



**Town of Hilton Head Island
Planning Commission
LMO Committee**

**Thursday, August 4, 2016
10:00 a.m. – Conference Room 4**

AGENDA

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

- 1. Call to Order**
- 2. Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 3. Approval of Agenda**
- 4. Approval of Minutes** – Meeting held on July 27, 2016
- 5. LMO Amendments** – Discuss potential changes to accommodate multi-level self-service storage uses
- 6. Adjournment**

Please note that a quorum of Town Council may result if four or more of their members attend this meeting. A quorum of Planning Commissioners may result if five or more of their members attend this meeting.

TOWN OF HILTON HEAD ISLAND
LMO Committee Meeting
July 27, 2016 Meeting
10:00 a.m. – Conference Room 3

Committee Members Present: Chairman Jim Gant, Lavon Stevens, Barry Taylor, and Todd Theodore

Committee Members Absent: None

Other Commissioners Present: None

Town Council Present: None

Town Staff Present: Teri Lewis, LMO Official; Jeff Buckalew, Town Engineer; Bryan McIlwee, Assistant Town Engineer/Storm Water Manager; Bates Rambow, Stormwater Data & Compliance Administrator; Teresa Haley, Administrative Assistant

1. Call to Order

Chairman Gant called the meeting to order at 10:00 a.m.

2. Freedom of Information Act

Public Notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and Town of Hilton Head Island requirements.

3. Approval of the Agenda

The agenda was **approved** as presented by general consent.

4. Approval of the Minutes

The May 2, 2016 minutes were approved by general consent.

5. New Business

LMO Amendments – Review potential changes to the stormwater section of the LMO

Chairman Gant introduced the new business item to discuss potential changes and implementations of the stormwater section of the LMO. Chairman Gant asked the Engineering staff to present their recommendations. Mr. Buckalew stated that in order to provide flexibility for developers in meeting the water quality regulations, staff recommends the following options be drafted for the next LMO amendments:

- Allow water quality treatment within zoning buffers

Staff will draft amendments which allow for water quality treatment (above ground or below ground) that can be maintained while preserving the integrity of the buffer.

Staff and the Committee discussed allowing water quality treatment within the buffer and including provisions related to vegetative buffers and maintenance. Staff stated that they will review and incorporate types of vegetation conducive to stormwater and add to the buffer section accordingly.

- Meet the quantitative pollutant removal criteria of Beaufort County

Staff will draft amendments allowing the development to meet the water quality requirements of the Beaufort County Best Management Practices (BMP) Manual if meeting the simple retention requirement is deemed impractical. Beaufort County is currently revising their BMP Manual, but the pollutants of concern have been Fecal Coliform Bacteria, Total Phosphorus, and Total Nitrogen.

Mr. Buckalew stated that Staff could include a reference to the BMP Manual in the LMO in cases where developers cannot meet the 1” retention requirement, they would be allowed to meet the requirements of the BMP Manual. The Committee asked whether extended detention is an option in the BMP. Mr. Buckalew stated that extended detention is included in the BMP and the Town’s ordinance calls for retention which is an acceptable practice in the BMP. Chairman Gant and Staff indicated that these practices allow for the preservation of the current standard of water quality and provide options for future improvements.

- Fee-in-lieu-of direct compensation for Town managed off-site water quality enhancements

Staff will draft amendments which allow the developer to pay the Town a fee-in-lieu-of as direct compensation towards a water quality enhancement fund to be managed by the Town. This fund may be supplemented with SWU fees to make the most effective use in structural water quality enhancements within the watershed. This option may be confined to certain redevelopment districts.

The Committee and Staff discussed the fee-in-lieu-of would create opportunities to benefit certain areas such as maintenance of PUD systems, the development of wetland mitigation, and water quality control in the Sea Pines Preserve. Staff will work with the Town Finance Department to determine a reasonable fee and further look into what other communities require.

Chairman Gant led the discussion into shared stormwater in the Coligny district. Mr. Buckalew indicated that certain legal requirements need to be met, but nothing prohibits shared stormwater in that district. The Committee and Staff discussed the stormwater retention pond in the Coligny Park redevelopment area and the impact on existing conditions. Mr. Buckalew noted that it’s situated in a way that more land cannot be plumbed to it, however, the Town has rights to manage the related downstream systems and no significant changes would need to occur. The implementation of the fee-in-lieu-of would create the opportunity to benefit that area.

Mr. Rambow discussed the implementation of a Land Disturbance Permit, as the State does, to track grading sites, erosion control and inspection enforcement purposes. In subdivision projects, a Certificate of Compliance is issued once the infrastructure is in (i.e. roads), which indicates Engineering has signed off on the project. However, activity (i.e. building of homes) is still ongoing and the Land Disturbance Permit would allow Engineering to have inspection enforcement over the life of the project. The Committee and Staff discussed the risks and responsibilities this would create for the Town, developer and property owner. Chairman Gant asked if modification of the LMO is required to follow this State regulation. Ms. Lewis indicated the LMO includes catch-all language to warrant this permit, however, she will examine whether specific language is required. Chairman Gant noted that if the Committee were to consider a change in the LMO, it would be consistent with the State’s procedure regarding Land Disturbance

Permits. There would be no increase in regulations and no additional burden on the developer.

It was determined that Staff will draft the stormwater amendments and incorporate them as the LMO amendments 2016 Second Set for the Committee's review at a future meeting to be determined.

- General discussion of Planning Commission recommendation regarding multi-level self-service storage

The Planning Commission recommended that the Committee discuss the proposed amendment of the LMO, by Mr. Walter Nester, McNair Law Firm, to allow additional density in certain districts to accommodate multi-level self-service storage. The Committee made general inquiries as to this proposal. The Committee asked Ms. Lewis to provide the following for the next meeting: how the proposal works with the design and performance standards of the LMO; how the proposed mass of the building works within the Design Guidelines; the comparison of the proposed and existing uses in the Sea Pines District; and the difference of the impact on traffic.

6. **Adjournment**

The meeting was adjourned at 11:16 a.m.

Submitted By:

Approved By:

Teresa Haley
Administrative Assistant

Jim Gant
Chairman



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: LMO Committee
VIA: Jayme Lopko, AICP, *Senior Planner*
FROM: Teri B. Lewis, AICP, *LMO Official*
DATE: August 1, 2016
SUBJECT: Proposed LMO Amendments related to Multi-story Self-Service Storage

At the LMO Committee meeting held on July 27, 2016, staff, the LMO Committee and the public briefly discussed possible changes related to the accommodation of multi-story self-service storage facilities on Hilton Head Island. At the conclusion of the discussion, the Committee asked staff to schedule a follow up LMO Committee meeting to specifically discuss the below points:

- How would the proposed use fit in with the design and performance standards of the LMO such as buffers, setbacks and impervious coverage;
- How the proposed mass of the building would be treated by the Design Guide;
- The comparison of the proposed and existing uses in the zoning districts where self-service storage is allowed; and
- The difference of the impact on traffic between the proposed use and office and retail uses.

The portions of the LMO that pertain to the three zoning districts where this use is allowed are included. These districts include SPC (Sea Pines Circle), LC (Light Commercial) and IL (Light Industrial). These attached sheets include the allowable uses, density, height and impervious coverage for each of the districts. This use is allowed by condition in the three districts where self-service storage is allowed, I have also attached a copy of the conditions.

I will discuss buffers and setbacks at the meeting and Jennifer Ray, the Town's Urban Designer, will be at the meeting to discuss ideas for how the proposed building could meet the Design Guide.

I have run some rough traffic numbers based on a 1 acre site and found the following:

- 10,000 square foot office building would generate 116.5 average daily trips
- 10,000 square foot retail building would generate 203.4 average daily trips
- 90,000 square foot storage building would generate 112.5 average daily trips

I have also attached the suggested changes drafted by Walter Nester and his client for inclusion in the discussion.

Please contact me at (843) 341-4698 or at teril@hiltonheadislandsc.gov if you have any questions.

D. Light Commercial (LC) District

LC Light Commercial District			
1. Purpose			
The purpose of the Light Commercial (LC) District is to provide lands for light commercial uses such as offices, banks, restaurants, and lower intensity retail sales and services uses . Permitted uses are generally auto-oriented and easily accessed.			
2. Allowable Principal Uses			
USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES
Residential Uses			
Group Living	P		1 per 3 rooms
Mixed-Use	PC	Sec. 16-4-102.B.1.a	Residential
			Nonresidential
Multifamily	P		1 bedroom
			2 bedroom
			3 or more bedrooms
Recreational Vehicle (RV) Park	PC	Sec. 16-4-102.B.1.c	1 per 300 GFA of office and clubhouse
Single-Family	P		2 per du + 1 per 1,250 GFA over 4,000 GFA
Public, Civic, Institutional, and Educational Uses			
Community Service Uses	P		1 per 400 GFA
Education Uses	P		Colleges and High Schools
			Elementary and Junior High/Middle Schools
			Other Education Uses
Government Uses	P		Fire Stations
			Other
Major Utilities	SE		1 per 1,500 GFA
Minor Utilities	P		n/a
Public Parks	P		See Sec. 16-5-107.D.2
Religious Institutions	P		1 per 3 seats in main assembly area
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4-102.B.2.e	n/a
Telecommunication Towers, Monopole	PC	Sec. 16-4-102.B.2.e	1
Health Services			
Other Health Services	P		1 per 225 GFA
Resort Accommodations			
Hotels	P		1 per guest room
Commercial Recreation			
Indoor Commercial Recreation Uses	P		1 per 3 persons + 1 per 200 GFA of office or similarly used area

LC Light Commercial District						
Outdoor Commercial Recreation Uses Other than Water Parks	PC	Sec. 16-4-102.B.5.b	Golf Courses, Miniature Golf Courses, or Driving Ranges	1 per tee		
			Stadiums	1 per 4 spectator seats		
			Other	1 per 3 persons max. occupancy + 1 per 200 GFA of office or similarly used area		
Office Uses						
Contractor's Office	PC	Sec. 16-4-102.B.6.a	1 per 350 GFA of office/administrative area			
Other Office Uses	P		1 per 350 GFA			
Commercial Services						
Animal Services	PC	Sec. 16-4-102.B.7.b	1 per 225 GFA			
Bicycle Shops	PC	Sec. 16-4-102.B.7.c	1 per 200 GFA			
Convenience Stores	PC	Sec. 16-4-102.B.7.d	1 per 200 GFA			
Eating Establishments	P		1 per 100 sf of gross floor area and outdoor eating area			
Grocery Stores	P		1 per 200 GFA			
Landscape Businesses	PC	Sec. 16-4-102.B.7.f	1 per 200 GFA			
Liquor Stores	SE	Sec. 16-4-102.B.7.g	1 per 200 GFA			
Nightclubs or Bars	PC	Sec. 16-4-102.B.7.h	1 per 70 GFA			
Open Air Sales	PC	Sec. 16-4-102.B.7.i	1 per 200 sf of sales/display area			
Shopping Centers	PC	Sec. 16-4-102.B.7.j	1 per 335 GFA			
Tattoo Facilities	PC	Sec. 16-4-102.B.7.k	1 per 200 GFA			
Other Commercial Services	P		See Sec. 16-5-107.D.2			
Vehicle Sales and Services						
Auto Rentals	P		See Sec. 16-5-107.D.2			
Auto Repairs	PC	Sec. 16-4-102.B.8.b	2 per service bay + 1 per 200 GFA of office and waiting area			
Auto Sales	P		See Sec. 16-5-107.D.2			
Car Washes	P		10 per wash unit for automatic wash + 5 per bay for manual wash			
Gas Sales	PC	Sec. 16-4-102.B.8.d				
Taxicab Services	P		1 per 200 GFA of office or waiting area			
Watercraft Sales, Rentals, or Services	PC	Sec. 16-4-102.B.8.e	1 per 200 GFA			
Industrial Uses						
Light Industrial, Manufacturing, and Warehouse Uses	PC	Sec. 16-4-102.B.9.a	1 per 1,300 GFA of indoor storage or manufacturing area + 1 per 350 GFA of office and administrative area			
Self-Service Storage	PC	Sec. 16-4-102.B.9.c	1 per 15,000 GFA of storage and office area			
Waste Treatment Plants	SE		See Sec. 16-5-107.D.2			
Wholesale Sales	P		1 per 1,000 GFA			
Other Uses						
Agriculture Uses	P		Stables or Riding Academies	1 per 5 stalls		
			Other	n/a		

LC Light Commercial District

3. Development Form Standards

MAX. DENSITY (PER NET ACRE)		LOT COVERAGE	
Residential	4 du	Max. Impervious Cover	60%
Hotel	35 rooms	Min. Open Space for Major Residential Subdivisions	16%
Nonresidential ^{1,2}	10,000 GFA		
MAX. BUILDING HEIGHT			
All Development	45 ft 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.

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. The **gross floor area** per **building** shall be 20,000 square feet for **buildings** devoted to **Commercial Services** or **Industrial Uses**.
2. Each **building** shall be separated by a minimum of 15 feet.
3. 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.

(Revised 5-17-2016 - Ordinance 2016-07)

E. Light Industrial (IL) District

IL Light Industrial District			
1. Purpose			
The purpose of the Light Industrial (IL) District is to provide for light industrial and service-related land uses with large buildings or outdoor storage requirements.			
2. Allowable Principal Uses			
USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES
Public, Civic, Institutional, and Educational Uses			
<i>Aviation and Surface Transportation Uses</i>	PC	Sec. 16-4-102.B.2.a	See Sec. 16-5-107.D.2
<i>Aviation Services Uses</i>	PC	Sec. 16-4-102.B.2.b	See Sec. 16-5-107.D.2
<i>Community Service Uses</i>	PC	Sec. 16-4-102.B.2.c	1 per 400 GFA
<i>Government Uses</i>	P		Fire Stations 4 per bay + 1 per 200 GFA of office area
			Other 1 per 200 GFA of office area
<i>Major Utilities</i>	P		1 per 1,500 GFA
<i>Minor Utilities</i>	P		n/a
<i>Religious Institutions</i>	P		1 per 3 seats in main assembly area
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4-102.B.2.e	n/a
<i>Telecommunication Towers, Monopole</i>	PC	Sec. 16-4-102.B.2.e	1
Office Uses			
<i>Contractor's Office</i>	P		1 per 350 GFA of office/administrative area
<i>Other Office Uses</i>	P		1 per 350 GFA
Commercial Services			
<i>Animal Services</i>	PC	Sec. 16-4-102.B.7.b	1 per 225 GFA
<i>Convenience Stores</i>	PC	Sec. 16-4-102.B.7.d	1 per 200 GFA
<i>Eating Establishments</i>	PC	Sec. 16-4-102.B.7.e	1 per 100 sf of gross floor area and outdoor eating area
<i>Landscape Businesses</i>	P		1 per 200 GFA
<i>Other Commercial Services</i>	P		See Sec. 16-5-107.D.2
Vehicle Sales and Services			
<i>Auto Rentals</i>	P		See Sec. 16-5-107.D.2
<i>Auto Repairs</i>	PC	Sec. 16-4-102.B.8.b	2 per service bay + 1 per 200 GFA of office or waiting area
<i>Auto Sales</i>	P		See Sec. 16-5-107.D.2
<i>Car Washes</i>	P		10 per wash unit for automatic wash + 5 per bay for manual wash
<i>Gas Sales</i>	PC	Sec. 16-4-102.B.8.d	
<i>Taxicab Services</i>	P		1 per 200 GFA of office or waiting area
<i>Towing Services or Truck and Trailer Rentals</i>	P		1 per 200 GFA of office or waiting area
<i>Watercraft Sales, Rentals, or Services</i>	P		1 per 200 GFA
Industrial Uses			
<i>Light Industrial, Manufacturing, and Warehouse Uses</i>	P		1 per 1,300 GFA of indoor storage or manufacturing area + 1 per 350 GFA of office or administrative area
<i>Self-Service Storage</i>	PC	Sec. 16-4-102.B.9.c	1 per 15,000 GFA of storage and office area

IL Light Industrial District			
Waste-Related Uses Other than Waste Treatment Plants	P		1 per 2,500 GFA
Wholesale Sales	P		1 per 1,000 GFA
3. Development Form and Parameters			
MODIFIED ADJACENT STREET SETBACK STANDARDS			
Adjacent Street Setback	Except along major or minor arterials, the adjacent street setback distance established in Sec. 16-5-102.C, Adjacent Street Setback Requirements, may be reduced by up to 20 percent, provided the applicant demonstrates there is no other feasible or practical alternative that will accommodate a permitted use on the site in compliance with all other requirements of the LMO and the required adjacent street buffer can be provided.		
MAX. DENSITY (PER NET ACRE)		LOT COVERAGE	
Nonresidential Development	10,000 GFA	Max. Impervious Cover	65%
MAX. BUILDING HEIGHT			
All Development	35 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.			

(Revised 5-17-2016 - Ordinance 2016-07)

M. Sea Pines Circle (SPC) District

SPC Sea Pines Circle District				
1. Purpose				
The purpose of the Sea Pines Circle (SPC) District is to provide lands for commercial and mixed-use development at moderate to relatively high intensities in the area around Sea Pines Circle. District regulations emphasize moderate-scale buildings and shopping centers that balance the needs of the driving public and pedestrian activity and circulation among the district's retail, dining, and entertainment activities. The district is also intended to accommodate nighttime activities.				
2. Allowable Principal Uses				
USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
Residential Uses				
Mixed-Use	PC	Sec. 16-4-102.B.1.a	Residential	1.5 per du
			Nonresidential	1 per 500 GFA
Multifamily	P		1 bedroom	1.4 per du
			2 bedroom	1.7 per du
			3 or more bedrooms	2 per du
Public, Civic, Institutional, and Educational Uses				
Community Service Uses	P		1 per 400 GFA	
Education Uses	P		Colleges and High Schools	10 per classroom
			Elementary and Junior High/Middle Schools	4 per classroom
			Other Education Uses	See Sec. 16-5-107.D.2
Government Uses	P		Fire Stations	4 per bay + 1 per 200 GFA of office area
			Other	1 per 200 GFA of office area
Major Utilities	SE		1 per 1,500 GFA	
Minor Utilities	P		n/a	
Public Parks	P		See Sec. 16-5-107.D.2	
Religious Institutions	P		1 per 3 seats in main assembly area	
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4-102.B.2.e	n/a	
Telecommunication Towers, Monopole	PC	Sec. 16-4-102.B.2.e	1	
Health Services				
Other Health Services	P		1 per 225 GFA	
Commercial Recreation				
Indoor Commercial Recreation Uses	P		1 per 3 persons + 1 per 200 GFA of office or similarly used area	
Office Uses				
Contractor's Offices	PC	Sec. 16-4-102.B.6.a	1 per 350 GFA of office/administrative area	
Other Office Uses	P		1 per 350 GFA	
Commercial Services				
Adult entertainment use	SE	Sec. 16-4-102.B.7.a	1 per 100 GFA	
Animal Services	PC	Sec. 16-4-102.B.7.b	1 per 225 GFA	
Bicycle Shops	PC	Sec. 16-4-102.B.7.c	1 per 200 GFA	
Convenience Stores	PC	Sec. 16-4-102.B.7.d	1 per 200 GFA	

SPC Sea Pines Circle District

Eating Establishments	P		1 per 100 sf of gross floor area and outdoor eating area
Grocery Stores	P		1 per 200 GFA
Liquor Stores	SE	Sec. 16-4-102.B.7.g	1 per 200 GFA
Nightclubs or Bars	PC	Sec. 16-4-102.B.7.h	1 per 70 GFA
Open Air Sales	PC	Sec. 16-4-102.B.7.i	1 per 200 sf of sales/display area
Shopping Centers	PC	Sec. 16-4-102.B.7.j	1 per 335 GFA
Other Commercial Services	P		See Sec. 16-5-107.D.2
Vehicle Sales and Services			
Auto Rentals	PC	Sec. 16-4-102.B.8.a	See Sec. 16-5-107.D.2
Car Washes	P		10 per wash unit for automatic wash + 5 per bay for manual wash
Gas Sales	PC	Sec. 16-4-102.B.8.d	
Industrial Uses			
Self-Service Storage	PC	Sec. 16-4-102.B.9.c	1 per 15,000 GFA of storage and office area

3. Development Form Standards

MAX. DENSITY (PER NET ACRE)		LOT COVERAGE	
Residential	12 du	Max. Impervious Cover	60%
Nonresidential	10,000 GFA	Min. Open Space for Major Residential Subdivisions	16%

MAX. BUILDING HEIGHT

All Development	45 ft ¹
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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 (a) is required to compensate for some unusual aspect of the site or the proposed **development**, or (b) 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.

- ii. In the LC District, **watercraft sales, rentals, or services** shall not have direct vehicular **access** to a major arterial.

9. Industrial Uses

a. Light Industrial, Manufacturing, and Warehouse Uses

Light Industrial, manufacturing, and warehouse uses in the LC District shall comply with the following conditions:

- i. No **outdoor storage** shall be permitted unless the **outdoor storage** is fully screened.
- ii. There shall be no **frontage** on a major arterial.

b. Seafood Processing Facilities

A **seafood processing** facility shall have direct boat **access** to a navigable waterway.

c. Self-Service Storage

Self-service storage facilities shall comply with the following conditions:

- i. The only **uses** allowed **on-site** shall be the rental of storage bays, the pickup and deposit of goods or property in dead storage, the rental of two-axle moving trucks and trailers, and limited incidental sales of storage and moving materials (e.g., boxes, tape).
- ii. Storage bays shall not be used to manufacture, fabricate, or process goods, to service or **repair** vehicles, small engines or electrical equipment, or conduct similar **repair** activities, to conduct garage sales or retail sales of any kind, or to conduct any other commercial or industrial activity on the site.

d. [Reserved]

(Revised 5-17-2016 - Ordinance 2016-07)

10. Other Uses

a. Boat Ramps, Docking Facilities, and Marinas

- i. A **boat ramp, docking facility**, or marina in the CON District shall be associated with an approved **use** in the **adjacent** zoning district.
- ii. A **boat ramp** is allowed in the RSF-3, RSF-5, RM-4, or RM-8 District only if the purpose is to serve the **adjacent neighborhoods**.
(Ord. No. 2015-23, § 1(Exh. B), 11-3-2015)

Sec.16-4-103. Accessory Uses and Structures

A. Purpose

This section authorizes the establishment of accessory **uses** that are incidental and customarily subordinate to **principal uses**. Specific accessory **uses** are also considered incidental and subordinate accessory **uses**, if they comply with all relevant provisions of this **Ordinance**.

**Proposed LMO Changes from Walter Nester related to
Multi-story Self-service Storage Facilities**

1. Density –
 - a. Multi-story self storage in SPC District shall be allowed a maximum density of up to 35,000 gross square feet per floor. Must comply with building height under HHI LMO.
 - b. May not be combined with traditional single story storage on the same property.
2. Setback – Multi-story self storage building(s) must be set back no less than 100' from the primary road.
3. Operation –
 - a. The only uses allowed on-site shall be the rental of storage bays and the pickup and deposit of goods or property in dead storage, and limited incidental sales of storage materials (e.g., boxes, tape). Storage bays shall not be used to manufacture, fabricate, or process goods, to service or repair equipment of any kind, or conduct similar repair activities, to conduct garage sales or retail sales of any kind, or to conduct any other commercial or industrial activity on the site
 - b. Individual storage bays or private postal boxes within a self-storage service facility shall not be considered premises for the purpose of assigning a legal address
 - c. All property stored on the site shall be contained entirely within enclosed buildings
 - d. There shall be no outside storage of vehicles or any other goods
4. Building appearance
 - a. Building shall comply with the Town of Hilton Head design ordinance
 - b. Storage doors service individual storage units shall be located in the interior of the enclosed building. There shall be no functioning storage doors facing the exterior on the ground floor.