



Town of Hilton Head Island
LMO Committee Special Meeting
Wednesday, September 23, 2020 – 9:00 a.m.
AGENDA

This meeting is being conducted virtually in accordance with Town Council Emergency Ordinance 2020-17 and can be viewed live on the Town's Public Meeting Facebook Page at <https://www.facebook.com/townofhiltonheadislandmeetings/>. Following the meeting, the video record will be made available on the Town's website at <https://www.hiltonheadislandsc.gov/>.

1. **Call to Order**
2. **FOIA Compliance** – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.
3. **Roll Call**
4. **Approval of Agenda**
5. **Citizen Comments**
6. **Unfinished Business**
 - a. Review of Historic Neighborhoods Preservation Overlay (HNP-O) District
7. **New Business**
 - a. Review of Dirt Road Paving LMO Amendments
8. **Adjournment**

Public comments concerning business items can be submitted electronically via the Town's Virtual Town Hall public comment portal at <https://hiltonheadislandsc.gov/opentownhall/>. The portal will close at **Noon** the day prior to the scheduled meeting. Citizens may also call (843) 341-4684 to sign up to comment live on business items during the meeting by phone. The sign up period will close at **Noon** the day prior to the scheduled meeting. All comments will be provided to the Committee for review and made part of the official record.

Please note that a quorum of Planning Commission may result if five (5) or more of their members attend this meeting.

Please note that a quorum of Town Council may result if four (4) or more of their members attend this meeting.



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: LMO Committee
VIA: Shawn Colin, *AICP, Director of Community Development*
FROM: Teri Lewis, *AICP, Deputy Director of Community Development*
DATE: September 11, 2020
SUBJECT: Dirt Road Paving LMO Amendments

The Town has a program to accept donations of public road rights of way on qualifying private unpaved roads with a goal to provide publicly maintained infrastructure within these rights of way. The Town may approve different right of way design standards on these particular roads, including streets, pathways, and storm drainage, to achieve this goal. If the donations of public road rights of way meet the Town's acceptance criterion, a public Town right of way will be recorded and the Town will maintain that right of way in perpetuity.

The Town, in an effort to explain the impact of the paving of dirt roads, held several meetings with the residents that would be affected by the proposed changes. These meetings resulted in concerns being expressed related to the size of the right-of-way, setback and buffer requirements and the impact on existing density. Staff drafted the attached amendments to address these concerns.

Proposed changes include the following:

- Add language to the RM-4, RM-6, RM-8, RM-12, MF, MV, NC, S and WMU zoning districts that states that parcels along a right-of-way (ROW) acquired as part of the Town's Dirt Road Paving Program shall be permitted to develop to the density potential that existed prior to the establishment of the ROW;
- Add language that the adjacent street setback will only be 5' along any parcels abutting a Town ROW acquired as part of the Town's Dirt Road Paving Program;
- Add language that an adjacent street buffer will not be required along any parcels abutting a Town ROW acquired as part of the Town's Dirt Road Paving Program;
- Add a new section to establish the exceptions that will apply to all rights-of-way created as part of the Town's Dirt Road Paving Program; and
- Add language that allows the Town Engineer to accept a minimum ROW of 30' for streets acquired under the Town's Dirt Road Paving Program where physical and property constraints exist.

Attachment

A. Dirt Road Paving LMO Amendments

Attachment A

Proposed Dirt Road Paving Amendments

16-3: Zoning Districts

Section 16-3-104. Residential Base Zoning Districts

E. Low to Moderate Density Residential (RM-4) District

<h2 style="margin: 0;">RM-4</h2> <h3 style="margin: 0;">Low to Moderate Density Residential District</h3>			
1. No Change			
2. No Change			
3. Development Form Standards			
MAX. DENSITY (PER NET ACRE) ⁵		LOT COVERAGE	
Residential	4 du (6 du if lot area is at least 3 acres; 8 du if lot area is at least 5 acres) ²	Max. <i>Impervious Cover</i> for All <i>Development</i> Except <i>Single-Family</i> ³	35%
<i>Bed and Breakfast</i>	10 rooms		
Nonresidential	6,000 GFA	Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i>	16%
MAX. BUILDING HEIGHT			
All <i>Development</i>	35 ft ^{1,4}		
USE AND OTHER DEVELOPMENT STANDARDS			
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.			
TABLE NOTES:			
P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = <i>dwelling units</i> ; sf = square feet; GFA = <i>gross floor area</i> in square feet; ft = feet; n/a = not applicable			
1. May be increased by up to ten percent on demonstration to the <i>Official</i> that:			
a. The increase is consistent with the character of <i>development</i> on surrounding <i>land</i> ;			
b. <i>Development</i> resulting from the increase is consistent with the purpose and intent of the <i>building height</i> standards;			
c. The increase either (1) is required to compensate for some unusual aspect of the <i>site</i> or the proposed <i>development</i> , or (2) results in improved <i>site</i> conditions for a <i>development</i> with <i>nonconforming site features</i> ;			
d. The increase will not pose a danger to the public health or safety;			
e. Any adverse impacts directly attributable to the increase are mitigated; and			

- f. The increase, when combined with all previous increases allowed under this provision, does not result in a cumulative increase greater than ten percent.
2. **Density for developments** that include **Workforce Housing** shall be determined based on Sec. 16-4-105B.
3. The maximum **impervious cover** for properties located within the HNP-O shall be 45%.
4. The maximum **building height** for properties located within the HNP-O shall be 45 ft.
5. Each adjacent parcel abutting the Town right of way acquired under the Town’s Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.

F. Moderate Density Residential (RM-6) District

<h2 style="margin: 0;">RM-6</h2> <h3 style="margin: 0;">Moderate Density Residential District</h3>			
1. No Change			
2. No Change			
3. Development Form Standards			
MAX DENSITY (PER NET ACRE) ⁴		LOT COVERAGE	
Residential ²	6 du (8 du if <i>lot</i> area is at least 5 acres)	Max. Impervious Cover for All Development Except Single-Family ³	35%
Nonresidential	6,000 GFA		
MAX. BUILDING HEIGHT		Min. Open Space for Major Residential Subdivisions	16%
All Development	45 ft ¹		

USE AND OTHER DEVELOPMENT STANDARDS
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = dwelling units ; sf = square feet; GFA = gross floor area in square feet; ft = feet; n/a = not applicable
1. May be increased by up to ten percent on demonstration to the Official that:
a. The increase is consistent with the character of development on surrounding land ;
b. Development resulting from the increase is consistent with the purpose and intent of the building height standards;
c. The increase either (1) is required to compensate for some unusual aspect of the site or the proposed development , or (2) results in improved site conditions for a development with nonconforming site features ;
d. The increase will not pose a danger to the public health or safety;
e. Any adverse impacts directly attributable to the increase are mitigated; and
f. The increase, when combined with all previous increases allowed under this provision, does not result in a cumulative increase greater

than ten percent.
2. Density for developments that include Workforce Housing shall be determined based on Sec. 16-4-105B.
3. The maximum impervious cover for properties located within the HNP-O shall be 45%.
4. <u>Each adjacent parcel abutting the Town right of way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.</u>

G. Moderate Density Residential District (RM-8) District

RM-8
Moderate to High Density Residential District

1. No Change			
2. No Change			
3. Development Form Standards			
MAX. DENSITY (PER NET ACRE)⁴		LOT COVERAGE	
Residential ²	8 du	Max. Impervious Cover for All Development Except Single-Family ³	35%
Nonresidential	6,000 GFA	Min. Open Space for Major Residential Subdivisions	16%
MAX. BUILDING HEIGHT			
All Development	45 ft ¹		

USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = dwelling units ; sf = square feet; GFA = gross floor area in square feet; ft = feet; n/a = not applicable
1. May be increased by up to ten percent on demonstration to the Official that:
a. The increase is consistent with the character of development on surrounding land ;
b. Development resulting from the increase is consistent with the purpose and intent of the building height standards;
c. The increase either (1) is required to compensate for some unusual aspect of the site or the proposed development , or (2) results in improved site conditions for a development with nonconforming site features ;
d. The increase will not pose a danger to the public health or safety;
e. Any adverse impacts directly attributable to the increase are mitigated; and
f. The increase, when combined with all previous increases allowed under this provision, does not result in a cumulative increase greater than ten percent.

2. *Density* for *developments* that include *Workforce Housing* shall be determined based on Sec. 16-4-105B.

3. The maximum *impervious cover* for properties located within the HNP-O shall be 45%.

4. Each adjacent parcel abutting the Town right of way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.

H. Moderate to High Density Residential District (RM-12) District

RM-12
Moderate to High Density Residential District

1. No Change

2. No Change

3. Development Form Standards

MAX. DENSITY (PER NET ACRE) ⁴		LOT COVERAGE	
Residential ²	12 du	Max. <i>Impervious Cover</i> for All <i>Development</i> Except <i>Single-Family</i> ³	35%
Nonresidential	6,000 GFA		
MAX. BUILDING HEIGHT		Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i>	16%
<i>All Development</i>	45 ft ¹		

USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

TABLE NOTES:

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = *dwelling units* ; sf = square feet; GFA = *gross floor area* in square feet; ft = feet; n/a = not applicable

1. May be increased by up to ten percent on demonstration to the *Official* that:
 - a. The increase is consistent with the character of *development* on surrounding *land*;
 - b. *Development* resulting from the increase is consistent with the purpose and intent of the *building height* standards;
 - c. The increase either (1) is required to compensate for some unusual aspect of the *site* or the proposed *development*, or (2) results in improved *site* conditions for a *development* with *nonconforming site features*;
 - d. The increase will not pose a danger to the public health or safety;
 - e. Any adverse impacts directly attributable to the increase are mitigated; and
 - f. The increase, when combined with all previous increases allowed under this provision, does not result in a cumulative increase greater than ten percent.

2. *Density* for *developments* that include Workforce Housing shall be determined based on Sec. 16-4-105B.

3. The maximum *impervious cover* for properties located within the HNP-O shall be 45%.

4. Each adjacent parcel abutting the Town right of way acquired under the Town’s Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.

Section 16-3-105. Mixed-Use and Business Districts

G. Marshfront District (MF)

MF
Marshfront District

1. No Change

2. No Change

3. Development Form Standards

MAX. DENSITY (PER NET ACRE) ³			LOT COVERAGE	
Residential ²	Along Major Arterials	8 du	Max. <i>Impervious Cover</i>	60%
	Along Other <i>Streets</i>	6 du (10 du if <i>lot</i> area is at least 3 acres)	Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i>	16%
Nonresidential	7,000 GFA			
MAX. BUILDING HEIGHT				
All <i>Development</i>	45 ft ¹			

USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

TABLE NOTES:

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = *dwelling units* ; sf = square feet; GFA = *gross floor area* in square feet; ft = feet; n/a = not applicable

1. May be increased by up to ten percent on demonstration to the *Official* that:

- a. The increase is consistent with the character of *development* on surrounding *land*;
- b. *Development* resulting from the increase is consistent with the purpose and intent of the *building height* standards;
- c. The increase either (1) is required to compensate for some unusual aspect of the *site* or the proposed *development*, or (2) results in improved *site* conditions for a *development* with *nonconforming site features*;
- d. The increase will not pose a danger to the public health or safety;
- e. Any adverse impacts directly attributable to the increase are mitigated; and
- f. The increase, when combined with all previous increases allowed under this provision, does not result in a cumulative increase greater than ten percent.

2. *Density* for *developments* that include Mixed-Use or *Workforce Housing* shall be determined based on Sec. 16-4-105B.

3. Each adjacent parcel abutting the Town right of way acquired under the Town’s Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.

I. Mitchelville (MV) District

MV Mitchelville District

1. No Change

2. No Change

3. Development Form Standards

MAX. DENSITY (PER NET ACRE) ¹		LOT COVERAGE	
Residential	12 du	Max. <i>Impervious Cover</i>	50%
<i>Bed and Breakfasts</i>	10 rooms		
<i>Hotel</i>	35 rooms	Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i>	16%
<i>Interval Occupancy</i>	12 du		
Nonresidential	8,000 GFA		
MAX. BUILDING HEIGHT			
<i>All Development</i>	75 ft		

USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

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- Each adjacent parcel abutting the Town right of way acquired under the Town’s Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.

J. Neighborhood Commercial (NC)

NC Neighborhood Commercial District

1. No Change

2. No Change

3. Development Form Standards

MAX. DENSITY (PER NET ACRE) ⁴		LOT COVERAGE	
Residential ²	4 du	Max. <i>Impervious Cover</i>	45%
Nonresidential	3,000 GFA	Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i>	16%
MAX. BUILDING HEIGHT			
All <i>Development</i>	35 ft ^{1,3}		

USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

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1. May be increased by up to ten percent on demonstration to the *Official* that:

- a. The increase is consistent with the character of *development* on surrounding *land*;
- b. *Development* resulting from the increase is consistent with the purpose and intent of the *building height* standards;
- c. The increase either (1) is required to compensate for some unusual aspect of the *site* or the proposed *development*, or (2) results in improved *site* conditions for a *development* with *nonconforming site features*;
- d. The increase will not pose a danger to the public health or safety;
- e. Any adverse impacts directly attributable to the increase are mitigated; and
- f. The increase, when combined with all previous increases allowed under this provision, does not result in a cumulative increase greater than ten percent.

2. *Density* for *developments* that include Mixed-Use or *Workforce Housing* shall be determined based on Sec. 16-4-105B.

3. The maximum *building height* for properties located within the HNP-O shall be 45 ft.

4. Each adjacent parcel abutting the Town right of way acquired under the Town’s Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.

N. Stoney (S) District

S Stoney District

1. No Change

2. No Change

3. Development Form and Parameters

MODIFIED ADJACENT STREET AND USE SETBACK STANDARDS

No Change

MAX. DENSITY (PER NET ACRE) ⁵		LOT COVERAGE	
Residential ^{2,3}	10 du	Max. <i>Impervious Cover</i>	50%
<i>Bed and Breakfasts</i>	10 rooms		
<i>Hotel</i>	35 rooms	Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i>	16%
Nonresidential	7,000 GFA		
MAX. BUILDING HEIGHT			
All <i>Development</i>	45 ft ¹		

USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

TABLE NOTES:
 P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = *dwelling units*; sf = square feet; GFA = *gross floor area* in square feet; ft = feet; n/a = not applicable
 1. May be increased by up to ten percent on demonstration to the *Official* that:

a. The increase is consistent with the character of <i>development</i> on surrounding <i>land</i> ;
b. <i>Development</i> resulting from the increase is consistent with the purpose and intent of the <i>building height</i> standards;
c. The increase either (1) is required to compensate for some unusual aspect of the site or the proposed <i>development</i> , or (2) results in improved site conditions for a <i>development</i> with <i>nonconforming site features</i> ;
d. The increase will not pose a danger to the public health or safety;
e. Any adverse impacts directly attributable to the increase are mitigated; and
f. The increase, when combined with all previous increases allowed under this provision, does not result in a cumulative increase greater than ten percent.
2. Density for development that includes Mixed-Use or Workforce Housing shall be determined based on Sec. 16-4-105.A.
3. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1.
4. The minimum number of off-street parking spaces for mixed-use development that contains workforce housing shall be calculated based on Section 16-5-107.D.2.
<u>5. Each adjacent parcel abutting the Town right of way acquired under the Town’s Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.</u>

O. Waterfront Mixed-Use (WMU) District

<p style="font-size: 24pt; margin: 0;">WMU</p> <p style="font-size: 24pt; margin: 0;">Waterfront Mixed-Use District</p>			
1. No Change			
2. No Change			
3. Development Form Standards			
MAX. DENSITY (PER NET ACRE) ⁶		LOT COVERAGE	
Residential	16 du ¹	Max. <i>Impervious Cover</i>	50%
<i>Bed and Breakfasts</i>	10 rooms		

<i>Hotel</i>	35 rooms	Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i>	16%
<i>Interval Occupancy</i>	16 du		
Nonresidential	8,000 GFA ²		
MAX. BUILDING HEIGHT ^{2,3}			
All <i>Development</i>	75 ft		

USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

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1. For purposes of calculating new *density*, only 25% of total square footage devoted to boat dry storage facilities shall be counted.

2. Where a *parcel* in the WMU District adjoins a zoning district with a *height* limit lower than that in the WMU District, no part of a *building* on the WMU-zoned *parcel* shall exceed a *height* equal to the *height* limit in the adjoining district plus 1 foot, or major fraction thereof, for each foot of horizontal distance from the adjoining district.

3. Density for development that includes Mixed-Use or Workforce Housing shall be determined based on Sec. 16-4-105.A.

4. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1.

5. The minimum number of off-street parking spaces for mixed-use development that contains workforce housing shall be calculated based on Section 16-5-107.D.2.

6. Each adjacent parcel abutting the Town right of way acquired under the Town’s Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.

16:5: Development and Design Standards

TABLE 16-5-102.C: ADJACENT STREET SETBACK REQUIREMENTS				
PROPOSED USE		MINIMUM SETBACK DISTANCE ¹ / MAXIMUM SETBACK ANGLE ²		
		ADJACENT STREET (BY CLASSIFICATION)		
		MAJOR ARTERIAL	MINOR ARTERIAL	ALL OTHER STREETS
<i>Single-Family</i> ₃	Structure > 24 in high	50 ft ^{3,4,5} /75°	40 ft ^{3,4,5} / 70°	20 ft ^{3,4,5} /60°
	Structure ≤ 24 in high	50 ft ^{3,4,5} /n/a	30 ft ^{3,4,5} /n/a	10 ft ^{3,4,5} /n/a
All Other <i>Uses</i>		50 ft ^{3,4,5} /75°	40 ft ^{3,4,5} /70°	20 ft ^{3,4,5} /60°

NOTES: in = inches ft = feet ° = degrees

1. No Change
2. No Change
3. The adjacent street setback shall only be five (5) feet on any parcel abutting a Town right of way acquired under the Town's Dirt Road Paving Program. See Section 16-5-105.D for additional details.
- ~~3.~~ 4. No Change
4. 5. No Change

TABLE 16-5-103.D: ADJACENT STREET BUFFER REQUIREMENTS

PROPOSED USE	ADJACENT STREET (BY CLASSIFICATION)		
	MAJOR ARTERIAL	MINOR ARTERIAL	ALL OTHER STREETS
All <i>uses</i> ²	E	B	A

NOTES:

1. Descriptions and width and screening requirements for the various buffer types are set out in Sec. 16-5-103.F, Buffer Types.

2. There shall be no adjacent street buffer required on any parcel abutting a Town right of way acquired under the Town’s Dirt Road Paving Program. See Section 16-5-105.D for additional details.

Sec.16-5-105. - Mobility, Street, and Pathway Standards

A. – C. No Changes

NEW SECTION

D. Exceptions for Streets in the Town’s Dirt Road Paving Program

The Town has a program to accept donations of public road rights of way on qualifying private unpaved roads with a goal to provide publicly maintained infrastructure within these rights of way. The Town may approve different right of way design standards on these particular roads, including streets, pathways, and storm drainage, to achieve this goal. If the donations of public road rights of way meet the Town’s acceptance criterion, a public Town right of way will be recorded and the Town will maintain that right of way in perpetuity. The criterion are as follows:

- The road must serve more than five dwelling units, each with an individual address point; and
- Property owners must express interest in public road right of way assemblage (100% willing participation); and

- Land for the public road right of way must be donated to the Town; and
- Condemn land only as necessary due to unclear title issues; and
- Community volunteers may assist staff with facilitating right of way donations.

In an effort to encourage the right of way donations, the Town will provide relief to certain standards as described below:

1. Right of way width standards per Sec 16-5-105.D.1. shall apply, except the Town Engineer may accept a minimum right-of-way width of 30' where physical and property constraints preclude the standard widths from reasonably being met.
2. End Treatments shall be constructed in accordance with Sec 16-5-105.H, except where the Town Engineer and Fire Marshal have deemed physical and property constraints preclude this from reasonably being met.
3. Adjacent street setbacks shall be five feet along properties abutting the new Town right of way.
4. Adjacent street buffers shall not apply to properties abutting the new Town right of way.
5. Each adjacent parcel abutting the Town right of way acquired under this program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way.

D. E. Design Standards by Street Type

TABLE 16-5-105.<u>DE</u>.1: STREET STANDARDS¹				
STREET TYPE	MAXIMUM AADT	MINIMUM PAVEMENT WIDTH ^{1,2}	MINIMUM SHOULDER WIDTH ^{2,3}	MINIMUM RIGHT-OF-WAY
Lane	50	20 ft	4 ft	30 ft
Cul-de-sac ^{3,4}	250 500	20 ft 20 ft	4 ft 8 ft	40 ft 50 ft
Local <i>Access</i>	2,000	22 ft	8 ft	50 ft
Subcollector	4,000	24 ft	8 ft	60 ft

Collector	6,000	24 ft	10 ft	70 ft
Minor Arterial	25,000	24 ft	10 ft	70 ft
Major Arterial	50,000	24 ft	12 t	120

1. Right of way width standards shall apply, except the Town Engineer may accept a minimum right-of-way width of 30' right of way for streets acquired under the Town's Dirt Road Paving Program where physical and property constraints preclude the standard widths from reasonably being met.

~~1~~2. One-way *streets* shall have a minimum clear pavement width of 14 feet.

~~2~~ 3. Shoulders shall be stable areas adjoining both sides of the *roadway* that are capable of supporting vehicles. They shall have a cross-slope no steeper than 12:1 (8.33%), and be clear of obstructions. If the required shoulder width is not desirable or attainable, raised curbing compliant with SCDOT standards may be substituted for the shoulder.

~~3~~ 4. A hammerhead may be used in place of a *cul-de-sac* if the maximum AADT are 250 trips or less.