



Town of Hilton Head Island

OFFICIAL ZONING DISTRICT MAP

Effective Date*: October 7, 2014
 Last Update**: June 21, 2016

*Effective Date is the most recent date the entire Zoning Map was adopted by Town Council.
 **Last Update date is the most recent date any amendments to the Zoning District Map were adopted by Town Council.

The Official Zoning Map is composed of this Official Zoning District Map, the Overlay Zoning District Maps, the TUD Maps and the Official Street Map. This Official Zoning District Map is therefore one component of the Official Zoning Map.

The upland boundary of the Conservation Zoning District corresponds to the OCRM Critical Line and therefore, is approximately co-terminus with all tidal wetlands and the upland boundary of the beach as defined in Section 8-3.1.12 of the Municipal Code and extends outward to the Town Jurisdictional Boundary as defined within Section 2-1.20 of the Municipal Code of the Town of Hilton Head Island, South Carolina. (Reference: LMO Section 16-4-203, Conservation District)

1 inch = 4,000 feet



RESIDENTIAL ZONING DISTRICTS

- RS-3** SINGLE FAMILY
- RS-5** SINGLE FAMILY
- RS-6** SINGLE FAMILY
- RM-4** LOW TO MODERATE DENSITY
- RM-8** MODERATE DENSITY
- RM-12** MODERATE TO HIGH DENSITY

MIXED-USE & BUSINESS ZONING DISTRICTS

- NC** NEIGHBORHOOD COMMERCIAL
- MS** MAIN STREET
- SPC** SEA PINES COMMERCIAL
- LC** LIGHT COMMERCIAL
- CC** COMMUNITY COMMERCIAL
- MED** MEDICAL
- IL** LIGHT INDUSTRIAL

- PD-1** PLANNED DEVELOPMENT
- MF** MARSHFRONT MIXED USE
- S** STONEY MIXED USE
- MV** MITCHELVILLE
- WMU** WATER-ORIENTED MIXED USE
- RD** RESORT DEVELOPMENT
- CR** COLIGNY RESORT

CONSERVATION & RECREATION DISTRICTS

- CON** CONSERVATION
- PR** PARKS AND RECREATION