



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

**Thursday, September 8, 2016  
10:00 a.m. – Benjamin M. Racusin Council Chambers  
AGENDA**

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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 August 15, 2016
- 5. LMO Amendments**
  - a. Discuss draft 2016 LMO Amendments – 2<sup>nd</sup> Set
- 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**  
**August 15, 2016**  
**2:00 p.m. – Conference Room 4**

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

Committee Members Absent: None

Other Commissioners Present: Alex Brown

Town Council Present: None

Town Staff Present: Teri Lewis, LMO Official; Teresa Haley, Administrative Assistant

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**1. Call to Order**

Chairman Gant called the meeting to order at 2:00 p.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 August 4, 2016 minutes were approved by general consent.

**5. New Business**

**LMO Amendments**

- a. Discuss draft amendments to accommodate multi-level self-service storage uses

*(Mr. Theodore recused himself from the discussion of draft amendments to accommodate multi-level self-service storage uses due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)*

Ms. Lewis presented the draft amendments to accommodate multi-level self-service storage uses as provided in the Committee's packet. Ms. Lewis identified the sections of the LMO where the changes would be applicable to the Light Commercial (LC), Light Industrial (IL), and Sea Pines Circle (SPC) Districts. Ms. Lewis stated the draft amendments include adding multi-level self-service storage as a conditional use in these districts. The parking requirement would be the same as self-service storage (1 per 15,000 GFA of storage and office area). The maximum density proposed is 55,000 GFA as discussed in the previous meeting. Ms. Lewis explained the proposed conditions and identified a correction needed to condition "v". The adjacent street minimum setback distance shall be 200 feet" (instead of 150 feet). The Committee and Ms. Lewis discussed the adjacent street setback application to occupied and vacant parcels. The Committee discussed concerns for storage doors on the ground level and traffic volume and suggested that the word 'exterior' be inserted between "no functional" in condition

“vi”. Chairman Gant then opened the meeting for public comment. Some members of the public expressed concern for existing facilities that may not be able to take advantage of the proposed amendments, nor meet the conditions. The Committee, Staff and public discussed the public concern at length and possible solutions. The Committee and Staff agreed that the next step is to revise the draft amendments based on today’s discussion and bring back to the Committee for review at the next meeting.

b. Discuss potential list of amendments for 2016 LMO Amendments – 2<sup>nd</sup> Set

Ms. Lewis provided (revised version to the packet) the potential list of amendments for the 2016 LMO Amendments – 2<sup>nd</sup> Set. Ms. Lewis identified the LMO sections and titles, and described the issues and proposed changes on the list. The Committee discussed the proposed changes and made additional suggestions. The Committee suggested reviewing consideration for traffic impact; commercial parking lot uses; pre-construction and maintenance of under brushing; and preference to the ANSI standard regarding measurement of trunk diameter. The Committee and Staff agreed that the next step is to draft 2016 LMO Amendments – 2<sup>nd</sup> Set based on today’s discussion and bring back to the Committee for review at the next meeting.

**6. Adjournment**

The meeting was adjourned at 3:07pm.

Submitted By:

Approved By:

\_\_\_\_\_  
Teresa Haley  
Administrative Assistant

\_\_\_\_\_  
Jim Gant  
Chairman

# EXHIBIT A

## DRAFT 2016 LMO AMENDMENTS – 2<sup>nd</sup> Set

### CHAPTER 16-3: ZONING DISTRICTS

#### Sec.16-3-104. - Residential Base Zoning Districts

A. – D. No Changes

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**Staff Explanation:** This change establishes a density for a Bed and Breakfast use.

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

| <b>RM-4</b>   |   |  |     |
|---|---|--|-----|
| <b>Low to Moderate Density Residential District</b> |   |  |     |
| <b>1. No Change</b>                                 |   |  |     |
| <b>2. No Change</b>                                 |   |  |     |
| <b>3. Development Form Standards</b>                |   |  |     |
| <b>MAX. DENSITY (PER NET ACRE)</b>                  |   | <b>LOT COVERAGE</b>  |     |
| Residential   | 4 du (6 du if <b>lot</b> area is at least 3 acres; 8 du if <b>lot</b> area is at least 5 acres) | Max. <b>Impervious Cover</b> for All <b>Development</b><br>Except <b>Single-Family</b> | 35% |
| <u>Bed and Breakfast</u>                            | <u>10 rooms</u>   |  |     |

|                             |                    |  |
|-----------------------------|--------------------|--|
| Nonresidential              | 6,000 GFA          | Min. <b>Open Space</b> for Major Residential <b>Subdivisions</b> 16% |
| <b>MAX. BUILDING HEIGHT</b> |                    |  |
| All <b>Development</b>      | 35 ft <sup>1</sup> |  |

*Sec.16-3-105. - Mixed-Use and Business Districts*

A. No Changes

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**Staff Explanation:** This change will allow a Commercial Parking Lot as a permitted use in the CR zoning district with conditions.

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B. Coligny Resort (CR) District

|                                       |                                    |  |                              |
|---------------------------------------|------------------------------------|--|------------------------------|
| <b>CR<br/>Coligny Resort District</b> |                                    |  |                              |
| <b>1. No Change</b>                   |                                    |  |                              |
| <b>2. Allowable Principal Uses</b>    |                                    |  |                              |
|                                       | <b>USE-SPECIFIC<br/>CONDITIONS</b> | <b>MINIMUM NUMBER OF OFF-STREET PARKING<br/>SPACES<sup>1</sup></b> |                              |
| <b>Vehicle Sales and Services</b>     |                                    |  |                              |
| <b><i>Auto Rentals</i></b>            | PC                                 | Sec. 16-4-102.B.8.a  | See Sec. 16-5-107.D.2        |
| <b><u>Commercial Parking Lot</u></b>  | <u>PC</u>                          | <u>Sec. 16-4-102.B.8.d</u>   | <u>See Sec. 16-5-107.D.2</u> |

|                     |    |                     |  |
|---------------------|----|---------------------|--|
| <b>Gas Sales</b>    | PC | Sec. 16-4-102.B.8.d |  |
| <b>3. No Change</b> |    |                     |  |

**Staff Explanation:** This change will allow a Commercial Parking Lot as a permitted use in the CC zoning district with conditions.

C. Community Commercial (CC) District

|                                      |           |                                |   |
|--------------------------------------|-----------|--------------------------------|---|
| <b>CC</b>                            |           |                                |   |
| <b>Community Commercial District</b> |           |                                |   |
| <b>1. No Change</b>                  |           |                                |   |
| <b>2. Allowable Principal Uses</b>   |           |                                |   |
|                                      |           | <b>USE-SPECIFIC CONDITIONS</b> | <b>MINIMUM NUMBER OF OFF-STREET PARKING SPACES</b>              |
| <b>Vehicle Sales and Services</b>    |           |                                |   |
| <b>Auto Rentals</b>                  | P         |                                | See Sec. 16-5-107.D.2   |
| <b>Auto Repairs</b>                  | PC        | Sec. 16-4-102.B.8.b            | 2 per service bay + 1 per 200 GFA of office or waiting area     |
| <b>Auto Sales</b>                    | P         |                                | See Sec. 16-5-107.D.2   |
| <b>Car Washes</b>                    | P         |                                | 10 per wash unit for automatic wash + 5 per bay for manual wash |
| <b><u>Commercial Parking Lot</u></b> | <u>PC</u> | <u>Sec. 16-4-102.B.8.d</u>     | <u>See Sec. 16-5-107.D.2</u>                                    |

|                         |    |                     |   |
|-------------------------|----|---------------------|---|
| <b>Gas Sales</b>        | PC | Sec. 16-4-102.B.8.d |   |
| <b>Taxicab Services</b> | P  |                     | 1 per 200 GFA of office or waiting area |
| <b>3. No Change</b>     |    |                     |   |

**Staff Explanation:** This change will allow a Commercial Parking Lot as a permitted use in the LC zoning district with conditions. This change will also add multi-level self-service storage as an allowed use with conditions in the LC zoning district and establish a maximum density for this use.

D. Light Commercial (LC) District

| <b>LC<br/>Light Commercial District</b> |    |                            |   |
|---|----|----------------------------|---|
| <b>1. No Change</b>                     |    |                            |   |
| <b>2. Allowable Principal Uses</b>      |    |                            |   |
|   |    | USE-SPECIFIC<br>CONDITIONS | MINIMUM NUMBER OF OFF-STREET<br>PARKING SPACES                  |
| <b>Vehicle Sales and Services</b>       |    |                            |   |
| <b>Auto Rentals</b>                     | P  |                            | See Sec. 16-5-107.D.2   |
| <b>Auto Repairs</b>                     | PC | Sec. 16-4-102.B.8.b        | 2 per service bay + 1 per 200 GFA of office and waiting area    |
| <b>Auto Sales</b>                       | P  |                            | See Sec. 16-5-107.D.2   |
| <b>Car Washes</b>                       | P  |                            | 10 per wash unit for automatic wash + 5 per bay for manual wash |

|  |            |  |   |
|--|------------|--|---|
| <b><u>Commercial Parking Lot</u></b>                       | PC         | <u>Sec. 16-4-102.B.8.d</u>                                       | <u>See Sec. 16-5-107.D.2</u>  |
| <b>Gas Sales</b>   | PC         | Sec. 16-4-102.B.8.d  |   |
| <b>Taxicab Services</b>                                    | P          |  | 1 per 200 GFA of office or waiting area   |
| <b>Watercraft Sales, Rentals, or Services</b>              | PC         | Sec. 16-4-102.B.8.e  | 1 per 200 GFA   |
| <b>Industrial Uses</b>                                     |            |  |   |
| <b>Light Industrial, Manufacturing, and Warehouse Uses</b> | 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 |
| <b><u>Multi-Level Self-Service Storage</u></b>             | PC         | <u>Sec. 16-4-102.B.9.c</u>                                       | <u>1 per 15,000 GFA of storage and office area</u>  |
| <b>Self-Service Storage</b>                                | PC         | Sec. 16-4-102.B.9.c  | 1 per 15,000 GFA of storage and office area   |
| <b>Waste Treatment Plants</b>                              | SE         |  | See Sec. 16-5-107.D.2   |
| <b>Wholesale Sales</b>                                     | P          |  | 1 per 1,000 GFA   |
| <b>3. Development Form Standards</b>                       |            |  |   |
| <b>MAX. DENSITY (PER NET ACRE)</b>                         |            | <b>LOT COVERAGE</b>  |   |
| Residential <sup>1</sup>                                   | 4 du       | Max. <b>Impervious Cover</b>                                     | 60%   |
| <b>Hotel</b> <sup>1</sup>                                  | 35 rooms   | Min. <b>Open Space</b> for Major Residential <b>Subdivisions</b> | 16%   |
| Nonresidential <sup>2,3,4</sup>                            | 10,000 GFA |  |   |

| MAX. BUILDING HEIGHT  |                      |
|---|----------------------|
| All <i>Development</i>  | 45 ft <sup>4.5</sup> |
| 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.   |                      |
| <p><b>TABLE NOTES:</b></p> <p>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</p> <ol style="list-style-type: none"> <li>1. No Change</li> <li>2. No Change</li> <li>3. No Change</li> </ol> <p><u>4.</u> The maximum density for <i>multi-level self-service storage</i> shall be 55,000 GFA.</p> <p><u>4.5.</u> May be increased by up to ten percent on demonstration to the <i>Official</i> that:</p> <ol style="list-style-type: none"> <li>a. – f. No Change</li> </ol> |                      |

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**Staff Explanation:** This change will allow a Commercial Parking Lot as a permitted use in the IL zoning district with conditions. This change will also add multi-level self-service storage as an allowed use with conditions in the IL zoning district and establish a maximum density for this use.

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E. Light Industrial (IL) District

## IL

# Light Industrial District

|   |           |                                    |  |
|---|-----------|------------------------------------|--|
| <b>1. No Change</b>   |           |                                    |  |
| <b>2. Allowable Principal Uses</b>                                |           |                                    |  |
|   |           | <b>USE-SPECIFIC<br/>CONDITIONS</b> | <b>MINIMUM NUMBER OF OFF-STREET<br/>PARKING SPACES</b>   |
| <b>Vehicle Sales and Services</b>                                 |           |                                    |  |
| <i><b>Auto Rentals</b></i>  | P         |                                    | See Sec. 16-5-107.D.2  |
| <i><b>Auto Repairs</b></i>  | PC        | Sec. 16-4-102.B.8.b                | 2 per service bay + 1 per 200 GFA of office or waiting area  |
| <i><b>Auto Sales</b></i>  | P         |                                    | See Sec. 16-5-107.D.2  |
| <i><b>Car Washes</b></i>  | P         |                                    | 10 per wash unit for automatic wash + 5 per bay for manual wash  |
| <i><b><u>Commercial Parking Lot</u></b></i>                       | <u>PC</u> | <u>Sec. 16-4-102.B.8.d</u>         | <u>See Sec. 16-5-107.D.2</u>   |
| <i><b>Gas Sales</b></i>   | PC        | Sec. 16-4-102.B.8.d                |  |
| <i><b>Taxicab Services</b></i>                                    | P         |                                    | 1 per 200 GFA of office or waiting area  |
| <i><b>Towing Services or Truck and Trailer Rentals</b></i>        | P         |                                    | 1 per 200 GFA of office or waiting area  |
| <i><b>Watercraft Sales, Rentals, or Services</b></i>              | P         |                                    | 1 per 200 GFA  |
| <b>Industrial Uses</b>  |           |                                    |  |
| <i><b>Light Industrial, Manufacturing, and Warehouse Uses</b></i> | P         |                                    | 1 per 1,300 GFA of indoor storage or manufacturing area + 1 per 350 GFA of office or administrative area |

|  |    |                            |  |
|--|----|----------------------------|--|
| <b><u>Multi-Level Self-Service Storage</u></b>                     | PC | <u>Sec. 16-4-102.B.9.x</u> | <u>1 per 15,000 GFA of storage and office area</u> |
| <b>Self-Service Storage</b>  | PC | Sec. 16-4-102.B.9.c        | 1 per 15,000 GFA of storage and office area        |
| <b>Waste-Related Uses</b> Other than <b>Waste Treatment Plants</b> | P  |                            | 1 per 2,500 GFA                                    |
| <b>Wholesale Sales</b>   | P  |                            | 1 per 1,000 GFA                                    |

**3. Development Form and Parameters**

**MODIFIED ADJACENT STREET SETBACK STANDARDS**

|                         |           |
|-------------------------|-----------|
| Adjacent Street Setback | No Change |
|-------------------------|-----------|

|                                    |  |                     |
|------------------------------------|--|---------------------|
| <b>MAX. DENSITY (PER NET ACRE)</b> |  | <b>LOT COVERAGE</b> |
|------------------------------------|--|---------------------|

|                                   |            |                              |     |
|-----------------------------------|------------|------------------------------|-----|
| Nonresidential <b>Development</b> | 10,000 GFA | Max. <b>Impervious Cover</b> | 65% |
|-----------------------------------|------------|------------------------------|-----|

|                             |                    |
|-----------------------------|--------------------|
| <b>MAX. BUILDING HEIGHT</b> |                    |
| All <b>Development</b>      | 35 ft <sup>1</sup> |

**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 maximum density for **multi-level self-service storage** shall be 55,000 GFA.

|   |
|---|
| ±2. May be increased by up to ten percent on demonstration to the <b>Official</b> that: |
| a. - f. No Change   |

**Staff Explanation:** This change establishes a density for a Bed and Breakfast use.

F. Main Street (MS) District

| MS<br>Main Street District       |                    |  |     |
|----------------------------------|--------------------|--|-----|
| 1. No Change                     |                    |  |     |
| 2. No Change                     |                    |  |     |
| 3. Development Form Standards    |                    |  |     |
| MAX. DENSITY (PER NET ACRE)      |                    | LOT COVERAGE   |     |
| Residential                      | 12 du              | Max. <i>Impervious Cover</i>                                     | 60% |
| <u><i>Bed and Breakfasts</i></u> | <u>10 rooms</u>    |  |     |
| <i>Hotel</i>                     | 35 rooms           | Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i> | 16% |
| Nonresidential                   | 9,000 GFA          |  |     |
| MAX. BUILDING HEIGHT             |                    |  |     |
| All <i>Development</i>           | 45 ft <sup>1</sup> |  |     |

## 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. No Change

**Staff Explanation:** This change will allow a Commercial Parking Lot as a permitted use in the MF zoning district with conditions. This change also establishes a density for a Bed and Breakfast use.

### G. Marshfront (MF) District

| <h1 style="margin: 0;">MF</h1> <h2 style="margin: 0;">Marshfront District</h2> |           |                            |   |
|--|-----------|----------------------------|---|
| <b>1. No Change</b>  |           |                            |   |
| <b>2. Allowable Principal Uses</b>   |           |                            |   |
|  |           | USE-SPECIFIC CONDITIONS    | MINIMUM NUMBER OF OFF-STREET PARKING SPACES                     |
| <b>Vehicle Sales and Services</b>  |           |                            |   |
| <i><b>Auto Rentals</b></i>   | P         |                            | See Sec. 16-5-107.D.2   |
| <i><b>Car Washes</b></i>   | P         |                            | 10 per wash unit for automatic wash + 5 per bay for manual wash |
| <u><b>Commercial Parking Lot</b></u>   | <u>PC</u> | <u>Sec. 16-4-102.B.8.d</u> | <u>See Sec. 16-5-107.D.2</u>                                    |

|  |                            |   |  |     |
|--|----------------------------|---|--|-----|
| <i>Gas Sales</i>   | PC                         | Sec. 16-4-102.B.8.d                                 |  |     |
| <b>3. Development Form Standards</b>   |                            |   |  |     |
| <b>MAX. DENSITY (PER NET ACRE)</b>   |                            |   | <b>LOT COVERAGE</b>  |     |
| Residential  | Along major arterials      | 4 du (8 du if <i>lot</i> area is at least 3 acres)  | 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% |
| <u><i>Bed and Breakfasts</i></u>   |                            | <u>10 Rooms</u>                                     |  |     |
| Nonresidential   |                            | 7,000 GFA   |  |     |
| <b>MAX. BUILDING HEIGHT</b>  |                            |   |  |     |
| <i>All Development</i>   |                            | 45 ft <sup>1</sup>                                  |  |     |
| <b>USE AND OTHER DEVELOPMENT STANDARDS</b>   |                            |   |  |     |
| See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.  |                            |   |  |     |
| <b>TABLE NOTES:</b>  |                            |   |  |     |
| 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<br>1. No Change |                            |   |  |     |

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**Staff Explanation:** This change establishes Group Living, which includes assisted living facilities, as an approved use in the Medical zoning district.

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H. Medical (MED) District

| <b>MED</b><br><b>Medical District</b> |                            |   |                      |
|---------------------------------------|----------------------------|---|----------------------|
| 1. No Change                          |                            |   |                      |
| 2. Allowable Principal Uses           |                            |   |                      |
|                                       | USE-SPECIFIC<br>CONDITIONS | MINIMUM NUMBER OF OFF-STREET PARKING SPACES |                      |
| <u>Residential Uses</u>               |                            |   |                      |
| <u>Group Living</u>                   | <u>P</u>                   |   | <u>1 per 3 rooms</u> |
| 3. No Change                          |                            |   |                      |

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**Staff Explanation:** This change will allow a Commercial Parking Lot as a permitted use in the MV zoning district with conditions. This change also establishes a density for a Bed and Breakfast use and for Interval Occupancy uses.

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I. Mitchelville (MV) District

| <b>MV</b><br><b>Mitchelville District</b> |  |                            |  |
|---|--|----------------------------|--|
| 1. No Change                              |  |                            |  |
| 2. Allowable Principal Uses               |  |                            |  |
|   |  | USE-SPECIFIC<br>CONDITIONS | MINIMUM NUMBER OF OFF-STREET<br>PARKING SPACES |

**Vehicle Sales and Services**

|  |           |                            |                              |
|--|-----------|----------------------------|------------------------------|
| <b><i>Auto Rentals</i></b>                           | PC        | Sec. 16-4-102.B.8.a        | See Sec. 16-5-107.D.2        |
| <b><u>Commercial Parking Lot</u></b>                 | <u>PC</u> | <u>Sec. 16-4-102.B.8.d</u> | <u>See Sec. 16-5-107.D.2</u> |
| <b><i>Watercraft Sales, Rentals, or Services</i></b> | PC        | Sec. 16-4-102.B.8.e        | 1 per 200 GFA                |

**3. No Change**

**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

**3. Development Form Standards**

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

|  |       |  |
|--|-------|--|
| All <i>Development</i>   | 75 ft |  |
| <b>USE AND OTHER DEVELOPMENT STANDARDS</b>   |       |  |
| See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.  |       |  |
| <b>TABLE NOTES:</b>  |       |  |
| P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = <b>dwelling units</b> ; sf = square feet; GFA = <b>gross floor area</b> in square feet; ft = feet; n/a = not applicable |       |  |

J. – K. No Changes

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**Staff Explanation:** This change will allow a Commercial Parking Lot as a permitted use in the RD zoning district with conditions. This change also establishes a density for a Bed and Breakfast use and for Interval Occupancy uses.

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L. Resort Development (RD) District

|                                    |    |                                    |   |
|------------------------------------|----|------------------------------------|---|
| <b>RD</b>                          |    |                                    |   |
| <b>Resort Development District</b> |    |                                    |   |
| <b>1. No Change</b>                |    |                                    |   |
| <b>2. Allowable Principal Uses</b> |    |                                    |   |
|                                    |    | <b>USE-SPECIFIC<br/>CONDITIONS</b> | <b>MINIMUM NUMBER OF OFF-<br/>STREET PARKING SPACES</b> |
| <b>Vehicle Sales and Services</b>  |    |                                    |   |
| <i>Auto Rentals</i>                | PC | Sec. 16-4-102.B.8.a                | See Sec. 16-5-107.D.2                                   |

|                               |    |                            |                              |
|-------------------------------|----|----------------------------|------------------------------|
| <u>Commercial Parking Lot</u> | PC | <u>Sec. 16-4-102.B.8.d</u> | <u>See Sec. 16-5-107.D.2</u> |
|-------------------------------|----|----------------------------|------------------------------|

**3. Development Form and Parameters**

| MAX. DENSITY (PER NET ACRE) |  | LOT COVERAGE |  |
|-----------------------------|--|--------------|--|
|-----------------------------|--|--------------|--|

|                           |                 |  |     |
|---------------------------|-----------------|--|-----|
| Residential               | 16 du           | Max. <b>Impervious Cover</b>   | 50% |
| <u>Bed and Breakfasts</u> | <u>10 rooms</u> |  |     |
| <u>Interval Occupancy</u> | <u>16 du</u>    |  |     |
| <b>Hotel</b>              | 35 rooms        | Min. <b>Open Space</b> for<br>Major Residential<br><b>Subdivisions</b> | 16% |
| Nonresidential            | 8,000 GFA       |  |     |

| MAX. BUILDING HEIGHT   |       |  |  |
|--|-------|--|--|
| <b>Non Single-Family Development</b> on property<br>landward of South Forest Beach Drive | 60 ft |  |  |
| All Other <b>Non Single-Family Development</b>   | 75 ft |  |  |
| <b>Single-Family Development</b>   | 45 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.

**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

**Staff Explanation:** This change will allow a Commercial Parking Lot as a permitted use in the SPC zoning district with conditions. This change will also add multi-level self-service storage as an allowed use with conditions in the SPC zoning district and establish a maximum density for this use.

M. Sea Pines Circle (SPC) District

| <b>SPC<br/>Sea Pines Circle District</b>    |           |                            |  |
|---|-----------|----------------------------|--|
| <b>1. No Change</b>                         |           |                            |  |
| <b>2. Allowable Principal Uses</b>          |           |                            |  |
|   |           | USE-SPECIFIC<br>CONDITIONS | MINIMUM NUMBER OF OFF-STREET<br>PARKING SPACES                     |
| <b>Vehicle Sales and Services</b>           |           |                            |  |
| <i>Auto Rentals</i>                         | PC        | Sec. 16-4-102.B.8.a        | See Sec. 16-5-107.D.2  |
| <i>Car Washes</i>                           | P         |                            | 10 per wash unit for automatic wash<br>+ 5 per bay for manual wash |
| <u>Commercial Parking Lot</u>               | <u>PC</u> | <u>Sec. 16-4-102.B.8.d</u> | <u>See Sec. 16-5-107.D.2</u>                                       |
| <i>Gas Sales</i>                            | PC        | Sec. 16-4-102.B.8.d        |  |
| <b>Industrial Uses</b>                      |           |                            |  |
| <u>Multi-Level Self-Service<br/>Storage</u> | <u>PC</u> | <u>Sec. 16-4-102.B.9.c</u> | <u>1 per 15,000 GFA of storage and<br/>office area</u>             |
| <i>Self-Service Storage</i>                 | PC        | Sec. 16-4-102.B.9.c        | 1 per 15,000 GFA of storage and<br>office area                     |
| <b>3. Development Form Standards</b>        |           |                            |  |

| MAX. DENSITY (PER NET ACRE)  |                                 | LOT COVERAGE   |     |
|--|---------------------------------|--|-----|
| Residential <sup>1</sup>   | 12 du                           | Max. <i>Impervious Cover</i>                                     | 60% |
| Nonresidential <sup>2</sup>  | 10,000 GFA                      | Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i> | 16% |
|  |                                 |  |     |
| MAX. BUILDING HEIGHT   |                                 |  |     |
| All <i>Development</i>   | 45 ft <sup>2</sup> <sup>3</sup> |  |     |
| 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.  |                                 |  |     |
| <b>TABLE NOTES:</b>  |                                 |  |     |
| P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = <b>dwelling units</b> ; sf = square feet; GFA = <b>gross floor area</b> in square feet; ft = feet; n/a = not applicable |                                 |  |     |
| 1. No Change   |                                 |  |     |
| 2. <u>The maximum density for multi-level self-service storage shall be 55,000 GFA.</u>  |                                 |  |     |
| ± <u>3.</u> May be increased by up to ten percent on demonstration to the <b>Official</b> that:  |                                 |  |     |
| a. - f. No Change  |                                 |  |     |

---

**Staff Explanation:** This change will allow a Commercial Parking Lot as a permitted use in the S zoning district with conditions. This change also establishes a density for a Bed and Breakfast use.

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N. Stoney (S) District

| <p style="font-size: 2em; margin: 0;">S</p> <p style="font-size: 1.5em; margin: 0;">Stoney District</p> |           |                            |  |
|---|-----------|----------------------------|--|
| 1. No Change  |           |                            |  |
| 2. Allowable Principal Uses   |           |                            |  |
|   |           | USE-SPECIFIC<br>CONDITIONS | MINIMUM NUMBER OF OFF-STREET<br>PARKING SPACES                     |
| <b>Vehicle Sales and Services</b>   |           |                            |  |
| <i><b>Car Washes</b></i>  | PC        | Sec. 16-4-102.B.8.c        | 10 per wash unit for automatic wash<br>+ 5 per bay for manual wash |
| <u><i><b>Commercial Parking Lot</b></i></u>   | <u>PC</u> | <u>Sec. 16-4-102.B.8.d</u> | <u>See Sec. 16-5-107.D.2</u>                                       |
| <i><b>Gas Sales</b></i>   | PC        | Sec. 16-4-102.B.8.d        |  |
| <i><b>Taxicab Services</b></i>  | P         |                            | 1 per 200 GFA of office or waiting<br>area                         |
| <i><b>Watercraft Sales, Rentals,<br/>or Services</b></i>  | P         |                            | 1 per 200 GFA  |
| 3. Development Form and Parameters  |           |                            |  |
| <b>MODIFIED ADJACENT STREET AND USE SETBACK STANDARDS</b>   |           |                            |  |
| Adjacent Street Setback   | No Change |                            |  |
| Adjacent Use Setback  | No Change |                            |  |

| MAX. DENSITY (PER NET ACRE)      |                    |  | LOT COVERAGE   |     |
|----------------------------------|--------------------|--|--|-----|
| Residential                      | 10 du              |  | Max. <i>Impervious Cover</i>                                     | 50% |
| <u><i>Bed and Breakfasts</i></u> | <u>10 Rooms</u>    |  |  |     |
| <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 <sup>1</sup> |  |  |     |

**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. - f. No Change

**Staff Explanation:** This change will allow a Commercial Parking Lot as a permitted use in the WMU zoning district with conditions. This change also establishes a density for a Bed and Breakfast use and for Interval Occupancy uses.

O. Waterfront Mixed-Use (WMU) District

| <b>WMU<br/>Waterfront Mixed-Use District</b>             |                     |                                    |   |     |
|--|---------------------|------------------------------------|---|-----|
| <b>1. No Change</b>                                      |                     |                                    |   |     |
| <b>2. Allowable Principal Uses</b>                       |                     |                                    |   |     |
|  |                     | <b>USE-SPECIFIC<br/>CONDITIONS</b> | <b>MINIMUM NUMBER OF OFF-<br/>STREET PARKING SPACES</b> |     |
| <b>Vehicle Sales and Services</b>                        |                     |                                    |   |     |
| <i><b>Auto Rentals</b></i>                               | PC                  | Sec. 16-4-102.B.8.a                | See Sec. 16-5-107.D.2                                   |     |
| <u><b>Commercial Parking Lot</b></u>                     | <u>PC</u>           | <u>Sec. 16-4-102.B.8.d</u>         | <u>See Sec. 16-5-107.D.2</u>                            |     |
| <i><b>Watercraft Sales, Rentals,<br/>or Services</b></i> | PC                  | Sec. 16-4-102.B.8.e                | 1 per 200 GFA   |     |
| <b>3. Development Form Standards</b>                     |                     |                                    |   |     |
| <b>MAX. DENSITY (PER NET ACRE)</b>                       |                     |                                    | <b>LOT COVERAGE</b>                                     |     |
| Residential  | 16 du               |                                    | Max. <i><b>Impervious<br/>Cover</b></i>                 | 50% |
| <u><b>Bed and Breakfasts</b></u>                         | <u>10<br/>rooms</u> |                                    |   |     |

|   |              |  |  |     |
|---|--------------|--|--|-----|
| <b>Hotel</b>                            | 35<br>rooms  |  | Min. <b>Open Space</b> for<br>Major Residential<br><b>Subdivisions</b> | 16% |
| <u><b>Interval Occupancy</b></u>        | <u>16 du</u> |  |  |     |
| Nonresidential                          | 8,000<br>GFA |  |  |     |
| <b>MAX. BUILDING HEIGHT<sup>2</sup></b> |              |  |  |     |
| All <b>Development</b>                  | 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.

**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. No Change
2. No Change

## CHAPTER 16-4: USE STANDARDS

### Sec.16-4-102. – Principal Uses

#### A. Principal Use Table

##### 1. - 5. No Changes

**Staff Explanation:** This change will allow Group Living as a permitted by right use in the MED zoning district, add Commercial Parking Lot as a permitted by condition use in the CR, CC, LC, IL, MF, MV, RD, SPC, S and WMU zoning districts and add Multi-Level Self-Service Storage as a permitted by condition use in the LC, IL and SPC zoning districts.

##### 6. Principal Use Table

| TABLE 16-4-102.A.6: PRINCIPAL USE TABLE                                     |                   |    |                       |        |        |        |        |         |                                  |     |    |    |     |   |    |    |    |    |    |                         |     |
|---|-------------------|----|-----------------------|--------|--------|--------|--------|---------|----------------------------------|-----|----|----|-----|---|----|----|----|----|----|-------------------------|-----|
| P = Permitted by Right    PC = Permitted Subject to Use-Specific Conditions |                   |    |                       |        |        |        |        |         |                                  |     |    |    |     |   |    |    |    |    |    |                         |     |
| SE = Allowed as a Special Exception    Blank Cell = Prohibited              |                   |    |                       |        |        |        |        |         |                                  |     |    |    |     |   |    |    |    |    |    |                         |     |
| USE CLASSIFICATION/<br>USE TYPE   | SPECIAL DISTRICTS |    | RESIDENTIAL DISTRICTS |        |        |        |        |         | MIXED-USE AND BUSINESS DISTRICTS |     |    |    |     |   |    |    |    |    |    | USE-SPECIFIC CONDITIONS |     |
|   | CON               | PR | RS F-3                | RS F-5 | RS F-6 | R M -4 | R M -8 | R M -12 | CR                               | SPC | CC | MS | WMU | S | MF | MV | NC | LC | RD |                         | MED |
| <b>RESIDENTIAL USES</b>   |                   |    |                       |        |        |        |        |         |                                  |     |    |    |     |   |    |    |    |    |    |                         |     |
| <i>Group Living</i>   |                   |    |                       |        |        | P      | P      | P       |                                  |     |    |    | P   |   |    |    |    |    | P  | <u>P</u>                |     |
| <b>VEHICLE SALES AND SERVICES</b>   |                   |    |                       |        |        |        |        |         |                                  |     |    |    |     |   |    |    |    |    |    |                         |     |



a. – b. No Changes

**c. Multi-Level Self-Service Storage**

**Multi-level 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, 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.
- iii. All storage units and all property stored on the site shall be contained entirely within the building.
- iv. There shall be no outside storage of vehicles or other goods.
- v. The adjacent street minimum setback distance shall be 200’.
- vi. The adjacent use minimum setback distance shall be 40’.
- vii. There shall be no exterior functional storage doors on the ground level. Storage doors serving individual storage units shall be located so as to only be accessible to the interior of the enclosed buildings.
- viii. There is a maximum of up to 35,000 GFA per floor.

**e d. Self-Service Storage**

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

**A. – D. No Changes**

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**Staff Explanation:** This change will allow divisible dwelling units (lock-outs) as an accessory use to an interval occupancy (timeshare) use.

---

**E. Use-Specific Conditions for Accessory Uses and Structures**

**1. No Change**

**2. Divisible Dwelling Unit**

A divisible dwelling unit incorporating lock-out rooms is allowed as an accessory use to a multifamily dwelling or interval occupancy unit if it complies with the following conditions:

- a. The unit shall have a separate outside entrance serving the lock-out rooms.

- b. The lock-out rooms may not exceed 75 percent of the gross floor area of the entire dwelling.
- c. Each lock-out room in a divisible dwelling unit shall count as  $\frac{1}{2}$  dwelling unit in addition to the one dwelling unit counted for the entire divisible dwelling.

## CHAPTER 16-5: DEVELOPMENT AND DESIGN STANDARDS

### Sec.16-5-102. - Setback Standards

A. – B. No Changes

**Staff Explanation:** This change establishes a specific street setback for multi-level self-service storage uses.

### C. Adjacent Street Setback Requirements

Unless expressly exempted or modified in this subsection or for the CR, S, and IL Districts in Chapter 16-3: Zoning Districts, all portions of a **structure** shall be located to the interior of the vertical and angled planes established by the applicable minimum setback distance from an adjacent street and maximum setback angle shown in Table 16-5-102.C, Adjacent Street Setback Requirements, based on the proposed **use** and the classification of the **adjacent street**. (See Figure 16-5-102.C, Street Setback Angle.)

| TABLE 16-5-102.C: ADJACENT STREET SETBACK REQUIREMENTS   |                        |   |                            |                           |
|--|------------------------|---|----------------------------|---------------------------|
| PROPOSED USE   |                        | MINIMUM SETBACK DISTANCE <sup>1</sup> /<br>MAXIMUM SETBACK ANGLE <sup>2</sup> |                            |                           |
|  |                        | ADJACENT STREET (BY CLASSIFICATION)   |                            |                           |
|  |                        | MAJOR ARTERIAL  | MINOR ARTERIAL             | ALL OTHER STREETS         |
| <b>Single-Family</b>   | Structure > 24 in high | 50 ft <sup>3,4</sup> /75°   | 40 ft <sup>3,4</sup> / 70° | 20 ft <sup>3,4</sup> /60° |
|  | Structure ≤ 24 in high | 50 ft <sup>3,4</sup> /n/a   | 30 ft <sup>3,4</sup> /n/a  | 10 ft <sup>3,4</sup> /n/a |
| All Other <b>Uses</b> <sup>5</sup>   |                        | 50 ft <sup>3,4</sup> /75°   | 40 ft <sup>3,4</sup> /70°  | 20 ft <sup>3,4</sup> /60° |
| NOTES: in = inches ft = feet ° = degrees<br>1. - 4. No Change  |                        |   |                            |                           |
| <u>5. The minimum adjacent street setback for <b>multi-level self-service storage buildings</b> shall be 200 feet.</u> |                        |   |                            |                           |

**Staff Explanation:** This change establishes a specific street setback for multi-level self-service storage uses.

**D. Adjacent Use Setback Requirements**

1. Unless expressly exempted or modified in this subsection or for the CR and S Districts in Chapter 16-3: Zoning Districts, all portions of a **structure** shall be located to the interior of the vertical and angled planes established by the applicable minimum setback distance from **adjacent** properties and maximum setback angle shown in Table 16-5-102.D, Adjacent Use Setback Requirements, based on the proposed **use** and the existing **use** of the **adjacent** property (or zoning of a vacant **adjacent** property). (See Figure 16-5-102.D, Use Setback Angle.)

| <b>TABLE 16-5-102.D: ADJACENT USE SETBACK REQUIREMENTS <sup>1</sup></b> |   |  |   |                             |
|---|---|--|---|-----------------------------|
| <b>PROPOSED USE <sup>3</sup></b>  | <b>MINIMUM SETBACK DISTANCE<sup>1</sup>/MAXIMUM SETBACK ANGLE<sup>2</sup></b> |  |   |                             |
|   | <b>USE OF ADJACENT DEVELOPMENT PROPERTY<sup>3</sup></b>                       |  |   |                             |
|   | <b>SINGLE-FAMILY DWELLING</b>   | <b>ALL OTHER RESIDENTIAL USES; COMMERCIAL RECREATION</b> | <b>PUBLIC, CIVIC, INSTITUTIONAL, AND EDUCATION; RESORT ACCOMMODATION; OFFICES; COMMERCIAL SERVICES; VEHICLE SALES AND SERVICES; BOAT RAMPS, DOCKING FACILITIES, AND MARINAS</b> | <b>INDUSTRIAL USES</b>      |
|   | <b>ZONING OF ADJACENT VACANT PROPERTY</b>                                     |  |   |                             |
|   | <b>CON, PR, RSF-3, RSF-5, RSF-6, RM-4</b>                                     | <b>RM-8, RM-12</b>                                       | <b>CR, CC, WMU, S, RD, SPC, LC, MF, MV, MS, NC, MED</b>   | <b>IL</b>                   |
| <b>Single-Family</b>  | 20 ft <sup>4,5,6</sup> /75°   | 20 ft <sup>4,5,6</sup> /75°                              | 30 ft <sup>4,5,6</sup> /60°   | 40 ft <sup>4,5,6</sup> /45° |
| • Any Other Residential <b>Uses</b>                                     | 20 ft <sup>6</sup> /75°   | 20 ft <sup>6</sup> /75°                                  | 25 ft <sup>6</sup> /75°   | 30 ft <sup>6</sup> /60°     |

|  |                             |                         |                         |                         |
|--|-----------------------------|-------------------------|-------------------------|-------------------------|
| • Commercial Recreation  |                             |                         |                         |                         |
| • Public, Civic, Institutional, and Education<br>• Resort Accommodation<br>• Offices<br>• Commercial Services<br>• Vehicle Sales and Services<br>• <b>Boat Ramps, Docking Facilities, or Marinas</b> | 30 ft <sup>6</sup> /60°     | 25 ft <sup>6</sup> /75° | 20 ft <sup>6</sup> /75° | 20 ft <sup>6</sup> /75° |
| Industrial <b>Uses</b>   | 40 ft <sup>4,5,6</sup> /45° | 30 ft <sup>6</sup> /60° | 20 ft <sup>6</sup> /75° | 20 ft <sup>6</sup> /75° |
| 1. – 6. No Change  |                             |                         |                         |                         |
| <u>7. The minimum adjacent street setback for <b>multi-level self-service storage buildings</b> shall be 200 feet.</u>   |                             |                         |                         |                         |

Sec. 16-5-102. Buffer Standards

A. – I. No Change

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**Staff Explanation:** This change creates flexibility to allow stormwater facilities in the buffer.

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**J. Development Within Required Buffers**

Development is prohibited within required buffers except in accordance with this subsection.

1. No Change

a. – d. No Change

e. Stormwater best management practices, detention or retention facilities may encroach into the required buffers, provided that landscaping required by Sec. 16-5-103.F, Buffer Types, is provided and the Official determines that installation or maintenance of such elements will minimize impacts on the required vegetation to the maximum extent practicable.

2. No Change

---

**Staff Explanation:** This will change the required stacking distance for elementary and middle schools to be in compliance with SCDOT standards.

---

**Sec. 16-5-107. Parking and Loading Standards**

**A. – H. No Changes**

**I. Vehicle Stacking Distance for Drive-Through and Related Uses**

**1. Required Stacking Distance**

*Driveways* on which vehicles queue up to *access a drive-through* facility or similar service facility, or a drop-off or pick-up zone, shall provide at least the minimum stacking distance behind the facility or zone in accordance with Table 16-5-107.I.1, Minimum Stacking Distance for Drive-Through and Related Uses.

| TABLE 16-5-107.I.1: MINIMUM STACKING DISTANCE FOR<br>DRIVE-THROUGH AND RELATED USES |                           |                              |
|---|---------------------------|------------------------------|
| USE OR ACTIVITY <sup>1</sup>  | MINIMUM STACKING DISTANCE | MEASURED FROM                |
| Automated teller machine (ATM)  | 60 ft                     | Center of the teller machine |
| Bank or financial Institution, with <i>drive-through</i> service                    | 60 ft per lane            | Center of the teller window  |
| Car wash and auto detailing, automatic  | 40 ft per bay             | Bay entrance                 |
| Car wash and auto detailing, self-service   | 20 ft per bay             | Bay entrance                 |
| Drug store or pharmacy, with <i>drive-through</i> service                           | 60 ft per lane            | Center of the window         |

|   |  |  |
|---|--|--|
| Dry cleaning or laundry drop-off establishment with <b>drive-through</b> service  | 60 ft per lane   | Center of the window                             |
| Gas sales   | 20 ft  | Each end of the outermost gas pump island        |
| Gated <b>driveway</b> /entrance   | 40 ft  | <b>Gate</b>                                      |
| <b>Nursing home</b>   | 60 ft  | Back end of the designated drop-off/pick-up zone |
| Oil change/lubrication shop   | 40 ft per bay  | Bay entrance                                     |
| Restaurant, with <b>drive-through</b> service <sup>2</sup>  | 80 ft  | Center of the order box                          |
| School, elementary or middle  | <del>200</del> <u>1,500 – 2,000 ft</u>   | Back end of the designated drop-off/pick-up zone |
| Other   | <b>Uses</b> not specifically listed are determined by the <b>Official</b> based on standards for comparable <b>uses</b> , or alternatively based on a parking demand study |  |
| <p>NOTES: ft = feet</p> <p>1. See Chapter 16-4: Use Standards.</p> <p>2. Restaurants with <b>drive-through</b> service shall provide at least 80 feet of stacking distance between the center of the order box and the center of the pick-up window closest to the order box—see Figure 16-5-107.I.1: Stacking Distance for a Drive-Through Restaurant.</p> |  |  |

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**Staff Explanation:** This change makes significant modifications to the stormwater section.

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**Sec. 16-5-109. Stormwater Management and Erosion and Sedimentation Control Standards**

A. No Change

B. Applicability

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**Staff Explanation:** This change clarifies what activities are covered by the stormwater section, and ensures that the LMO meets the requirements of the Town's NPDES MS4 Permit.

---

1. General

Except as otherwise provided in paragraph 2 below, this section applies to all ~~development~~. This section applies to all land disturbing activity that disturbs ½ acre or greater of land and all development that is within ½ mile of coastal receiving waters, regardless of disturbed area. Additionally, this section applies to any project or activity that is part of a Larger Common Plan, regardless of size. Exceptions to these requirements are listed in sub-section 2 below.

---

**Staff Explanation:** This change clarifies what activities are exempt from stormwater requirements in accordance with NPDES requirements.

---

2. Exceptions

The following ~~development~~ activities are exempt from the standards in this section:

- a. **Development** exempt from Development Plan Review in accordance with Sec. 16-2-103.G.3, Exemptions, with the exception of public street or minor utility construction;
  - b. No Change
  - c. ~~Development that does not disturb more than a total of ½ acre of **land** or alter or disrupt existing drainage patterns;~~
  - d. - f. No Change
- 

**Staff Explanation:** This change adds a section that explicitly states the submittal requirements for applicable projects. It adds a requirement for all covered land disturbing activities to obtain a newly development Land Disturbance Permit. This improves regulatory coverage for the entire lifespan of a project – ground breaking to complete finished condition. This change addresses issues that were arising from demolition projects and subdivision projects. Previously erosion control requirements were not applied to demolition-only projects, even though those are land disturbances. For subdivision, it extends erosion control requirements by on the Certificate of Compliance for infrastructure to the entire life of the project, including during the house building phase. This change also gives staff better ability to track projects that require stormwater management. No

additional fees are anticipated for the Land Disturbance Permit, it will be one additional simple form for the applicant.

---

### C. Submittal Requirements

#### 1. Land Disturbance Permit

All applicants/developers for land disturbing activities covered by this section, as described in subsection B above, must submit an application for a Land Disturbance Permit. Permit approval is required prior to commencing any land disturbing activities and coverage remains in effect until final stabilization on the entire site has been achieved.

a. Land disturbing activities may not commence until initial erosion and sedimentation controls have been installed and verified during a pre-clear inspection conducted by Town staff.

b. Once final stabilization has been achieved, Town staff will conduct a final site inspection to verify that all land disturbing activities are complete and the site is properly stabilized.

---

**Staff Explanation:** This change clarifies when a stormwater management plan is required, and also clarifies submittal requirements for redevelopment projects in areas that have an existing mater planned system.

---

#### 2. Stormwater Management Plan

All applicants/developers for activities covered by this section, as described in subsection B above, must submit a stormwater management plan and report that demonstrates compliance with the standards and design requirements of this section.

In the case of redevelopment within a previously approved planned unit development whereby the applicant desires to use off-site detention and or retention, full documentation and calculations sufficient to certify compliance with the current standards and design requirements of this section must be submitted.

### € D. General Standards for Stormwater Management

1. – 5. No Change

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**Staff Explanation:** This change eliminates the requirements of no discharges into tidal or freshwater wetlands. Staff considers this a non-enforceable requirement, as a good number of discharges on

the island are directed to some sort of wetland. The important requirements is that existing wetlands can't be used for detention purposes, which is addressed elsewhere.

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6. Direct Discharges onto Beaches and into Wetlands and Water Bodies
  - a. No Change
  - b. ~~No direct stormwater discharge shall be permitted into tidal or freshwater wetlands unless approved by the Town Engineer.~~
  - c. No Change

7. – 11. No Change

#### **D E. Drainage Design Standards**

1. General
    - a. – c. No Change
    - d. Engineering Checklist
- 

**Staff Explanation: This change clarifies what the Engineering Checklist contains.**

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~~Detailed design standards for all~~ Basic requirements for stormwater management systems plans and calculations required by this section can be found in the Engineering Checklist maintained by the Town Engineer.

2. No Change
  3. On-Site Retention of First Inch of Runoff
    - a. – c. No Change
- 

**Staff Explanation: This change updates retention/water quality requirements for redevelopment projects to provide some more flexibility when on-site retention is a hardship.**

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- d. Redevelopment projects for which existing facilities do not meet current standards can choose between providing on-site retention of the first inch of runoff from all impervious surfaces or meeting the water quality performance requirements found in the latest edition of the Beaufort County Manual for Stormwater Best Management and Design Practices.

e. Off-site retention may be allowed in cases where permanent easements exist and the Town Engineer determines that such uses cause no hardships and no adverse impacts to others or the environment.

4. – 8. No Change

**F F.** Inspection and Certification of Construction

**F G.** As-Built Survey

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**Staff Explanation:** This change clarifies that the contents of the as-built survey must be post-construction.

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1. Before issuance of a Certificate of Compliance, the *applicant* shall submit to the Town Engineer ~~an~~ a post-construction *as-built survey* prepared and certified by a South Carolina professional *land* surveyor that accurately identifies and depicts the horizontal location of all property corners, *easements*, and the horizontal and vertical locations of all *on-site improvements*. The *as-built survey* shall show:
    - a. – c. No Change
  2. No Change
- 

**Staff Explanation:** This change replaces the need for hard copy as-built surveys with PDF format.

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3. The *as-built survey* shall be submitted ~~in the form of two sets of hard copy, sealed prints at a legible scale~~ PDF format with surveyor's seal, and the digital file in AutoCAD 2007 format or newer.

**G H.** Drainage Easements

1. General

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**Staff Explanation:** This change adds the explicit requirements of when drainage easements are required.

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Drainage infrastructure that is not located in a street right of way shall be placed in a permanent drainage easement. *Developments* shall provide adequate *access* for *maintenance* and *improvement* of the drainage easement and required stormwater management facilities.

2. – 4. No Change

## H I. Maintenance of Stormwater Management Facilities and Easements

1. No Change
2. Operation and Maintenance Agreement

Where drainage *easements* and stormwater management facilities are to be privately operated and maintained, the *applicant* shall obtain *Town* approval of a DHEC Operation and Maintenance Agreement ensuring adequate and perpetual operation and *maintenance* of the *easements* and facilities by the *developer* or a homeowners' or property owners' association. In addition to meeting DHEC requirements, the operation and *maintenance* agreement shall:

- a. – b. No Change

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**Staff Explanation:** This change adds the requirements for the permanent maintenance agreement to include a plan and schedule for regular inspections and maintenance by the responsible party. This additional reflects requirements in the Town's NPDES MS4 permit.

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c. The agreement shall include an inspection and maintenance plan that, at minimum, requires annual inspections of the facility and maintenance of any deficiencies found during such inspection. The property owner or responsible party shall keep written records of inspection and maintenance and shall provide them to the Town Engineer or his designee upon request (or on an annual basis).

## I J. Erosion and Sedimentation Control

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**Staff Explanation:** This change will make it clear that signs on vehicles must only advertise the primary business for which the vehicle is used.

---

### Sec. 16-5-114. Sign Standards

#### A. – H. No Changes

#### I. Prohibited Signs

##### 1 – 16. No Changes

17. *Portable signs*, or any *sign* not permanently attached to the ground or other permanent *structure*, including but not limited to *signs* attached to or painted on vehicles or trailers advertising the business which the vehicle is used to conduct, either parked or being driven, and visible from the *right-of-way*, unless said vehicle is used as a vehicle in the normal day-to-day operations of the business, except that sandwich boards, chalkboards, and other *signs* that are specifically allowed under this section are exempt.

## **CHAPTER 16-6: NATURAL RESOURCE PROTECTION**

### **16-6-103. Beach and Dune Protection**

#### **A. – E. No Changes**

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**Staff Explanation:** This change will establish an actual height to which dune vegetation can be trimmed.

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#### **F. Development on Dunes**

##### **1. – 2. No Changes**

##### **3. View Corridors**

Dune vegetation may be removed or selectively pruned to 4 feet to establish view corridors to the *beach*, in accordance with the following standards:

- a. To the *maximum extent practicable*, view corridors shall be located where the least amount of native *dune* vegetation is required to be removed or pruned (i.e., where little *dune* vegetation exists or where existing vegetation is non-native), and the pruning of *trees* and vegetation *adjacent* to the corridor can be done in a manner that maintains the health of such *trees* and other vegetation.
- b. No healthy *specimen tree* may be removed to create a view corridor. Selective pruning of *trees* (including *specimen trees*) is allowed, in accordance with accepted International Society of Arboriculture practices.
- c. Any *trees* removed shall be cut flush with existing *grade* and their root systems left intact. All removed vegetation shall be replaced with shrubs or other low-growing vegetation (not turf) that will enhance the stabilization of the *dune system*.

### **Sec. 16-6-104. Tree Protection**

#### **A. – C. No Changes**

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**Staff Explanation:** This change will add in some flexibility for property owners who want to maintain their vacant property.

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#### **D. Pre-Construction Underbrushing**

No *underbrushing* of property other than public utility *easements* shall occur before a *building* permit is issued unless approved by the *Official* as in compliance with this section.

1. **Applicants** for final **development** approval shall schedule an **on-site** inspection with the **Official** to explain the extent and purpose of the **underbrushing** activity. Purposes that will be considered justification for pre-development **underbrushing** activity include showing property for sale and facilitating surveying work in very densely vegetated areas.
2. In all cases, **applicants** shall be required to maintain all vegetation in required buffers except for a six-foot-wide path providing **access** to the interior of the property. Such buffer areas shall be clearly marked and protected prior to the commencement of the **underbrushing** activity.
3. The intent of this provision is to retain suitable species of native understory that can be incorporated into landscape plans and **development** plan approvals so as to conserve water, preserve indigenous plant species and dependent wildlife species, protect wildlife habitat, and save the **applicant** landscaping and irrigation costs.
4. Following the receipt of final **development** approval, the **applicant** shall work with the **Official** to preserve understory in the front and side buffers.
5. Any **property owner** who fails to abide by this restriction shall be required to restore the affected property to a condition as close to its original condition as practicable.

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**Staff Explanation:** State and Federal approvals are rarely required for the removal of a specimen tree so this change will indicate that.

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## F. Specimen Tree Preservation

### 1. No Changes

### 2. General Requirements

#### a. No Changes

b. If preservation of a **specimen tree** causes unnecessary hardship, the **applicant** may apply for a variance from this subsection (see Sec. 16-2-103.S, Variance) once any required **State** or federal government agency approval, if applicable, to remove the **tree** is received in writing.

---

**Staff Explanation:** Tree coverage requirements are based on the impervious coverage requirements of the underlying zoning district. There is no impervious coverage requirement for the CR (Coligny Resort) district so this change establishes an impervious coverage for the CR district solely for the purpose of figuring out tree coverage.

---

## E. – F. No Changes

## G. Minimum Tree Coverage Standard

### 1. Applicability

- a. All new **development** except for the **construction** of any public **street**, pathway, drainage project, single family subdivision, athletic field, airport runway, golf course or

minor utility and the redevelopment or alteration of existing *development* (see subparagraph b below) shall include at least 900 adjusted caliper inches (ACI) of *trees* per acre of *pervious* surface area. *Pervious* surface area equals the *gross acreage* less the maximum *impervious cover* required for the proposed *development*. In the case of development in the CR zoning district, the maximum impervious coverage for the purposes of this section shall be 80%.

- b. Redevelopment or alteration of existing *development* shall have the option of meeting the standard in subparagraph a above or meeting replacement requirements in Sec. 16-6-104.I, Standards for Supplemental and Replacement Trees, based on *trees* removed by *tree* category.
- c. For the construction of any public *street*, pathway, drainage project, single family subdivision, athletic field, airport runway, golf course or minor utility the applicant shall make all reasonable efforts to save significant trees and stands of trees. In these cases, at the discretion of the official, a centerline field inspection may relieve the applicant of the tree survey requirement. Reasonable tree replanting may be required by the Official for these uses.

*Example: A 2-acre site in a PR, Parks and Recreation District, is permitted a maximum impervious surface coverage of 45 percent or 0.9 acres. This leaves 1.1 acres of pervious surface. Multiplied by 900 adjusted caliper inches (ACI), it gives a site standard of 990 adjusted caliper inches which must be met post-development.*

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**Staff Explanation:** This change clarifies which standards should be used to measure trunk diameter.

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**H. No Changes**

**I. Standards for Supplemental and Replacement Trees**

**1. – 3. No Changes**

| TABLE 16-6-104.I.3: MINIMUM PLANTING SIZE FOR SUPPLEMENTAL AND REPLACEMENT TREES |                       |   |
|--|-----------------------|---|
| TREE CATEGORY  | MINIMUM HEIGHT (FEET) | MINIMUM TRUNK DIAMETER (INCHES) <u>(USING ANSI STANDARDS)</u> |
| Category I   | 10                    | 2   |
| Category II  | 10                    | 2   |

|              |   |   |
|--------------|---|---|
| Category III | 6 | 1 |
| Category IV  | 6 | 1 |

**J. – K. No Changes**

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**Staff Explanation:** This change fixes an error in this section that refers to setback instead of buffer standards.

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**L. Tree Mitigation Fee**

**1. No Change**

**2. Airport**

On Hilton Head Island Airport property, the *Official* may allow a *tree* mitigation fee payment to be paid in lieu of the replacement of *trees* removed from beneath the side and approach slopes to the airport runway on determining that adequate buffers are being established in addition to those required in Sec. 16-5-102~~3~~, ~~Setback~~ Buffer Standards, and Sec. 16-6-102.D, Wetland Buffer Standards.

## **CHAPTER 16-10: DEFINITIONS, INTERPRETATION AND MEASUREMENT**

### ***Sec.16-10-103. Use Classifications, Use Types and Definitions***

A. – H. No Changes

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**Staff Explanation:** This change establishes a definition for a new use, multi-level self-service storage.

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#### I. Industrial Uses

##### • **Multi-Level Self Service Storage**

An enclosed multi-level establishment providing individual, self-contained units or areas leased to individuals, organizations, or businesses for **multi-level self-service storage** of household and personal property. The storage units or areas are designed to allow private **access** by the tenant for storing or removing personal property. The **use** does not include a transfer and storage business not involving individual storage areas and businesses where employees are the primary movers of property being stored or transferred (an **Industrial, Manufacturing, and Warehouse Use**). **Accessory uses** may include leasing offices and incidental sales or rental of moving supplies and equipment. Use of the storage areas for sales, service, **repair**, or manufacturing operations is not considered accessory to **multi-level self-service storage**. The rental of trucks or equipment is also not considered accessory to the **use**.

#### 16-10-105. General Definitions

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**Staff Explanation:** This change adds in that lock out units can be an accessory use to an interval occupancy use. Additionally it fixes the size to be in conformance with the conditions related to this use.

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##### • **Divisible Dwelling Unit**

A **dwelling unit** in a **multifamily** residential or **interval occupancy development** that includes one or more lock-out bedrooms that can be physically closed or locked off from the remainder of the **dwelling**. Such units must have a bathroom. Size is limited to ~~50~~ 75 percent of the **gross floor area** of the entire **dwelling** square footage of the remaining base unit.

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**Staff Explanation:** This change establishes a definition for invasive species which is now referenced in the LMO.

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- **Invasive Species**

Non-native plants that are likely to spread, disrupting the natural balance of an ecosystem, often causing the loss of native species.

## APPENDIX D: APPLICATION SUBMITTAL REQUIREMENTS

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**Staff Explanation:** There have been some concerns expressed by the public about the cost of providing a boundary survey as part of a ZMA. This change removes this requirement.

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### D-1. Zoning Map Amendment

#### A. General Submittal Requirements

1. An **application** form as published by the **Official** and appropriate fee as required by Sec. 16-2-102.C.2, Application Fees, and shall include the following:
  - a. A narrative addressing the reasons for the requested zoning map amendment and addressing the applicable review criteria set forth in Sec. 16-2-103.C.3, Zoning Map Amendment (Rezoning) Review Standards.
  - ~~b. A boundary map of the subject property at a scale of 1"=50' prepared and sealed by a registered **land** surveyor.~~
  - c. Where applicable, a copy of correspondence illustrating that the **applicant** has solicited written comments from the appropriate property owners' association regarding the requested amendment. Such correspondence shall encourage the association to direct any comments in writing to the **Official** and the **applicant** within 14 calendar days of receipt of the notification.
  - d. A copy of the proposed Mailed Notice as required by Sec. 16-2-103.C.2.d, Hearing Scheduling and Notice.