

The T5-Downtown Core (T5-DC) district in Beaufort, SC, is a high-density, mixed-use zoning classification designed to promote a walkable, urban environment, particularly within the city's historic commercial downtown. It is a "transect-based" district under the Beaufort Development Code, which emphasizes building form and urban character over strictly segregated land uses.



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Key Features of T5-DC Zoning:

- Purpose: To sustain the historic commercial downtown, allowing for a tight, walkable street network where buildings are set very close to the street to define the public realm.
- Permitted Uses: High-density, mixed-use development, including retail, office, apartments, and rowhomes.
- Structure/Form: Buildings are designed to have a strong connection to the streetscape, encouraging high pedestrian activity.
- Block Size: In T5 zones, blocks are generally restricted to no more than 400 feet on any side, with a preferred average block length of 250—300 feet.
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Distinction from T5-UC:

While T5-DC is focused on the downtown core, the T5-Urban Corridor (T5-UC) district applies to higher-density, mixed-use areas located specifically along primary thoroughfares, rather than the core downtown.



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Regulation and Resources:

- Code: The T5-DC district is governed by the City of Beaufort Development Code (adopted June 27, 2017).
- Map: The official zoning map, which highlights the T5-DC areas, is maintained by the City of Beaufort and is accessible through their planning department.
- Applicability: This zoning is part of the form-based code, intended to ensure new development is compatible with the surrounding context, especially concerning density and building placement.
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