic areas, tot lots, community rooms, etc. should be provided as appropriate for the ages and number of residents. Unless otherwise identified as an “adults only” or “senior” project, recreation areas for children should be provided.
- Common areas should be accessible from all buildings and connected by a comprehensive, on-site pedestrian circulation system. Common open space recreation areas, plazas and courtyards should be located and landscaped to take advantage of solar orientation, provide protection from wind and afford shade.
- It is recommended that each dwelling unit have a usable outdoor space designed for the exclusive use of that dwelling unit at grade or in the form of a balcony for upper story dwellings. Private usable open space should be directly accessible from buildings and be of such size as to offer a reasonable outdoor living opportunity.



Landscaping

A variety of landscaping plants and materials can contribute to the visual interest of a neighborhood. Landscaping elements should be selected not only with consideration for the style of the multi-unit structures but should also complement the landscaping of other buildings on the block.

- Exterior site design and landscaping should provide functional recreational spaces and/or community site amenities.
- Encourage the use of creative landscape design to create visual interest and reduce conflicts between different land uses.
- Street-facing elevations should have landscaping adjacent to their foundation. Landscaped area may be along the edge of a porch instead of the foundation.
- Landscaping compatible with building design is encouraged. Trellises, arbors, cascading landscaping, vines and perimeter garden walls are encouraged.
- Landscaping should be in scale and compatible with the project and adjacent land uses.
- Existing trees and vegetation should be preserved and incorporated into the design wherever possible.

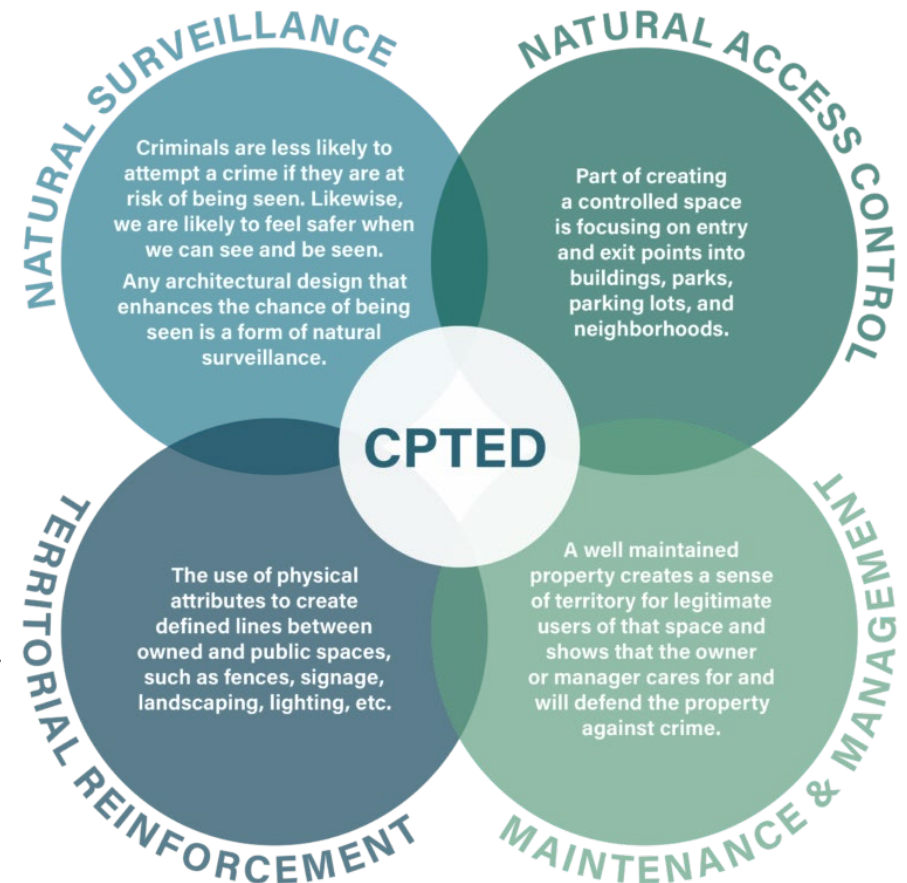


Safety and Security

Crime Prevention Through Environmental Design (CPTED) should be incorporated into a design in order to enhance the quality of life and reduce both the incidence and fear of crime. Appropriate natural access control features that delineate where the general public should not enter without an invitation. For example, a low fence or hedge can indicate that people should not enter an open space except through a gate. Access control should not limit visibility of passive surveillance.

In site planning and design, the following should **be avoided**:

- Entrapment areas, where a person could become trapped with no exit route. Provide two means of egress from all outdoor spaces. Ensure entrapment conditions are avoided in the design of rooftop decks.
- Areas that are dark or not visible from a public space or right-of-way.
- Vegetation and fences that restrict visibility into occupiable open space, pathways and building entries.
- Buildings, vegetation or other objects (e.g., a storage enclosure) that block visibility into a space or provide places to hide.
- Screens or landscaping that block motorists' views of pedestrians crossing streets, driveways and vehicular circulation areas.



- Large windows at upper levels promote casual supervision of the street.
- Clear building signage.
- Exterior of building well illuminated.
- Large windows at-grade promote surveillance from street.
- Clearly defined private and public space.
- Good pedestrian-scaled lighting on street.

Screening

Services and storage, including garbage collection, recycling, fire and utilities should be planned. Trash enclosure location, dimensions and design shall comply with current City standards.

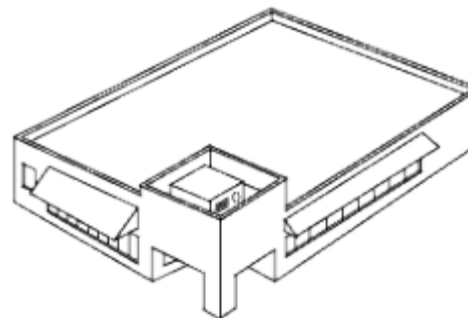
- All refuse containers shall be placed within screened storage areas or enclosures. In addition to the required screening, artwork such as paint schemes or coverings that help to blend the equipment into the background may also be utilized.
- Refuse containers should be conveniently located throughout the project, yet sufficiently buffered from project entries, main building entries and main pedestrian paths.
- Enclosures should be located to provide easy accessibility for users, adequate room for servicing by refuse trucks and should not hinder visibility for vehicle circulation.
- Enclosure materials and colors should be consistent with, and complimentary to, building materials and finishes.
- Landscaping should be provided on all non-accessible sides of trash enclosures.
- Ground-mounted mechanical equipment must be located and screened to minimize visual and noise impacts to pedestrians on streets and adjoining properties.
- Roof-mounted mechanical equipment must be located and screened so the equipment is not visible from the ground level of adjacent streets. Match the color of roof mounted equipment with the exposed color of the roof to minimize visual impacts when equipment is visible from higher elevations nearby.



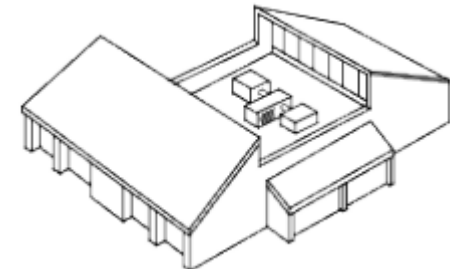
Example of refuse collection screening.



Example of screening utility meters.

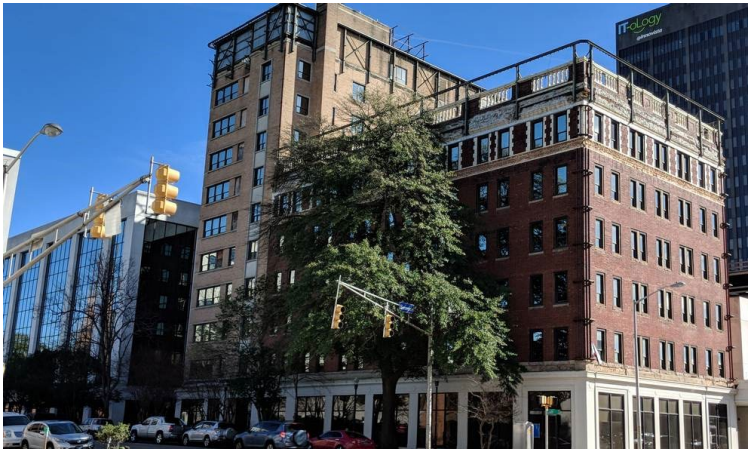


Example of screening of roof mounted equipment.



Design Elements for Mixed-Use Multifamily

The architectural design of the building should intend to provide a welcoming entry to residential buildings, provide a visually interesting roofline, achieve architectural scale that is compatible with the size and visual massing of development envisioned within the zoning classification, add visual interest and sense of quality and craftsmanship to building facades, and enhance the pedestrian experience.



The overall character of the development should be defined through the use of a consistent design concept and should incorporate the architectural embellishments commonly associated with that style.

Architectural design concepts of neighboring projects should be considered. The project may adopt a consistent or contrasting approach.

Architectural elements such as varied roof forms, articulation of the facade, breaks in the roof, walls with texture materials and ornamental details, and landscaping should be incorporated to add visual interest.

Architectural elements such as fenestrations and recessed planes should be incorporated into façade design. Large areas of flat, blank wall and lack of treatment are strongly discouraged.

Roof height, pitch, ridgelines and roof materials should be varied to create visual interest and avoid repetition. Architectural style should be considered when designing the roof plan.



Building entry zones should be clearly defined through the use, or combined use, of elements such as accent paving, accent planting, colored pots and bollards.

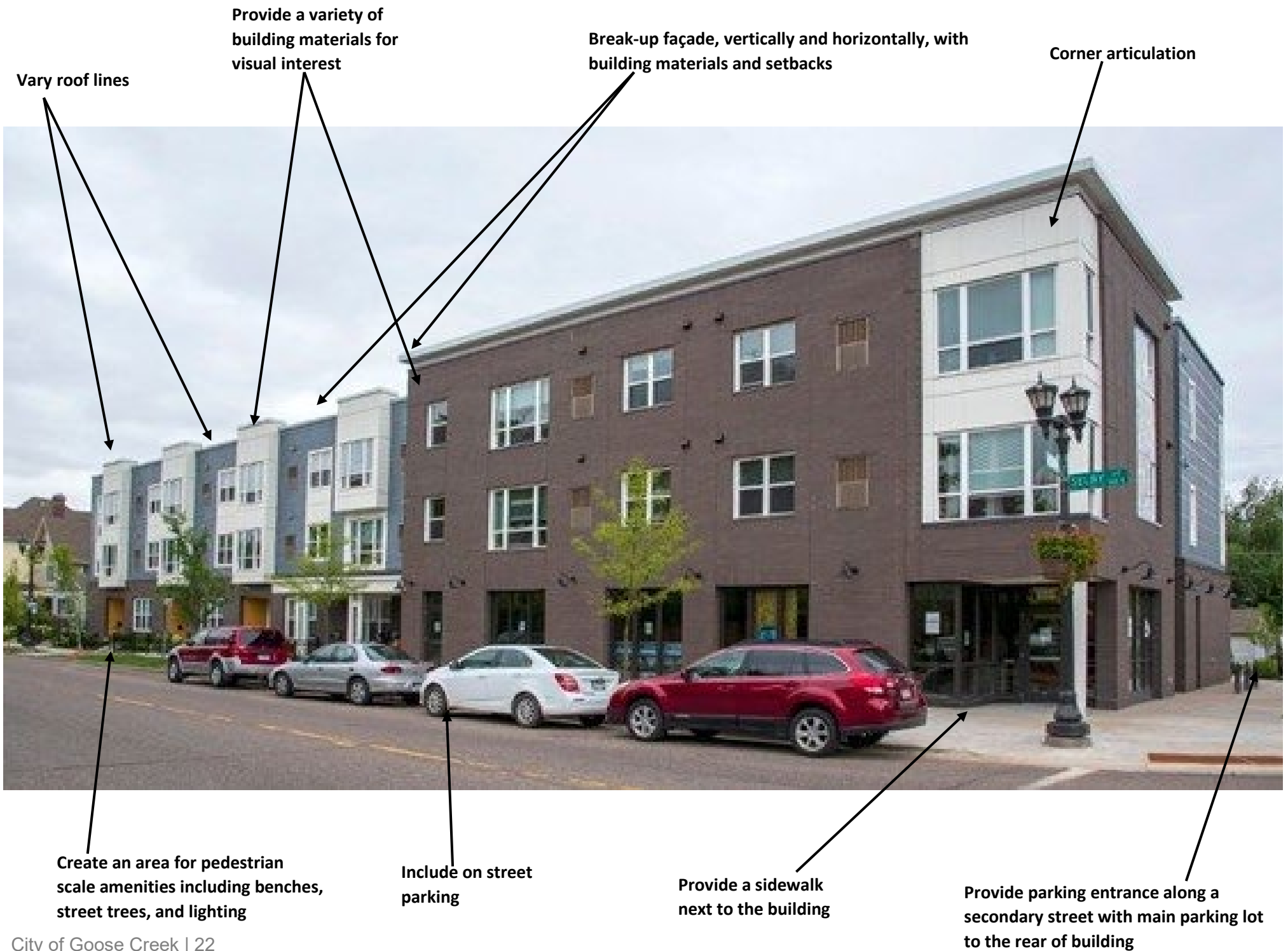
Architectural detail such as windows, awnings, trellises, balconies, patios, landscape planters and material changes at the street level should be used to soften the edge of the building and enhance pedestrian scale.

High quality and durable materials, such as stone, brick and cementitious siding, are encouraged.

Use of color should be consistent with the overall architectural style or theme of the project.

Rear and side elevations of units/buildings facing a major street should be given particular emphasis.

Side and back walls of units/ buildings on corners should include treatment on walls facing the street and should incorporate design features such as pop-outs, variation in building mass, and window placement.



A photograph of a two-story residential building with dark brick siding and white trim. The house features a front porch with white columns and a white picket fence in the foreground. The sky is blue with some clouds, and there are green trees and branches visible in the upper left corner.

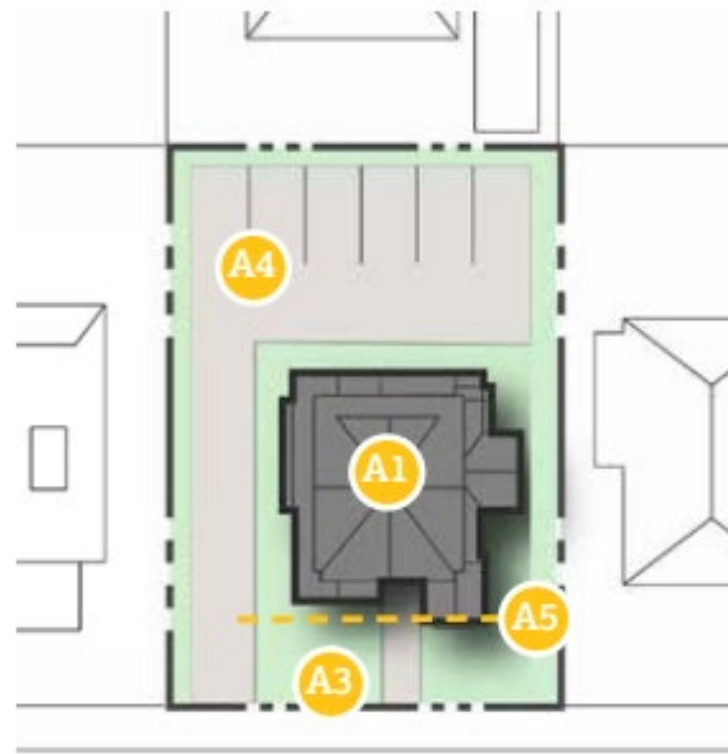
Residential Scale Multifamily Design Elements

The following section describes standards for design elements in residential scale multifamily projects in Goose Creek. Residential scale multifamily housing types include duplexes, quadplexes, and eightplexes. The reader will come away with a thorough understanding of the required design standards, zoning requirements, and site-specific considerations influence the final housing product, overall site design, and general feel of the community.

Building Siting

The site planning and situation of a new multifamily building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context.

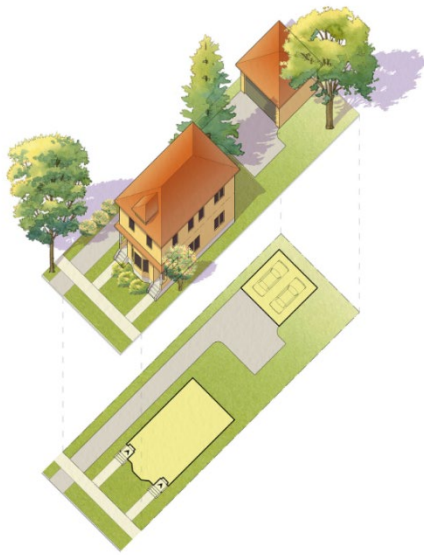
A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district. The following shall be observed:



- A1** Building located in center front of site
- A3** Oriented toward public street
- A4** Parking located at rear of site; side yard driveway
- A5** Building front setback is similar to neighbors
- Landscaping/Open Space
- Setback
- Parking/Drive
- Property Line

- A new building should contribute in a creative and compatible way to the public and the civic realm.
- A building should engage with the street through a sequence of public to semi-private spaces.
- A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting.
 - Reflect and/or strengthen adjacent building quality, setbacks, heights and massing.
 - Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys.
- A building on a corner lot should be designed to define, frame and contribute to the historic character of the public realm of both adjacent streets.
- The front and the entrance of the building should orient to and engage with the street.
 - A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block.
 - An exception might be where early settlement has introduced irregular street patterns and building configurations.

- Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage.
- The situation, orientation, configuration and design of a new multifamily building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following:
 - Reducing the bulk and the scale of the building.
 - Configuration for residential amenity and casual social interaction.
 - Shelter from traffic and traffic noise.
 - Plan for solar access and seasonal shade.
 - Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality.



Duplex

At least one primary entry point shall be oriented towards a public right-of-way or driveway. Additional primary entrances may be accessible via alley, driveway, or via pedestrian walkway.

Duplexes may be stacked or side by side.

Buildings should be placed to create a street presence and enhance neighborhood character. When adjacent to single family residences, side and rear setbacks shall allow for a sufficient planting area to buffer impacts and screen undesirable views.

All front entries ways shall be connected to existing sidewalks directly or via driveways.

Where multiple structures are located on one parcel, all structures shall be organized around a central common area or greenspace.



Quadplex

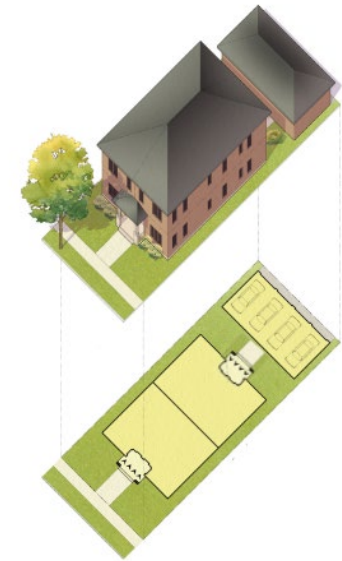
A quadplex may be oriented on a site in one of two ways:

1. Two primary entrances adjacent to the right of way with two additional entrances to the rear, or
2. One single entrance adjacent to the right-of-way (units accessed internally).

It is important to plan each site so that from the right-of-way each structure appears to be either a duplex or a single-family home.

All front entries ways shall be connected to existing sidewalks directly or via driveways.

Where multiple structures are located on one parcel, all structures shall be organized around a central common area or greenspace with at least one structure oriented to the right-of-way.



Eightplex

When site planning for an eightplex it is important to note that the structure must appear from the right-of-way in one of two ways:

1. Appearing as a four-unit attached townhome block with additional entries to the rear, or
2. One single entrance adjacent to the right-of-way (all units accessed internally).

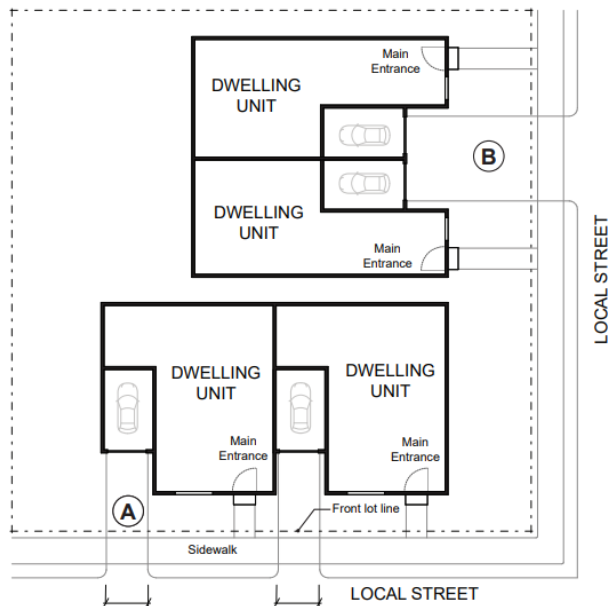
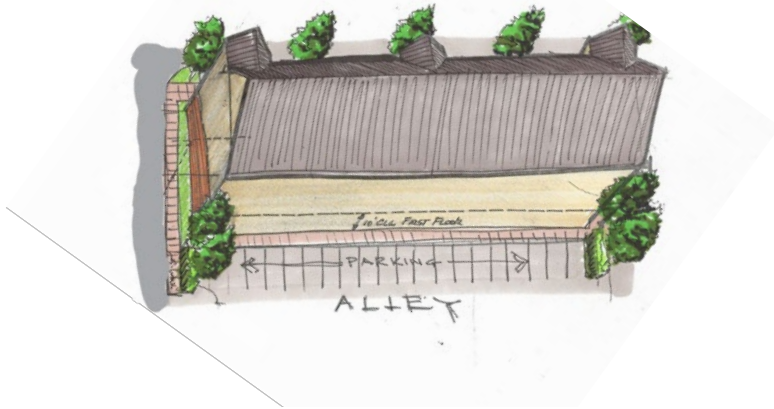
It is important to plan each site so that from the right-of-way each structure appears to be either a townhome block or a single-family home.

All front entries ways shall be connected to existing sidewalks directly or via driveways.

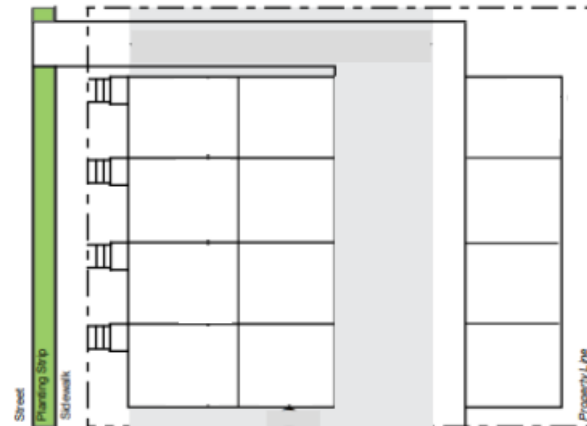
Where multiple structures are located on one parcel, all structures shall be organized around a central common area or greenspace with at least one structure oriented to the right-of-way.

Parking and Vehicle Location

Vehicular access should minimize conflict with other modes of transportation, especially pedestrian traffic. Such access should also protect residential streets from the effects of undue congestion and noise and encourage multimodal transportation. It should provide for the safe and efficient movement of pedestrians, bicycles and vehicles. Site planning and design should promote pedestrian safety by segregating pedestrian and vehicular points of access, providing for safe and efficient vehicle ingress and egress. A vehicle entrance should be positioned to preserve the continuity of the pedestrian streetscape and placed discreetly in relation to the primary façade of the building.



- A vehicular access and drive should not be combined with a pedestrian access and entrance.
- A vehicular access, driveways, and parking should be discreetly placed to the side or to the rear of the building.
 - A vehicular entrance which incorporates a ramp should be screened from street views.
 - Landscape should be designed to minimize visual impact of the access, driveway, and parking.
- Entrances shall be limited to no more than two (2) curb cuts.
 - A single curb cut, or driveway should not exceed the minimum width required.
 - Avoid curb cuts and driveways close to street corners.
- Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow.
 - Joint driveway access is encouraged.
- Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street.
 - Surface parking areas should be screened from views from the street and adjacent residential properties.
- Resident Parking. Encourage garage parking as the preferred covered residential parking option. On larger projects, encourage podium parking if feasible.
- Guest parking. Consolidate and locate surface parking for guests, at several locations throughout the project site, to reduce the visual impact of large swaths of parking.



Open Space

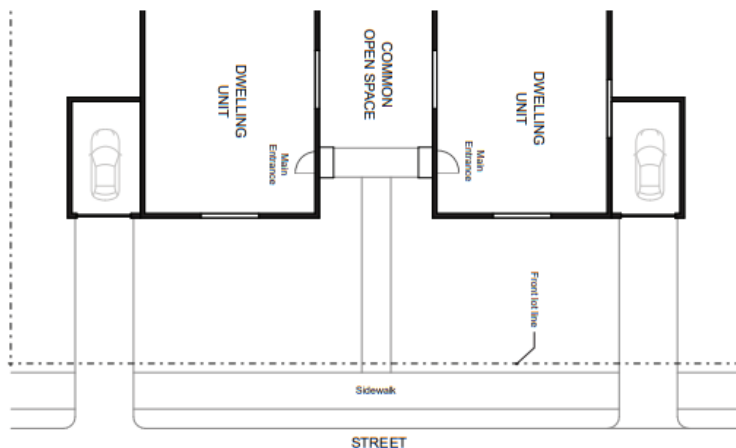
Common Open Space

Locate common open space areas in front and side yard areas when possible. On larger sites with multiple structures, explore centrally-located common open spaces, such as plazas, that are interconnected with a network of pedestrian paths to individual private open spaces.

Wherever common open space is provided, the minimum dimension should be 15-20 feet to ensure that the space is usable.

Design common open space as a space where people can interact, host guests, and also enjoy some time alone in the fresh air.

Design private open space for the exclusive use of household members to eat outside, garden, enjoy the fresh air, grill outdoors, etc.



The most prevalent use of common open space is to design buildings around open courtyards. Common space can also be found in the rear of buildings.

Open space must meet the requirements for the underlying zoning district where the project is located.

Consider locating private open spaces for individual housing units next to common open spaces. Where possible, connect different open spaces with elements such as strolling paths to foster a sense of continuity.

Install chairs, tables, trellises and other shade features to create outdoor social areas in common spaces that serve as internal gathering spots.

Common open space areas should border public parks, if applicable.

Incorporate landscaping in order to create an attractive visual outlook for residential units, create usable open space, maximize stormwater infiltration, and provide privacy for adjacent residential units.

Provide usable open space that may have a dual function for stormwater treatment and incorporates strategies such as grassy swales, vegetated swales, flow through planters, rain gardens, etc.





A porch walkout with landscaping helps create a screened, private area.



Stairways aid in separating public and private space.



The examples to the right and left demonstrate porches used to create private open space for each unit in a quadplex.

Private Open Space

Private open space should be clearly distinguished from common open space.

Private open space should be contiguous with the unit.

Site buildings to accommodate stoops and porches along ground floor unit entrances, including internal-facing front yards.

Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and help articulate the design of the building to reduce its bulk and scale.

Higher density residential development may not allow for private open space for every unit. Wherever private open space is provided for multifamily projects, the minimum dimension should be six feet in order to ensure that the space is usable.

Provide landscaped areas that provide opportunities for planting and/or gardening in ground level spaces.

Common internal and external social space should be planned and designed to take advantage of solar aspect and energy efficient design.



Landscaping & Buffers

Landscaping & Buffers



Buffering the pedestrian walkway between buildings.



Landscaping the front entry of an eightplex to soften the impact of building foundations.



Landscaping in the front yard of a quadplex makes it appear single-family in nature.



Preserving existing trees and adding shrubs blends this eightplex into the existing nature of the residential area.

Duplex

A minimum of one tree shall be planted in the front yard. For corner lots, a minimum of two trees shall be planted in the front yard.

A minimum of three shrubs per unit shall be required to soften building foundations.

No shrub smaller than those in three-gallon containers shall be planted. Understory trees shall be no smaller than six feet in height at the time of planting. Canopy trees must be at minimum two- and one-half calipers and eight feet to ten feet in height at time of planting.

Street trees shall be retained.

Existing trees shall be retained to the best extent possible.

Quadplex & Eightplex

When adjacent to single-family detached use, a five (5) foot transitional buffer consisting of at least 2 canopy trees, 4 understory trees, and 15 shrubs shall be required.

Where building foundations are visible from the public street or from adjacent uses, foundation landscaping is required. Landscaping of this area shall complement the building elevations, connect the building to the site and increase continuity.

No shrub smaller than those in three-gallon containers shall be planted. Understory trees shall be no smaller than six feet in height at the time of planting. Canopy trees must be at minimum two- and one-half calipers and eight feet to ten feet in height at time of planting.

Street trees shall be retained.

Existing trees shall be retained to the best extent possible.

Parking areas shall be landscaped, §5.4: Access & Parking may apply.

Screening

Well designed garbage can screening at the front of a unit facing the street.



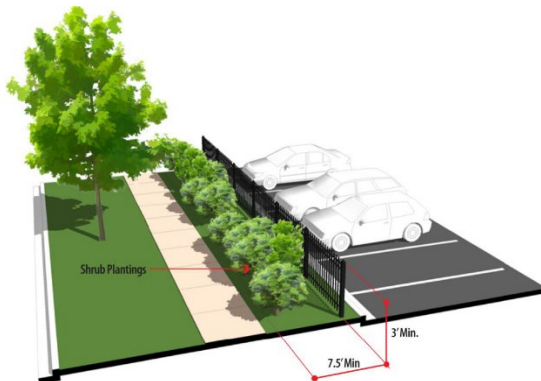
Greenery used to screen HVAC and other mechanical equipment.



Utility boxes should be screened by taller growing plants.



Parking should be located in the side yard or in the rear. If located adjacent to a right of way shall be screened with landscaping and decorative fencing.



Appropriate screening is important to preserve the existing residential nature of the area.

- Site and design service and utility areas away from road frontages and screen from view.
 - Integrate these facilities with the architecture of the building through design, color, and choice of materials.
- Site and screen rooftop and higher-level mechanical services from street views.
 - Locate the utility equipment within an architectural screen or dedicated housing.
 - Enclose the facility within a roof that is an integral part of the building.
 - Select and locate the utility equipment so that it is not seen from adjacent primary and secondary streets.
 - Finish to match the building where visibility might occur.
- Provide acoustic screening for mechanical services adjacent to residential uses.
 - Screening should be compatible with and also integrated into the design of the building.
- Locate small utilities such as air conditioning away from primary and secondary facades or fully conceal within the design of the façade.
 - Avoid placing AC or other equipment in balcony spaces.
- Integrate vents into the design of the building and conceal from view on building facades and roofscape.
 - Coordinate, group and screen from view where any might penetrate the facade.
 - Finish to match the facade color unless specifically designed as a detailed architectural embellishment.
- Parking areas shall be screened from the right-of-way to soften its impact on the streetscape for quadplexes and eightplexes.
- General Requirements:
 - Equipment must be screened on all sides, and screening materials must be opaque.
 - When screening with plants, plant material sizes and types must be selected and installed so that, at the time of building occupancy, such plants effectively screen their respective equipment.
 - The use of wood expanded metal lath, and chain link for the purpose of mechanical equipment screening is prohibited.
 - The height of the screening element must equal or exceed the height of the structure's tallest piece of installed equipment.

Design Elements for Residential Scale Multifamily

The most important design consideration when planning for a duplex, quadplex, or eightplex development is that all structures should appear single-family in nature from the right of way.

Select compatible and high-quality building and landscape materials that harmonize with the overall project design, landscaping, and neighboring structures. On larger projects, ensure design continuity throughout the project through similar architectural styles, materials, colors, and other treatments.

Emphasize modulating and articulating building elements through material changes to create more visual interest.

Utilize a harmonious palette of materials and color to add visual interest.

Provide an array of facade treatments such as trim, awnings, bay windows, balconies, and other architectural elements to create variation along the building face.

Create variation in building mass along building faces to diminish the sense of bulk and provide more interest and depth to building form. Building modulation to balance bulk and mass is especially important within the for quadplexes and eightplexes where buildings may take up a larger percentage of the lot area compared to other residential uses.

- B1** Gable roofs de-emphasize upper floor building mass
- B2** Varying wall planes accentuate individual units
- B3** Setback variation
- B4** Roofline and height changes





Building Materials, Elements & Details

Design a prominent and appropriately scaled public entrance as a focus of the street façade.

Use building materials that contribute to a traditional sense of human scale.

Use building materials for primary and secondary facades to reinforce affinity with the historic setting.

Design and construct with solid masonry materials.

Choose materials with a proven durability and with significance in the context of the area.

Design a pattern and proportion of windows and doors which is characteristic of the area and the structure.

Respect the established scale and form of the street block and context in designing the massing of the building.

Design to respect the characteristic proportions, roof forms, and massing of the area.

Provide exterior lighting for specific access and use areas that are integrated with the architecture.



Contrasting materials and colors help to frame the building and the balcony portico while enhancing the contribution to the character of the street.



Changes in roof form and recesses minimize the bulk of the building.



Symmetry and vertical emphasis can effectively enhance a sense of both human scale and architectural stature.



Architectural Style Standards

The City of Goose Creek Comprehensive Plan calls for a cohesive and attractive built environment in harmony with both the natural and built environments. New residential construction is to reflect the high level of quality of existing planned communities.

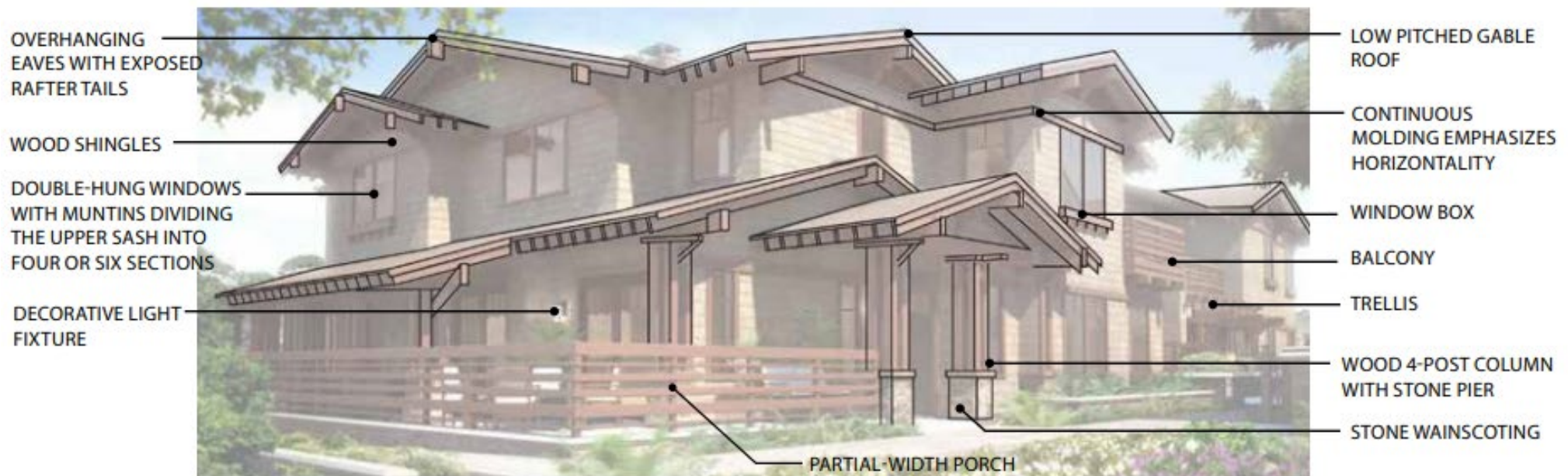
The articulation of cohesive architectural elements plays a key role in creating a positive community identity. A balance between authenticity of style and contemporary interpretations of historic elements is key to achieving an attractive multifamily community. The following section identifies three architectural styles which are commonly used in the region, as well as aspirations for the future built environment of Goose Creek. The preferred styles identified through the community engagement process are as follows:

- **Craftsman**
- **American Traditional**
- **Contemporary Farmhouse**
- **Mercantile**

It is the policy of Goose Creek to encourage a diversity of architectural expression. Alternative styles will be considered by staff, but these styles are most commonly seen.

Craftsman

As indicated in the accompanying illustrative diagram, recognizable elements include the artful use of wood and natural materials, low-pitched gabled or hipped roofs, horizontal orientation and earth-toned colors. Common design elements also include exposed rafters and beams under eaves, decorative brackets and fasteners, full- or partial-width porches and large columns or piers. Though this style exhibits a horizontal emphasis, vertical architectural elements are often deployed to accentuate corners and entrances. Period Craftsman residences often featured exterior cladding of wood shingles or clapboard siding and details such as extended lintels and decorative lighting with geometric detailing.





American Traditional

The American Traditional style represents a blending of traditional American styles including Cottage, Cape Cod and Farmhouse. Simple and classic elements characterize the style including rectangular forms, wide front porches, decorative shutters, dormers, and wood siding. The style represents a traditional interpretation of the rural farmhouse. Color blocking is usually subtle with white or gray shades comprising the body of the home with light or dark shutters providing contrast. Classical detailing often includes decorative attic vents and simple columns.



Contemporary Farmhouse

An interpretation of rural residential forms and materials, the Contemporary Farmhouse style reflects the regional agricultural history as well as commercial structures in Goose Creek. Playful elements such as shed roofs, bright color blocking, and contemporary versions of farm structures such as barns and silos are typical. Roofs are medium to high-pitched, and simple detailing may include porches and wall-mounted gooseneck lights.



Mercantile

Mercantile is not a true style as much as a way of deigning commercial, mixed-use, mill, and railroad buildings across many decades and design trends. As a result, the style can be expressed in either highly detailed traditional way or simplified modern approach. Elements of this style include front facades that are symmetrical, brick that vary in color and texture, flat or sloped roofs, a base that is delineated by entrance detailing of large storefronts at street level.

