

# The Jordan Tract

Mount Pleasant, S.C.

## CODE

July 1995

Founders

Thomas Graham & Vincent Graham

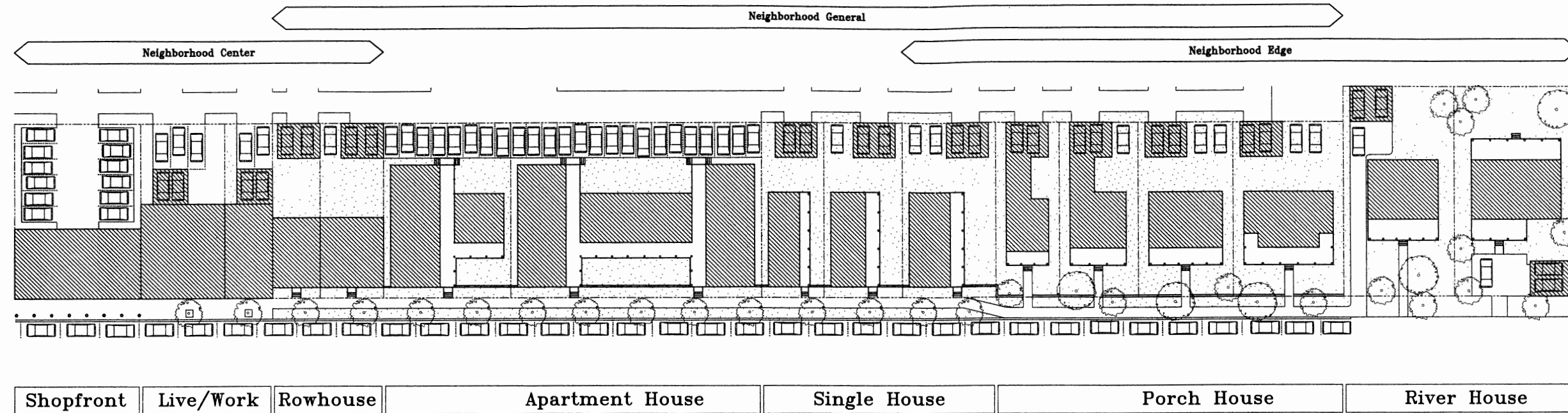
Town Planners

Andres Duany & Elizabeth Plater-Zyberk

Dover, Kohl & Partners

Draft: August 3, 1995

## Summary of Building Types



## General Conditions

### Yard

1. Buildings shall be set on the lot relative to the boundary lines as shown.
2. Stoops and bay windows may completely encroach within the setback or build-to zones, but may encroach no more than 2 feet into the right-of-way.
3. Street walls shall be built on frontage or build-to-lines as shown.

### Porches

1. An arcade shall extend along 100% of the street façade of shopfront buildings.
2. Apartment houses and detached homes must have a covered front porch a minimum of 8 feet in depth.
3. The porch shall extend a minimum of 50% of the length of the home in the case of single houses and a minimum of 40% of the street façade in porch and river houses.
4. Balconies shall have a maximum depth of 3 feet.

### Outbuildings

1. Outbuildings shall have a maximum footprint of 625 square feet.
2. Maximum building height of outbuildings shall be 22 feet measured to the eaves.
3. The walls of outbuildings at interior property lines shall be left windowless and shall be two-hour fire rated.

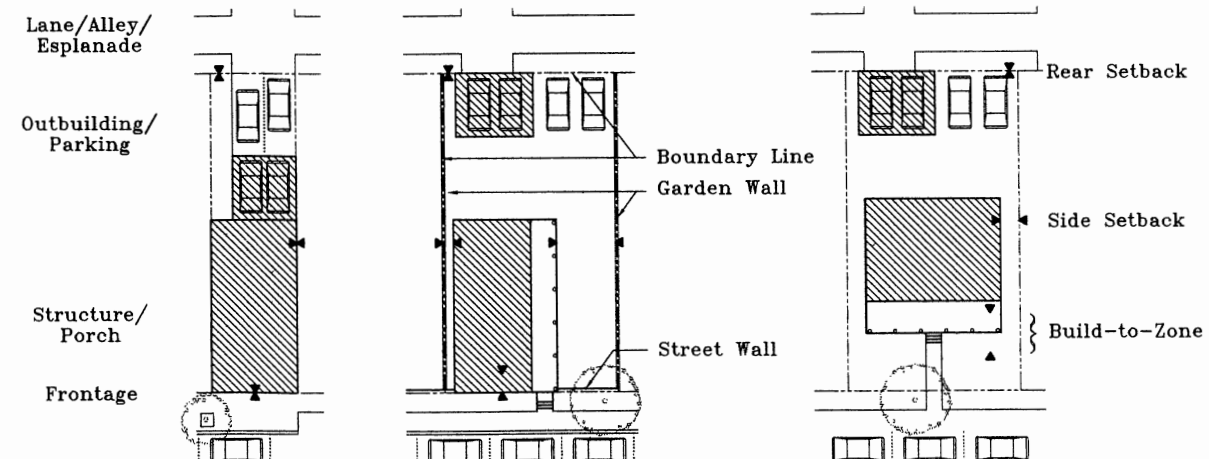
### Height

1. Entry floors shall have a minimum elevation of 30 inches above thoroughfare grade, except for shopfront and live/work buildings.
2. Entry floors shall have a minimum interior ceiling height of 9 feet, except for shopfront buildings where the minimum ceiling height shall be 12 feet.
3. Maximum building height shall be 36 feet measured to the eaves.
4. There shall be no height limit on structures or portions of structures with a footprint less than 250 square feet.

### Parking

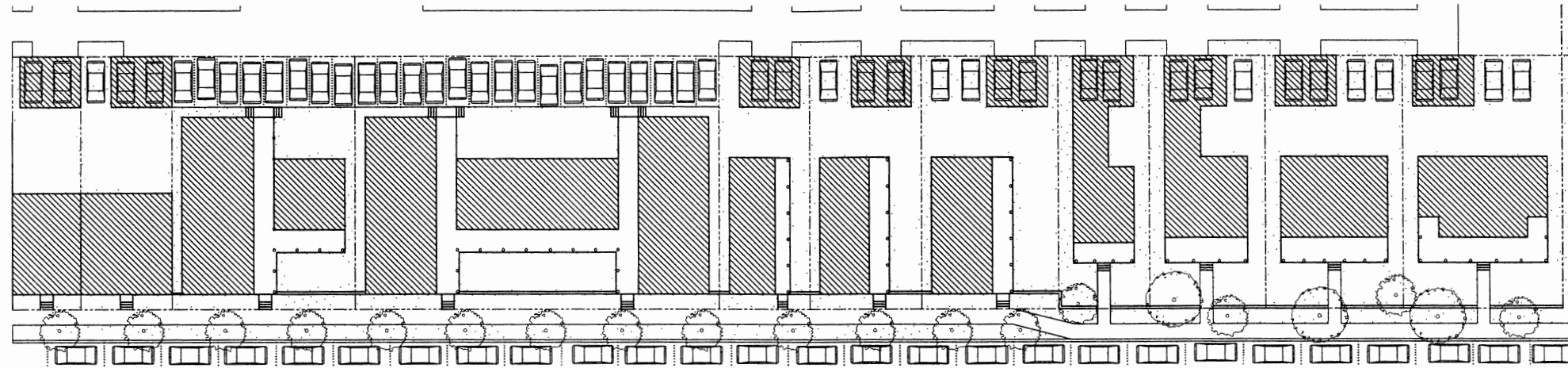
1. The parking required shall be 2 per principal dwelling, 1 per apartment unit, and 1 per every 400 square feet of commercial use.
2. The required parking shall include on-street parking along the frontage.
3. Trucks, boats, campers, and trailers shall be parked in rear yards only.

### Key



## Urban Standards

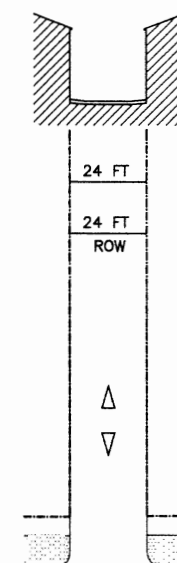
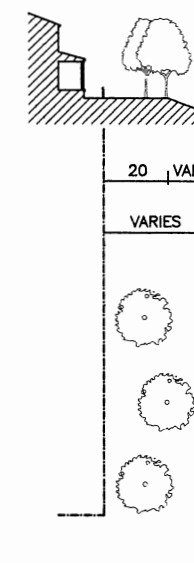
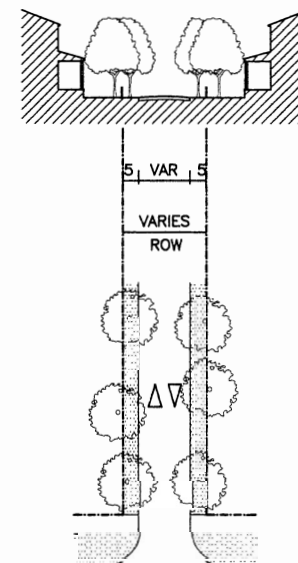
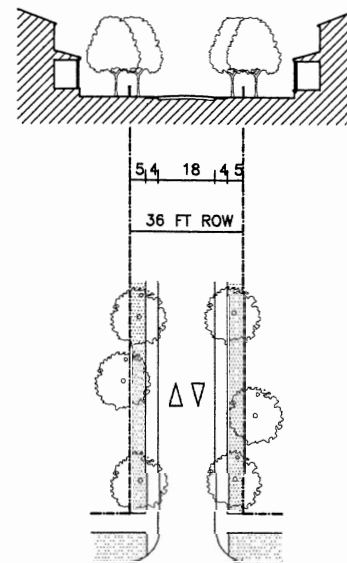
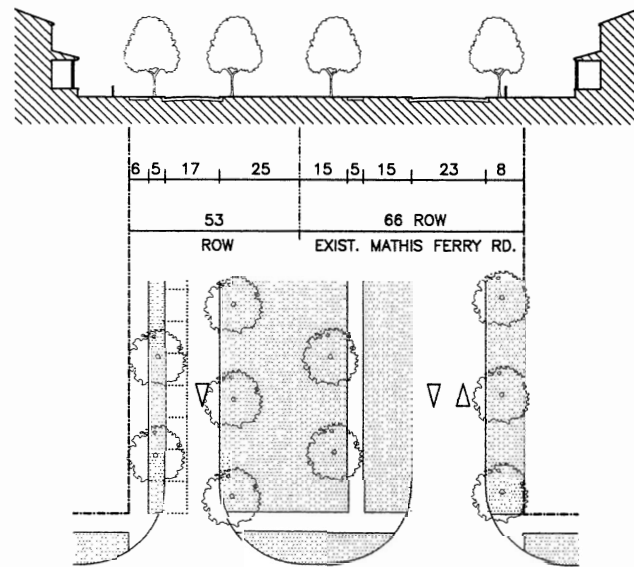
The Urban Standards coordinate those aspects of the private buildings that shape and define the public space in a dignified and inviting manner. Building placement, building heights, porches, outbuildings, and parking provisions for each parcel are prescribed.



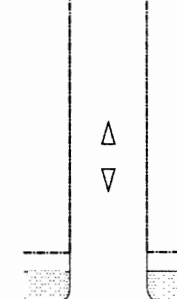
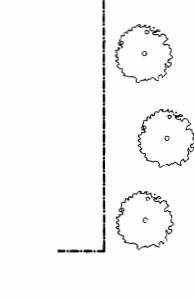
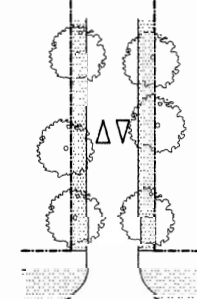
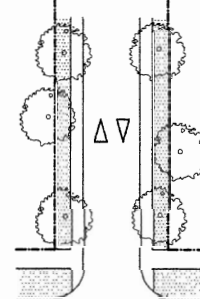
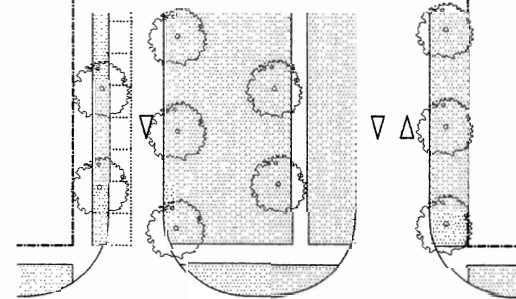
Horizontal	Rowhouse	Apartment House	Single House	Porch House
Lot Width	18 Ft. Min. 45 Ft. Max.	72 Ft. Min. 144 Ft. Max.	36 Ft. Min. 54 Ft. Max.	36 Ft. Min. 63 Ft. Max.
Build-to-Zone	0 Ft. to 6 Ft. Max.	0 Ft. to 6 Ft. Max.	0 Ft. to 6 Ft. Max.	0 Ft. to 18 Ft. Max.
Side Setback	0 Ft. Required	3 Ft. Required	3 Ft. and 8 Ft. Min.	6 Ft. Min./3 Ft. @ Corners
Rear Setback	0 Ft. Min.	0 Ft. Min.	0 Ft. Min.	0 Ft. Min.
Building Coverage	75%	50%	50%	40%
Street Wall	None	At Front Setback Required	At Setback Required	At Frontage Required
Vertical				
Height of Street Wall		3.5 Ft. Min. 8 Ft. Max.	3.5 Ft. Min. 8 Ft. Max. Required	2.5 Ft. Min. 3.5 Ft. Max. Required
Height of Garden Wall	3.5 Ft. Min. 8 Ft. Max.	3.5 Ft. Min. 8 Ft. Max.	3.5 Ft. Min. 8 Ft. Max. Optional	3.5 Ft. Min. 8 Ft. Max. Opt.
Building Use				
First Floor Use	Residential	Residential	Residential	Residential
Upper Floor Use	Residential	Residential	Residential	Residential

Building Types:  
The  
Neighborhood  
General

**Sections**



**Plans**



**Specifications**

Design Speed
Pavement Width
R.O.W. Width
Max. Curb Radius
Pedestrian Crossing Time
Drainage
Planting Pattern
Tree Spacing

**Boulevard**

	Side Street One Way With Parking	Existing Street
Design Speed	20 MPH	45 MPH
Pavement Width	17 Ft.	23 Ft.
R.O.W. Width	53 Ft.	66 Ft.
Max. Curb Radius	15 Ft.	25 Ft.
Pedestrian Crossing Time	5 Sec.	25 Sec.
Drainage	Curb	Curb
Planting Pattern	Allee/Cluster	Allee/Cluster
Tree Spacing	50 Ft. o.c. Max.	50 Ft. o.c. Max.

**Large Road**

	(LR-36) Two Way
Design Speed	15 MPH
Pavement Width	18 Ft.
R.O.W. Width	36 Ft.
Max. Curb Radius	10 Ft.
Pedestrian Crossing Time	7 Sec.
Drainage	Open Section
Planting Pattern	Allee/Cluster
Tree Spacing	One Per Lot

**Small Road**

	(SR-26) Two Way
Design Speed	15 MPH
Pavement Width	12 Ft. - 18 Ft.
R.O.W. Width	22 Ft - 28 Ft.
Max. Curb Radius	10 Ft.
Pedestrian Crossing Time	7 Sec.
Drainage	Open Section
Planting Pattern	Cluster
Tree Spacing	One Per Lot

**Esplanade**

	One Way
Design Speed	3.5 MPH
Pavement Width	0 Ft Min.
R.O.W. Width	Varies
Max. Curb Radius	10 Ft.
Pedestrian Crossing Time	Optional
Drainage	Overlap Sidewalk
Planting Pattern	Occasional
Tree Spacing	None

**Lane**

	(L-24) Two Way
Design Speed	5 MPH
Pavement Width	10 Ft.- 18 Ft. Gravel
R.O.W. Width	24 Ft.
Max. Curb Radius	5 Ft.
Pedestrian Crossing Time	4 Sec.
Drainage	Open Section
Planting Pattern	-
Tree Spacing	One per lot

**More Rural  
Thoroughfare  
Types**

## Walls

### • Materials

**Walls** shall be finished in wood clapboard (sealed with paint or stain), board and batten, cedar shingles, "hardiplank", stucco, or brick.

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

**Retaining walls** shall be built of stucco or brick.

**Garden wall gates** in solid garden walls shall be wood or iron. Garden walls shall not be perforated with precast elements, but may accommodate pierced brick.

**Fences** at frontages and in front yards shall be made of smooth cedar or pressure treated wood pickets. All other fences shall be made of wood boards with a rectangular section. Wood fences may have stucco or brick piers.

### • Configurations

**Walls** may be finished with no more than two materials and shall only change material along a horizontal line (i.e. typically at a floor line or a gable end), with the heavier material below the lighter.

**Clapboard siding** shall be horizontal, maximum 10" to the weather. Boards with more than 8" to the weather shall show a 1 inch variation from one board to the next.

**Shingles** shall be horizontal with a maximum 8" to the weather. Decorative shingles shall not be permitted. Shingles shall be handsplit or machine cut and have bottom edges aligned.

### • General

**Stucco** shall be sand finished or trowelled.

**Trim** shall be minimum grade 'B' trim lumber; and shall be 3.5 inches to 6 inches in width at corners and around openings, except at the front door which may be any size (4 inch minimum) or configuration.

**Undercrofts** may be skirted with horizontal wood boards, or framed wood with not more than 1.5 inch spaces between boards, or wood louvers. Lattice shall be installed between piers and pilings.

## Elements

### • Materials

**Porches, columns, posts, spindles and balusters** shall be made of wood; exposed joists shall be painted.

**Front Porches** may be enclosed with glass or screens for a maximum of 30% of their length; however, glass enclosures are not permitted at frontages. Screened porches shall have screens framed in wood installed behind framed railings.

**Chimneys** shall be finished with stucco or brick. **Flues** for metal fireplaces and stoves shall be metal.

**Piers and arches** shall be made of stucco or brick.

**Arcades** at Neighborhood Centers shall be metal or stucco, with metal posts, railings and balconies.

**Colonnades** may be of wood with wood railings.

**Stoops** shall be made of wood, brick or concrete. If concrete, a stoop shall have brick or stucco cheek walls. **Patios and stoops** may have horizontal surfaces made of brick.

**Signs** shall be made of wood, or enameled steel at the Town Center.

**Awnings** shall have a metal structure covered with canvas or synthetic canvas.

### • Configuration

**Arches** of masonry construction shall be no less than 12 inches in depth.

**Arcades and breezeways** shall have vertically proportioned openings.

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

**Porch Piers** of masonry construction shall be no less than 12 inches x 12 inches.

**Columns** (The Orders), if provided, shall be of the Tuscan or Doric orders with correct proportions and profiles according to The American Vignola.

**Posts** shall be no less than 5.5 inches x 5.5 inches, except at outbuildings.

**Railings** shall have horizontal top and bottom rails. Wood top rails shall be eased and bottom rails shall have a vertical section. Top and bottom rails shall be centered on the pickets. Openings between **spindles and balusters** shall not exceed 4 inches.

**Balconies** which cantilever shall be structurally supported by brackets.

**Awnings** shall be rectangular in shape with straight edges. Awnings may have side panels but shall not have a bottom soffit panel. Awnings shall not be backlit.

### • General

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

**Spotlights** attached to building walls or roof eaves are only permitted in rear yards.

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

**Signs** attached to buildings shall be integral with the storefronts, no larger than 18 inches in height and externally lit.

**Metal Elements** shall be unpainted galvanized steel, anodized or ESP aluminum, marine-grade aluminum, or wrought iron.

## Architectural Standards I

These standards specify building materials and construction techniques which contribute to the architectural character of each neighborhood. The materials selected encourage buildings to relate to the history of the region, work well in the climate, and age gracefully over time.