

Town of Hilton Head Island


OFFICIAL ZONING DISTRICT MAP

Effective Date*: October 7, 2014
Last Update**: June 3, 2025


* 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 Ten PUD Maps and the Official Street Map. This Official Zoning District Map is therefore one component of the Official Zoning Map.

The updated 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 8-1.12 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)



1:48,000



RESIDENTIAL ZONING DISTRICTS			MIXED-USE & BUSINESS ZONING DISTRICTS			CONSERVATION & RECREATION DISTRICTS		
	RSF-3	SINGLE FAMILY		NC	NEIGHBORHOOD COMMERCIAL		PD-1	PLANNED DEVELOPMENT
	RSF-5	SINGLE FAMILY		MS	MAIN STREET		MF	MARSHFRONT MIXED USE
	RSF-6	SINGLE FAMILY		SPC	SEA PINES COMMERCIAL		S	STONEY MIXED USE
	RM-4	LOW TO MODERATE DENSITY		LC	LIGHT COMMERCIAL		MV	MITCHELVILLE
	RM-8	MODERATE DENSITY		CC	COMMUNITY COMMERCIAL		WMU	WATER-ORIENTED MIXED USE
	RM-12	MODERATE TO HIGH DENSITY		MED	MEDICAL		RD	RESORT DEVELOPMENT
				IL	LIGHT INDUSTRIAL		CR	COLIGNY RESORT
							CON	CONSERVATION
							PR	PARKS AND RECREATION