



Town of Hilton Head Island

Land Management Ordinance Task Force Meeting

Thursday, March 5, 2026, 5:00 PM

1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers

The meeting can be viewed on the [Town's YouTube Channel](#), the [Beaufort County Channel](#), and Spectrum Channel 1304.

1. **Call to Order**
2. **Adoption of the Agenda**
3. **Approval of the Minutes**
 - a. Regular Meeting Minutes of February 26, 2026
4. **Workshop Discussion**
 - a. Previous Meeting Recap and Continued Discussion of Land Management Ordinance Amendments
5. **Public Comment - Non Agenda Items**
6. **Adjournment**

FOIA Compliance: Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:

"I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town."



**Town of Hilton Head Island
LAND MANAGEMENT ORDINANCE TASK
FORCE MEETING
Thursday, February 26, 2026, 5:00 PM
Minutes**

1. Call to Order

The meeting was called to order at 5:00pm.

In attendance: Chair Steve Desimone, Vice Chair Tammy Becker, Patsy Brison, Mike Alsko, Barbara Banaszynski, Lola Campbell, Judd Castens, Bill Dix, Edwina Dunlap, Tom Henz, Louis Johnson, Brian Kinard, Peter Kristian, Gregg Russell, Lavon Stevens, Ciaran Storan, Courtney Struna, Ray Warco, and James Wedgeworth.

2. Adoption of the Agenda

Tammy Becker made a motion to adopt the agenda. Patsy Brison seconded that motion. Motion passed unanimously, 19-0.

3. Approval of the Minutes

a. Regular Meeting Minutes of January 26, 2026

Peter Kristian made a motion to approve the regular meeting minutes of January 26, 2026. Tammy Becker seconded. The motion passed unanimously, 19-0.

4. Workshop Discussion

a. Review and Discussion of Land Management Ordinance Priority Amendments

Chair DeSimone introduced Trey Lowe, Development Services Program Manager and Interim Planning Director, and Denise Grabowski, meeting facilitator. Chair DeSimone referenced the published packet which included a chart that detailed Land Management Ordinance Changes since 2014. Specifically, he noted that the group today would discuss the items that fall under Section A, Natural Resource Protection, and, if time allowed, Section D, Application Processes. Grabowski laid out rules for meaningful discussion amongst the group and offered that at each meeting, LMO Task Force members will be provided the opportunity to suggest additional areas for discussion at future meetings that have not already been included in the provided chart.

Trey Lowe reminded the group that the goal of the LMO Task Force is to reach consensus on the proposed changes, not unanimous approval of each individual change. He noted that the Task Force will have an opportunity to discuss each proposed change at the meetings with the final Draft revisions returned to the LMO Task Force for verification prior to review by the Gullah Geechee Land & Cultural Preservation Task Force, Planning Commission, Community Development & Public Services Committee and ultimately, Town Council. Lowe provided background on amendments related to Wetland

Protection and Tree Protection & Planning and clarified current wetland buffer rules, mitigation location policy, and that no wetland mitigation banks currently exist on the island.

The Task Force discussed remaining amendments identified in the LMO regarding Tree Protection. These amendments would remove exemptions for single-family subdivisions in meeting minimum tree coverage requirements, require tree removal to be completed in phases, and add clarity to "reasonable efforts" language for the preservation of trees. Shea Farrar, Principal Planner, provided graphics, examples and a deeper explanation of select amendments. The Committee concluded discussions. Staff will bring back additional information on questions and comments raised during the review.

5. Public Comment - Non Agenda Items

Public speakers raised concerns about wetland buffer adequacy, rookery protection, like-for-like mitigation, and risks of using generalized tree mitigation funds. Speakers urged consideration of community equity in relation to Gullah Geechee community impacts.

6. Adjournment

Chair Desimone requested a motion to adjourn. Patsy Brison so moved. Vice Chair Becker seconded. The motion passed unanimously, 19-0. The meeting adjourned at 6:50 p.m.

The full recording and a transcript of this meeting can be found on the Town's website at www.hiltonheadislandsc.gov



TOWN OF HILTON HEAD ISLAND

Land Management Ordinance Task Force

TO: Land Management Ordinance Task Force
FROM: Shea Farrar, Principal Planner
VIA: Trey Lowe, Acting Planning Director
CC: Marc Orlando, ICMA-CM, Town Manager
Shawn Leininger, AICP, Deputy Town Manager
Zac Gordon, AICP, Planning Director
DATE: March 5, 2026
SUBJECT: Land Management Ordinance Amendments

BACKGROUND:

At the February 26, 2026 LMO Task Force meeting, Town staff introduced the master tracking table titled Town Code Amendments Related to Growth Management & Current Status of Amendments. This table summarizes: (1) key 2014 LMO changes relevant to the current review, (2) amendments adopted since 2014, (3) remaining priority amendments identified for Task Force consideration, and (4) items noted for future consideration.

This table, Attachment 1, will serve as the primary tracking document for proposed amendments and will be updated following each Task Force meeting to reflect Task Force feedback, staff follow-ups, and any refinements to the remaining priority amendments. As an exhibit to this document the relevant sections of the LMO will be provided for each meeting.

As the Task Force moves through additional sections, staff is also providing a supplemental summary that will be updated after each meeting.

Prior Meeting Summary (FEBRUARY 26, 2026):

At the February 26, 2026 meeting, the Task Force reviewed Section A – Natural Resource Protection, including:

- A-1 Wetland Protection
- A-2 Tree Protection and Planting

Following the Task Force review, the following items are moving forward as shown:

A-1: Wetland Protection	Remaining Amendments - None
A-2: Tree Protection and Planting	<p>Remaining Amendments</p> <ol style="list-style-type: none"> 1. Remove exemption for all single-family subdivisions in meeting minimum tree coverage requirements. 2. Require tree removal to be completed in phases – initial tree removal limited to approved access, utility easements and rights-of-way followed by tree removal based on a site-specific tree protection and removal plan approved at the time of building permit being issued. 3. Add clarity to “reasonable efforts” language for preservation of trees by: <ol style="list-style-type: none"> a. Requiring site design adjustments to preserve trees. b. Require tree removal to meet the following criteria: <ol style="list-style-type: none"> i. Property use is impractical without removal, ii. Site features are designed around tree canopies, iii. Removal preserves healthier trees, and iv. Site plan adjustments aren’t feasible, and Tree isn’t in a required setback or buffer. c. If LMO Official determines that criteria are not met, applicant can appeal to the Planning Commission.

Current Meeting Focus (MARCH 5, 2026):

For this meeting, staff requests Task Force review Section B of Attachment 1, Zoning Map and Land Use, for the following sections:

Section B: Zoning Map and Land Use	
B-1: Land Use Table – Generally	<p>Future Consideration</p> <ol style="list-style-type: none"> 1. Periodically review the use table to align with changing conditions.
B-2: Zoning Map Changes	<p>Remaining Amendments</p> <ol style="list-style-type: none"> 1. Consider amending the Jonesville Road area zoning from RM-4 (Low to Moderate

	<p>Density Residential Mixed) district to RSF-3 (Residential Single-Family 3) district establishing a maximum density of 3 du/ac and restrict to single-family use.</p> <ol style="list-style-type: none"> 2. Consider amending the Bradley Circle area zoning from RM-8 (Moderate Density Residential Mixed) district to reflect the existing single-family use only. 3. Assess the RD (Resort Development) district use and design standards. 4. Consider applying MV (Mitchelville) district to both sides of Mitchelville Road, generally between Baygall and Fish Haul Roads. 5. Consider applying a mixed-use zoning district to the Arrow Road area to allow establishment of a mixture of commercial/residential spaces. <p>Future Considerations</p> <ol style="list-style-type: none"> 1. Create and apply an Arts Campus district to the area surrounding the Arts Center of Coastal Carolina. 2. With adoption of a future Land Use Map (FLUM), establish a Comprehensive Plan Amendment process to align rezonings with the FLUM.
--	--

To improve topic alignment and ensure intensity standards are reviewed alongside zoning and land use, staff is moving “C-4: Density” into Section B and relabeling it as “B-3: Density.” This is an organizational change only.

B-3: Density	<p>Remaining Amendments</p> <ol style="list-style-type: none"> 1. Eliminate sliding scale density in the RM-4 (Low to Moderate Residential Mixed) district and replace with a fixed 6 du/Ac.
--------------	---

	<ol style="list-style-type: none">2. Eliminate sliding scale density in the MF (Marshfront) district and replace with a fixed 8 du/ac.3. Consolidate and reorganize the Workforce Housing Program regulations to a single location in the LMO.4. Calibrate the Forest Beach Neighborhood Character Overlay District to address home size, setbacks, buffers, height, etc.
--	---

REMAINING PRIORITY AMENDMENTS AND REVIEW PROCESS:

The remaining amendments identified in Attachment 1, Town staff will work collaboratively with the LMO Task Force to:

1. Review each remaining priority amendment in detail;
2. Receive Task Force feedback and recommended refinements; and
3. Return consolidated draft revisions to the Task Force for verification prior to formal recommendation.

The goal of the LMO Task Force is to reach consensus on the proposed amendments, not unanimous approval of each individual amendment. In this regard, the LMO Task Force will review, discuss, provide direction, and make recommendations to the Planning Commission and Town Council.

Following Task Force consensus, recommendations will proceed through the required public hearing and review process including: Gullah Geechee Land & Cultural Preservation Task Force (subcommittee of Planning Commission). Planning Commission, Community Development & Public Services Committee, and Town Council consideration via ordinance.

Completion of Task Force review and recommendations is targeted for June 2026, subject to the meeting schedule and Task Force direction.

QUESTIONS PRIOR TO THE MEETING:

Should you have questions prior to the meeting, please contact Shea Farrar, Principal Planner, at sheaf@hiltonheadislandsc.gov, with copy to Chairman DeSimone and Town staff as appropriate. Providing questions in advance assists staff in preparing any additional information needed to support Task Force discussion and direction.

ATTACHMENTS:

- 1) Attachment 1 – Town Code Amendments Related to Growth Management & Current Status of Amendments (Updated; includes tracked revisions)
- 2) Attachment 2 – Questions & Responses Summary (Updated through 02-26-26)
- 3) Attachment 3 – Relevant Code Sections

ATTACHMENT 1 – Revised 02-26-26
Town Code Amendments Related to Growth Management & Current Status of Amendments

<u>(Edits shown with track changes.)</u>			
ID	2014 LMO Amendments	Amendments Since 2014 LMO Adoption	Remaining Identified Amendments
A	Natural Resource Protection		
A-1	<p>Wetland Protection</p> <ol style="list-style-type: none"> 1. Allowed 10% administrative reduction in wetland buffer if certain conditions are met. 2. Wetland mitigation that cannot be accommodated on-site changed from being required to be located in the same watershed to being permitted to occur within a watershed on Hilton Head Island. 	<p>LMO</p> <ol style="list-style-type: none"> 1. 2016-07 Added language to better protect vegetation in wetland buffers. 2. 2017-15 Established an actual height to which dune vegetation can be trimmed. 3. 2023-04 Eliminated allowance of administrative waivers. 	<p>Remaining Amendments</p> <p>n/a</p>
A-2	<p>Tree Protection & Planting</p> <ol style="list-style-type: none"> 1. Single-family subdivisions were exempted from minimum tree coverage requirements. 	<p>LMO</p> <ol style="list-style-type: none"> 1. 2016-07 Any clearing or other site disturbance in buffers must have the prior approval of the LMO Official; clarified that the removal of invasive species within a buffer is permitted, buffers must be replanted so that the function of the buffer bis achieved.; and exempted preservation of specimen trees on single-family lots. 2. 2020-02 Required preservation of existing groupings of native plants in buffers. Enhanced planting requirements were adopted to protect trees of specific diameters and heights. Established preservation of significant trees. 3. 2025-13 Eliminated exceptions to specimen tree preservation on single-family lots, lowered size of certain trees to be protected thereby protecting more trees, increased size of replacement plantings, and updated native plant list. 	<p>Remaining Amendments</p> <ol style="list-style-type: none"> 1. Remove exemption for all single-family subdivisions in meeting minimum tree coverage requirements. 2. Require tree removal to be completed in phases – initial tree removal limited to approved access, utility easements and rights-of-way followed by tree removal based on a site-specific tree protection and removal plan approved at the time of building permit being issued. 3. Add clarity to “reasonable efforts” language for preservation of trees by: <ol style="list-style-type: none"> a. Requiring site design adjustments to preserve trees. b. Require tree removal to meet the following criteria: <ol style="list-style-type: none"> i. Property use is impractical without removal, ii. Site features are designed around tree canopies, iii. Removal preserves healthier trees, and iv. Site plan adjustments aren’t feasible, and Tree isn’t in a required setback or buffer. c. If LMO Official determines that criteria are not met, applicant can appeal to the Planning Commission.

ATTACHMENT 1 – Revised 02-26-26
Town Code Amendments Related to Growth Management & Current Status of Amendments

<u>(Edits shown with track changes.)</u>			
ID	2014 LMO Amendments	Amendments Since 2014 LMO Adoption	Remaining Identified Amendments
B	Zoning Map & Land Use		
B-1	<p>Land Use Table</p>	<p>LMO</p> <ol style="list-style-type: none"> 2017-06 Allowed conversion of office, restaurant, and other commercial service uses within a residential or hotel structure to a residential or hotel unit provided parking is met and there is no change in footprint. 2021-15 Added Family Subdivision and Family Compound as allowed uses and established application process and standards. 2023-12 Amended the SPC (Sea Pines Circle) District to create the Islanders Mixed Use and associated standards. 	<p>Future Consideration</p> <ol style="list-style-type: none"> Periodically review the use table to align with changing conditions.
B-2	<p>Zoning Map Changes</p> <ol style="list-style-type: none"> Map and text changed to add MV (Mitchelville) district with 12 DU/Ac and maximum height of 75 ft. Bradley Circle neighborhood rezoned from RM-8 (Moderate Density Residential Mixed) district to RD (Resort Development) area. Rezoned areas near the schools and along the Cross Island Parkway from RM-4 (Low to Moderate Density Residential Mixed) district to new RM-8 (Moderate Density Residential Mixed) district. 	<p>LMO</p> <ol style="list-style-type: none"> 2017-17 Rezoned a majority of the Bradley Circle area from RD (Resort Development) district back to RM-8 (Moderate Density Residential Mixed) district. 	<p>Remaining Amendments</p> <ol style="list-style-type: none"> Consider amending the Jonesville Road area zoning from RM-4 (Low to Moderate Density Residential Mixed) district to RSF-3 (Residential Single-Family 3) district establishing a maximum density of 3 du/ac and restrict to single-family use. Consider amending the Bradley Circle area zoning from RM-8 (Moderate Density Residential Mixed) district to reflect the existing single-family use only. Assess the RD (Resort Development) district use and design standards. Consider applying MV (Mitchelville) district to both sides of Mitchelville Road, generally between Baygall and Fish Haul Roads. Consider applying a mixed-use zoning district to the Arrow Road area to allow establishment of a mixture of commercial/residential spaces. <p>Future Considerations</p> <ol style="list-style-type: none"> Create and apply an Arts Campus district to the area surrounding the Arts Center of Coastal Carolina. With adoption of a future Land Use Map (FLUM), establish a Comprehensive Plan Amendment process to align rezonings with the FLUM.

ATTACHMENT 1 – Revised 02-26-26
Town Code Amendments Related to Growth Management & Current Status of Amendments

<u>(Edits shown with track changes.)</u>			
ID	2014 LMO Amendments	Amendments Since 2014 LMO Adoption	Remaining Identified Amendments
<u>B-3-C-4</u>	<p><u>Density</u></p> <ol style="list-style-type: none"> 1. <u>Sliding scale added to RM-4 (Low to Moderate Residential Mixed) district allowing density of:</u> <ol style="list-style-type: none"> a. <u>4 du/ac for sites less than 3 Ac,</u> b. <u>6 du/ac for sites at least 3 Ac, and</u> c. <u>8 du/ac for sites at least 5 Ac.</u> 2. <u>Sliding scale added to MF (Marshfront) district allowing density of:</u> <ol style="list-style-type: none"> a. <u>4 du/ac for sites on major arterials having less than 3 Ac,</u> b. <u>8 du/ac for sites on major arterials having at least 3 Ac,</u> c. <u>6 du/ac for sites on other streets having less than 3 Ac,</u> d. <u>10 du/ac for sites on other streets having at least 3 Ac.</u> 3. <u>RD (Resort Development) district density increased from 8 du/ac to 16 du/ac.</u> 4. <u>Consolidated Single Family Residential Districts resulting in increases in assigned density for the lower intensity Residential Districts of the consolidations (RSF2+RSF3 = RSF3 and RSF4+RSF5=R5).</u> 5. <u>Consolidated commercial and mixed-use districts resulting in increased densities (e.g., OCIL+OL allowing 6,000-10,000 sq ft per acre = LC allowing 10,000 sq ft per acre).</u> 6. <u>Hotel/motel density increased to 35 rooms/acre in every district where this use is allowed.</u> 	<p><u>LMO</u></p> <ol style="list-style-type: none"> 1. <u>2017-17 Rezoned the Bradley Circle area from RD to RM-8 to change the allowed residential density/intensity.</u> 2. <u>2024-04 Amended the Forest Beach Neighborhood Character Overlay District lowering the floor area ratio (FAR) thereby further limiting the maximum overall number of square feet of a structure.</u> 3. <u>2020-24 Established workforce housing as a use, and created incentives for the development of such in certain locations, and created standard agreements and restrictive covenants for implementation.</u> 4. <u>Resolution (2025) Amended standard workforce housing agreement and restrictive covenants prescribed in LMO to provide clarity of requirements and alignment with approved workforce housing developments.</u> <p><u>2026-01 Amended the MED (Medical) district and Workforce Housing Program to allow the construction of new workforce housing units in that district in support of the Hilton Head Medical Center.</u></p>	<p><u>Remaining Amendments</u></p> <ol style="list-style-type: none"> 1. <u>Eliminate sliding scale density in the RM-4 (Low to Moderate Residential Mixed) district and replace with a fixed 6 du/Ac.</u> 2. <u>Eliminate sliding scale density in the MF (Marshfront) district and replace with a fixed 8 du/ac.</u> 3. <u>Consolidate and reorganize the Workforce Housing Program regulations to a single location in the LMO. Calibrate the Forest Beach Neighborhood Character Overlay District to address home size, setbacks, buffers, height, etc.</u>
<u>B-34</u>	<p><u>Timeshare and Lockout Units</u></p> <ol style="list-style-type: none"> 1. <u>Timeshare and lockout units (divisible dwelling) removed as permitted uses.</u> 	<p><u>LMO</u></p> <ol style="list-style-type: none"> 1. <u>2017-05 Added timeshares back and permitted in the MV (Mitchelville), RD (Resort Development), and WMU (Waterfront Mixed Use) districts and permitted lockout units of increased size.</u> 2. <u>2023-06 Removed lockout units from the LMO as a permitted use.</u> 	<p><u>Remaining Amendments</u></p> <ol style="list-style-type: none"> 1. <u>Prohibit new timeshare uses.</u> 2. <u>Restrict existing timeshare uses to current locations.</u>

ATTACHMENT 1 – Revised 02-26-26
Town Code Amendments Related to Growth Management & Current Status of Amendments

<u>(Edits shown with track changes.)</u>			
ID	2014 LMO Amendments	Amendments Since 2014 LMO Adoption	Remaining Identified Amendments
B-45	Short-Term Rentals	Town Code of Ordinances <ol style="list-style-type: none"> 2022-08 Established short-term rental permit program and associated regulations (definitions, permitting, limits, enforcement, etc.). 2025-09 Established process and authority for issuance of administrative citations for violations of short-term rental (including parking) regulations. 2025-20 Amended the short-term rental ordinance to increase fire safety mechanisms in homes, particularly larger, higher occupancy homes. Prior to occupancy, required permitted short-term rentals to be inspected to ensure compliance with applicable building and fire codes, limited the amount of parking to no more than 6 spaces, with such spaces required to be on-site in approved locations, increased notice of requirements to potential renters, and other enhancements. 	Remaining Amendment <ol style="list-style-type: none"> Consider short-term rental regulations on the west side of North & South Forest Beach and Jonesville area through the LMO amendment process (e.g., location prohibitions, location restrictions based on size, permit caps / no additional, etc.). 2. <u>Time share / fractional ownership definitions may be outdated; request to address “vacation clubs” and newer models affecting density, including in residential zones. Added 2/26/26.</u>
B-56	Food Trucks		Remaining Amendments <ol style="list-style-type: none"> Add regulations for food trucks to ensure clarity on where such uses can and cannot be located and require adherence to site design standards.
B-67	Single Family Use Defined as up to two dwelling units on a lot which changed associated requirements for some developments from multi-family to single family (generally less restrictive).	LMO <ol style="list-style-type: none"> 2023-06 Definition changed to one dwelling unit per lot. 	Remaining Amendments n/a

ATTACHMENT 1 – Revised 02-26-26
Town Code Amendments Related to Growth Management & Current Status of Amendments

<u>(Edits shown with track changes.)</u>			
ID	2014 LMO Amendments	Amendments Since 2014 LMO Adoption	Remaining Identified Amendments
C	Subdivision & Site Development Regulations		
C-1	Organization of Subdivision Regulations		<p>Remaining Amendments</p> <ol style="list-style-type: none"> 1. Establish a consolidated and organized subdivision regulations section for Major Subdivisions requiring best practice design standards, along with improving the clarity, efficiency, and predictability of outcomes. These include standards for the following: <ol style="list-style-type: none"> a. Environment Protection & Coastal Resilience; b. Transportation, Access, & Traffic Management; c. Pedestrian, Bicycle, & Multimodal Mobility; d. Neighborhood Design & Community Character; e. Parks, Recreation, & Usable Open Space; f. Infrastructure, Utilities, & Resilience; and g. Review Process & Public Interest Protections. <p>See Exhibit A Hilton Head Island Best-Practice Subdivision Regulations for additional detail.</p>
C-2	Transportation	<p>LMO</p> <ol style="list-style-type: none"> 1. 2016-07 Added back to the powers and duties of the Planning Commission the review of required Traffic Impact Analysis plans requiring major mitigation. 2. 2025-16 Added pedestrian connectivity requirements internal to major subdivisions and to public pathways. 3. 2025-20 Revised Transportation Impact Analysis Plan standards to require more developments be subject to regulations, require study of non-signalized intersections, and require more options to mitigate traffic impacts. 	<p>Remaining Amendments</p> <ol style="list-style-type: none"> 1. Require pedestrian connectivity for all development in addition to single-family major subdivisions, both internally on all sites and from the site to external pathways.

**ATTACHMENT 1 – Revised 02-26-26
Town Code Amendments Related to Growth Management & Current Status of Amendments**

<u>(Edits shown with track changes.)</u>			
ID	2014 LMO Amendments	Amendments Since 2014 LMO Adoption	Remaining Identified Amendments
C-3	Stormwater	<p>LMO</p> <ol style="list-style-type: none"> 1. 2015-23 Clarified how on-site stormwater retention is calculated for site redevelopment in new impervious area. 2. 2017-08 Adopts stormwater section updates needed for the Town’s NPDES MS4 permit (clarifies covered vs. exempt activities; adds definitions) <p>Town Code of Ordinances</p> <ol style="list-style-type: none"> 1. 2015-25 Creates Chapter 1 of Title 14 relating to stormwater management for NPDES compliance (local stormwater program framework). 	<p>Future Consideration</p> <ol style="list-style-type: none"> 1. Request to examine programs and infrastructure improvements that share or reduce stormwater and sewer costs for smaller scale developments meeting certain requirements. 2. All development must conform to the Town Stormwater Master Plan that is currently being prepared.

ATTACHMENT 1 – Revised 02-26-26
Town Code Amendments Related to Growth Management & Current Status of Amendments

<u>(Edits shown with track changes.)</u>			
ID	2014 LMO Amendments	Amendments Since 2014 LMO Adoption	Remaining Identified Amendments
C-4	<p>Density</p> <ol style="list-style-type: none"> 1. Sliding scale added to RM-4 (Low to Moderate Residential Mixed) district allowing density of: <ol style="list-style-type: none"> a. 4 du/ac for sites less than 3 Ac, b. 6 du/ac for sites at least 3 Ac, and c. 8 du/ac for sites at least 5 Ac. 2. Sliding scale added to MF (Marshfront) district allowing density of: <ol style="list-style-type: none"> a. 4 du/ac for sites on major arterials having less than 3 Ac, b. 8 du/ac for sites on major arterials having at least 3 Ac, c. 6 du/ac for sites on other streets having less than 3 Ac, d. 10 du/ac for sites on other streets having at least 3 Ac. 3. RD (Resort Development) district density increased from 8 du/ac to 16 du/ac. 4. Consolidated Single Family Residential Districts resulting in increases in assigned density for the lower intensity Residential Districts of the consolidations (RSF2+RSF3 = RSF3 and RSF4+RSF5=R5). 5. Consolidated commercial and mixed use districts resulting in increased densities (e.g., OCIL+OL allowing 6,000-10,000 sq ft per acre = LC allowing 10,000 sq ft per acre). 6. Hotel/motel density increased to 35 rooms/acre in every district where this use is allowed. 	<p>LMO</p> <ol style="list-style-type: none"> 1. 2017-17 Rezoned the Bradley Circle area from RD to RM-8 to change the allowed residential density/intensity. 2. 2024-04 Amended the Forest Beach Neighborhood Character Overlay District lowering the floor area ratio (FAR) thereby further limiting the maximum overall number of square feet of a structure. 3. 2020-24 Established workforce housing as a use, and created incentives for the development of such in certain locations, and created standard agreements and restrictive covenants for implementation. 4. Resolution (2025) Amended standard workforce housing agreement and restrictive covenants prescribed in LMO to provide clarity of requirements and alignment with approved workforce housing developments. 5. 2026-01 Amended the MED (Medical) district and Workforce Housing Program to allow the construction of new workforce housing units in that district in support of the Hilton Head Medical Center. 	<p>Remaining Amendments</p> <ol style="list-style-type: none"> 1. Eliminate sliding scale density in the RM-4 (Low to Moderate Residential Mixed) district and replace with a fixed 6 du/Ac. 2. Eliminate sliding scale density in the MF (Marshfront) district and replace with a fixed 8 du/ac. 3. Consolidate and reorganize the Workforce Housing Program regulations to a single location in the LMO. 4. Calibrate the Forest Beach Neighborhood Character Overlay District to address home size, setbacks, buffers, height, etc.
C-54	<p>Open Space Requirements</p> <ol style="list-style-type: none"> 1. Removed minimum open space requirements for all development except major residential subdivisions. 2. Allowed adjacent street buffers and wetlands to be credited towards common open space requirements. 	<p>LMO</p> <ol style="list-style-type: none"> 1. 2025-16 Common Open Space Standards - enhanced definition and requirements for common open space in major subdivisions to ensure shared areas remain functional, well-integrated and 2. accessible; and removed credit for adjacent street and use buffers to be counted toward open space. 	<p>Remaining Amendments</p> <ol style="list-style-type: none"> 1. Increase open space requirements from 16% to 20% for single-family major subdivisions. 2. Require minimum open space for: <ol style="list-style-type: none"> a. Multifamily – 20%, b. Mixed-Use – 15%, c. Commercial – 15%

ATTACHMENT 1 – Revised 02-26-26
Town Code Amendments Related to Growth Management & Current Status of Amendments

<u>(Edits shown with track changes.)</u>			
ID	2014 LMO Amendments	Amendments Since 2014 LMO Adoption	Remaining Identified Amendments
C-65	<p>Adjacent Street Setbacks and Buffers Widths</p> <ol style="list-style-type: none"> 1. Allow reduced buffer width options in exchange for more landscaping. <ol style="list-style-type: none"> a. Setback/Buffer along Major Arterial can be reduced from a minimum width of 50 ft to a variable width of 50 ft or 35 ft with additional landscaping. b. Setback/Buffer along Minor Arterial can be reduced from a minimum width of 25 ft to a variable width 40 ft or 25 ft or 15 ft. with additional landscaping. c. Setback/Buffer along Other Streets can be reduced from a minimum width of 20 ft to a variable width of 20 ft or 10 ft with additional landscaping. 2. Administrative reduction for certain zoning districts and conditions ranging from 15-30%. 	<p>LMO</p> <ol style="list-style-type: none"> 1. 2025-13 Increased replanting size requirements. 2. 2023-04 Eliminated allowance of administrative reductions and waivers. 	<p>Remaining Amendment</p> <ol style="list-style-type: none"> 1. Modify setback and buffer reductions on select streets to ensure appropriate and consistent buffering. <ol style="list-style-type: none"> a. Major Arterials = 50 ft, b. Minor Arterials = 40 ft, and c. Other Streets = 20 ft.
C-76	<p>Adjacent Use Setback and Buffers Widths</p> <ol style="list-style-type: none"> 1. Administrative waiver for setbacks and buffers between adjacent properties determined to function together. 2. Setbacks and buffers are not required along shared access easements for non-single-family properties. 3. Adjacent use setbacks and buffers between non-single-family properties are not required. 	<p>LMO</p> <ol style="list-style-type: none"> 1. 2023-04 Eliminated allowance of administrative waivers but kept provisions exempting adjacent use setbacks and buffers between non-single-family properties that function together. 	<p>Remaining Amendment</p> <ol style="list-style-type: none"> 1. Establish side and rear minimum buffers of 10ft for non-single-family properties regardless of adjacent use or zoning.
C-87	<p>Lot Design Standards</p> <ol style="list-style-type: none"> 1. Densities increased resulting in smaller lots. 	<p>LMO</p> <ol style="list-style-type: none"> 1. 2020-16 Additional development standards were added for zero lot line (townhome) development including open space, lot size, impervious coverage, and other requirements. 2. Pending – Modification of the Holiday Homes Neighborhood Character Overlay standards to ensure development outcomes better reflect character of the neighborhood by reducing allowed impervious coverage and eliminating reduced setback standards 	<p>Remaining Amendments</p> <ol style="list-style-type: none"> 1. Add minimum lot widths specific to each residential zoning district of 40-50 ft. 2. Increase minimum setback requirements, particularly side and rear setbacks - currently 5 ft in most districts 3. Eliminate allowed encroachments into setbacks. 4. Establish maximum impervious coverage for each zoning district. 5. Define and limit pervious credit to 50% for pervious systems such as pavers.

ATTACHMENT 1 – Revised 02-26-26
Town Code Amendments Related to Growth Management & Current Status of Amendments

<u>(Edits shown with track changes.)</u>			
ID	2014 LMO Amendments	Amendments Since 2014 LMO Adoption	Remaining Identified Amendments
C-98	<p>Building Design Standards</p> <ol style="list-style-type: none"> 1. Administrative waivers approved to allow increase in building height up to 10% above maximum height. 	<p>LMO</p> <ol style="list-style-type: none"> 1. 2016-07 Added 45 ft maximum height to single family residential in the RD (Resort Development) District. 2. 2021-05 Amended the flood zone standards to align with new FEMA NFIP Maps including changing the basis of measurement for building height: <ol style="list-style-type: none"> i. From base flood elevation if located in a flood zone or pre-development grade if not located in a flood zone; ii. To 14 ft above mean sea level for residential or 11 ft above mean sea level for non-residential. 3. 2023-04 Amended the basis of measurement for building height: <ol style="list-style-type: none"> i. From 14 ft above mean sea for residential and 11 ft above mean sea level for non-residential ii. To the higher of 13 ft above mean sea level for residential and 11 ft above mean sea level for non-residential or pre-development grade. Eliminated ability to obtain variances to use/density/height regulations and eliminated allowance of administrative waivers. 4. Pending – Modification of the Holiday Homes Neighborhood Character Overlay standards to ensure development outcomes better reflect character of the neighborhood by reducing maximum floor area of home, lowering height limits, and establishing a maximum number of stories. 	<p>Remaining Amendments</p> <ol style="list-style-type: none"> 1. Add measurement for height to include number of stories, similar to pending amendment in the Holiday Homes Neighborhood Character Overlay District. 2. Change basis of measurement for building height to pre-development grade only. 3. Adopt anti-monotony standards to require variation in massing, facade design, facade composition, and materials. 4. In addition to increased setbacks, establish better height transitions between adjacent properties. 5. Amend the Design Guide to provide more clarity on required design elements for non-single-family development. 6. Examine a maximum single-family residential building height.

ATTACHMENT 1 – Revised 02-26-26
Town Code Amendments Related to Growth Management & Current Status of Amendments

<u>(Edits shown with track changes.)</u>			
ID	2014 LMO Amendments	Amendments Since 2014 LMO Adoption	Remaining Identified Amendments
C-109	Other Standards	<p>LMO</p> <ol style="list-style-type: none"> 2025-14 New standards regulating construction site management including cleanliness, refuse management, parking, noise, and stormwater. <p>Town Code of Ordinances</p> <ol style="list-style-type: none"> 2025-02 Amended the Noise Ordinance to better align construction hours throughout the community. 2025-09 Established process and authority for issuance of administrative citations for parking violations. 2025-20 Amended the short-term rental ordinance to limit the amount of parking to no more than 6 spaces and require such spaces to be on-site in approved locations. 	<p>Remaining Amendments</p> <ol style="list-style-type: none"> Establish content neutral sign design standards. Add dust control standards to the construction management requirements. Re-calibrate residential parking requirements to align with short-term rental requirements. Provide flexibility in requirements for redevelopment and adaptive reuse projects for specific sites to be identified (e.g., submittal of parking study of similar uses demonstrating sufficient parking, pervious/impervious, buffers, etc.). <p>Future Consideration</p> <ol style="list-style-type: none"> Amend lighting standards to ensure consistency with all exterior light sources including building lighting. Add provisions permitting conversion of existing hotel/motel units to residential units provided minimum unit size, maximum occupancy, common activity/open space, etc.
D	Application Processes		
D-1	Transparency and Clarity of Process and Regulations	<p>LMO</p> <ol style="list-style-type: none"> 2023-04 Required public hearing and approval by the Planning Commission for changes to single family residential subdivisions 2023-05 Established the Deviations from Previously Approved Major Subdivisions review criteria. 2025-15 Required Public Review of Major Subdivisions and Major Developments through Planning Commission. 	<p>Remaining Amendments</p> <ol style="list-style-type: none"> Create an applications chapter and manual to consolidate and provide clarity on process, requirements, schedule, and review authority with standard forms, process, and schedule. Create a site design checklist for major subdivisions and development plans to improve staff review consistency, Board, Commission, and Committee consistency, and application review predictable outcomes.
D-2	Minor Subdivisions		<p>Remaining Amendment</p> <ol style="list-style-type: none"> Limit the use of the minor subdivision process to not allow the creation of more than 5 lots from the original parcel.

EXHIBIT A TO ATTACHMENT 1
Hilton Head Island Best Practice Subdivision Regulation
February 26, 2026

KEY DESIGN PRINCIPLES FOR HILTON HEAD ISLAND

For a coastal, environmentally sensitive, tourism-dependent community like Hilton Head Island the strongest subdivision ordinances:

- Preserve land first, build second;
- Require walkable, connected neighborhoods;
- Protect water quality and tree canopy;
- Deliver usable open space and island character; and
- Ensure resilient infrastructure and safe mobility.

BEST PRACTICE SUBDIVISION REGULATIONS

1. Environmental Protection & Coastal Resilience

a. Resource Inventory & Conservation Design

Require applicants to submit:

- Tree and canopy survey (including specimen and historic trees);
- Wetlands, buffers, flood zones, and critical habitat mapping; and
- Soil, stormwater, and topography analysis.

Best practice: Subdivision layout must avoid first, minimize second, mitigate last—not simply offset impacts.

b. Conservation/Open Space Requirement

Minimum 10-20% protected open space depending on zoning use.

Priority preservation of:

- Maritime forest;
- Wetlands and buffers;
- Wildlife corridors; and
- Viewsheds and scenic frontage.

Open space must be:

- Contiguous and usable, not leftover fragments;

- Permanently protected via conservation easement or HOA covenant; and
- Maintained through legally enforceable stewardship plans.

c. Tree Preservation & Replanting

- Prioritize and preserve existing canopy wherever feasible.
- Replacement ratios tied to DBH loss.
- Incentives for clustered development to retain large forest blocks

d. Stormwater & Water Quality

Require low-impact development (LID):

- Bioswales;
- Rain gardens;
- Permeable pavement;
- On-site retention sized for coastal rainfall events;
- Post-development runoff \leq pre-development levels; and
- Nutrient reduction standards to protect creeks and marshes.

2. Transportation, Access & Traffic Management

a. Connectivity Standards

Major subdivisions should:

- Connect to adjacent parcels and street networks (no excessive cul-de-sacs);
- Provide future stub streets where logical; and
- Meet block length maximums (e.g., 400–600 ft walkable grid).

b. Transportation Impact Analysis (TIA)

Required when trips exceed threshold (often ≥ 100 peak-hour trips)

TIA must evaluate:

- Intersection level of service;
- Multimodal safety; and
- Turn lanes, signals, or calming needed.

c. Street Design

Adopt context-sensitive coastal street standards:

- Narrower travel lanes (10–11 ft) to calm traffic;
- Street trees and shaded sidewalks both sides;
- On-street parking where appropriate; and
- Design speeds ≤25 mph in neighborhoods.

3. Pedestrian, Bicycle & Multimodal Mobility

a. Internal Walkability

Require:

- Sidewalks or shared-use paths on both sides of streets.
- Direct pedestrian links to:
 - Open space;
 - Schools;
 - Parks;
 - Commercial areas; and
 - Regional pathways.

b. Regional Pathway Integration

- Mandatory connection to island-wide pathway system where adjacent.
- Easements for future greenway extensions.

c. Safety & Accessibility

- ADA-compliant crossings and curb ramps
- Lighting at intersections and pathways
- Traffic calming at pedestrian conflict points

4. Neighborhood Design & Community Character

a. Cluster & Conservation Subdivision Option

Encourage:

- Same overall density;
- Smaller lots clustered on buildable land; and
- Large preserved natural areas.

This is best practice for coastal islands.

b. Lot & Block Standards

- Maximum cul-de-sac length (e.g., 400 ft);

- Minimum intersection spacing; and
- Variety of lot widths and housing types to avoid monotony.

c. Architectural & Landscape Integration

Subdivision approval should include:

- Streetscape planting plan;
- Lighting consistent with island character (shielded, low-glare); and
- Preservation of view corridors and natural edges.

5. Parks, Recreation & Usable Open Space

a. Require Parkland Dedication or Fee-in-Lieu

Require for major subdivisions:

- Neighborhood park or green sized to population; and
- OR consider fee-in-lieu to support island park system

b. Usability Standards

Open space must include:

- Shaded seating or lawn;
- Path connections; and
- Stormwater features designed as amenities, not fenced ponds.

6. Infrastructure, Utilities & Resilience

a. Flood-Resilient Design

- Building pads above base flood elevation plus freeboard.
- Roadway elevations ensuring emergency access during storms.

b. Underground Utilities

- Electric, telecom, and lighting underground.
- Protect tree roots during installation.

c. Phasing & Performance Guarantees

- Required infrastructure completed before final plat.
- Bonds or letters of credit for unfinished work.

7. Review Process & Public Interest Protections

a. Major Subdivision Review Steps

Best practice sequence:

- i. Concept plan review (environmental yield first)
- ii. Preliminary plat approval
- iii. Construction plans
- iv. Final plat recording

b. Interagency & Public Input

- Environmental review coordination
- Traffic/safety review
- Public meeting for transparency

ATTACHMENT 2
LMO Task Force – Questions & Responses Summary
Updated through: February 26, 2026

FEBRUARY 26, 2026 MEETING:

1. How many acres remain available for development on Hilton Head Island?

The Conditions and Trends Assessment identifies approximately 1,400 acres remaining.

2. Who determines wetlands locations/extent and who makes the final determination for development impacts?

The Army Corp of Engineers and Wetland Scientists determine the location of wetlands, which is then indicated on a property survey. The impact of development on wetlands is determined on a case by case basis based on the existing LMO regulations.

3. Clarify when buffer reductions are allowed, what “waiver” mechanisms exist, and how they are applied.

There are no waivers. The only variation is via the variance process. Section 16-2-103.S.4 Variance Review Standards details the requirements to apply for a variance.

4. How “average buffer” is applied in complex conditions and implications for development.

Refer to LMO Section 16-6-102.D.2 for the standards and procedures to determine average wetland buffer widths.

5. How are impacts on rookeries regulated?

Include as future consideration.

6. Provide a written, plain language explanation of Adjusted Caliper Inches vs replacement-by-inches method (with examples).

Additional information will be provided at meeting.

Example from LMO Section 16-6-104.G.1:

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.

7. Consider a post-planting survivability re-check (e.g., 6–12 months) to ensure replacement trees remain alive/healthy.

Existing LMO Section 16-6-104.I.6 requires post development inspections for mitigation.

8. What are the requirements for underbrushing?

Refer to LMO Section 16-6-104.D

9. Are there ways to address the crowding of tree?

Include as future consideration.

10. Clarify the tree mitigation bank.

Refer to LMO Section 16-6-104-L for Tree Mitigation Fee details.

11. Tree replacement fund for workforce housing?

Include as future consideration for discussion on uses.

Attachments:

1. Wetlands Ordinance and Tree Protection Ordinance

Attachment 2 - Exhibit A -

- **Wetland Ordinance**
- **Tree Ordinance**

Sec.16-6-102. Wetland Protection

A. Purpose and Intent

The purpose and intent of the standards in this section are to protect and conserve natural wetlands that control flooding by absorbing and retaining **flood** waters, minimize erosion and sedimentation, maintain and enhance the chemical, physical, and biological integrity of open bodies of water, provide important wildlife habitat and native vegetation, and otherwise enhance the sustainability of the coastal island environment so important to the livability and economy of Hilton Head Island. The standards are intended to regulate **development** and activities in and around wetlands so as to:

1. Avoid the disturbance or alteration of wetlands wherever practicable;
2. Minimize any unavoidable alteration of wetlands;
3. Mitigate any loss of wetlands or wetland integrity by the revegetation or restoration of altered wetlands, creation of new wetlands, and conservation of existing wetlands;
4. Minimize erosion, sedimentation, and pollution of wetlands;
5. Limit the placement of fill in and excavation of wetlands; and
6. Provide buffers along the perimeter of wetlands that will protect the wetlands from impacts of **adjacent development** and allow for filtration of stormwater runoff before it enters wetlands, and allow for wetland views.

B. Applicability

1. Except as expressly provided otherwise, the standards in this section shall apply to all **development** in the territorial limits of the **Town**.
2. **Development** within or **adjacent** to wetlands is also subject to **State** and federal regulations.
3. No person shall undertake any work in a wetland buffer without first receiving approval of a Natural Resources Permit in accordance with the procedures and standards of Sec. 16-2-103.K, Natural Resources Permit, and the standards in this section.

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

C. General Performance Standards

1. Fertilizers, pesticides, and other potential pollutants shall be prevented from directly entering into wetlands, whether by surface flow, **ground water** flow, or outfall **structures**.
2. During **development**, every precaution shall be taken to prevent the disruption of **adjacent** wetlands and open bodies of water. Siltation fences and other best-management practices shall be used at all times to minimize siltation, sedimentation, erosion, and disturbance of vegetation.
3. To ensure that sediment is not transported into **adjacent** wetlands or open bodies of water, erosion and sediment controls shall be left in place until filled areas are stabilized with permanent vegetation that will prevent the transport of sediment off the **site** of land-disturbing activities
4. When the use of fill is permitted, fill material shall be clean and shall not consist of garbage, refuse, toxic or contaminated material, or any material that through the actions of soil leaching may cause the degradation of surface or **ground water** quality.
5. **Filling** shall be limited to the minimum amount to achieve the purpose for which the fill is permitted.

6. Slopes resulting from the placement of fill shall be no steeper than a 3 to 1 (horizontal to vertical) ratio and shall be stabilized with vegetation to prevent erosion and sedimentation. The stabilization shall be completed at least 30 days before issuance of a Certificate of Compliance. The vegetation used for fill stabilization shall be maintained in a living condition.
7. Where wetlands are filled for street **construction** and culverts are deemed appropriate, a sufficient number of culverts shall be used to allow for the passage of water and maintain the natural hydrologic regime.

D. Wetland Buffer Standards

1. Applicability

Wetland buffers shall be provided along the perimeter of all wetlands.

2. Wetland Buffer Width

- a. *Wetland buffers* shall comply with the average and minimum width standards in Table 16-6-102.D.2, Wetland Buffer Width, for the type of **development** and the type of wetland.>

TABLE 16-6-102.D.2: WETLAND BUFFER WIDTH ^{1,2,3}			
TYPE OF ADJACENT DEVELOPMENT		TYPE OF WETLAND	
		TIDAL WETLAND	FRESHWATER WETLAND
<i>Single-Family</i> (including <i>accessory structure</i> and <i>pervious</i> or <i>impervious surfaces</i>)		Minimum: 20 feet	n/a
<i>Multifamily</i> or Nonresidential <i>Development</i>	<i>Pervious</i> Paved Surfaces	Average: 35 feet Minimum: 15 feet	Average: 35 feet Minimum: 10 feet
	<i>Structures</i>	Average: 40 feet Minimum: 20 feet	Average: 35 feet Minimum: 20 feet
	Impervious Paved Surfaces	Average: 50 feet Minimum: 25 feet	Average: 40 feet Minimum: 20 feet
Lagoons and Stormwater Retention or <i>Detention</i> Areas		n/a	Minimum: 20 feet
NOTES: n/a = not applicable 1. Measured from the outer edge of the wetland, as certified in writing by U.S. Army Corps of Engineers (USACE), a Town -approved wetlands consultant, or Ocean & Coastal Resource Management (OCRM). 2. Average buffer width is determined by quantifying the buffer width for every 10-foot linear increment of pervious surface, impervious surface , or structure , as appropriate; summing these; and dividing the number of increments measured. Quantification of each increment of buffer shall be approved by the Official . 3. Buildings, surface parking lots, and vehicular accessways shall be set back at least 5 feet beyond the outer edge of the wetland buffer .			

(Revised 3-7-2023 - Ordinance 2023-04)

3. Development Within Wetland Buffers

a. Prohibited Development Activities

The following activities are specifically prohibited in a **wetland buffer** unless expressly authorized in subparagraph b below or elsewhere in this **Ordinance**:

- i. Removal, excavation, or disturbance of the soil, except for minimal disturbance associated with the installation of **trees** and plants as approved by the **Official**, where a **wetland buffer** is re-established;
- ii. Dumping or **filling** with any materials;
- iii. Placement of any sod or garden of any type;
- iv. Placement of **structures** or other **pervious** or **impervious surfaces**; and
- v. Removal or destruction of **trees**, plants, grasses, or vines.

b. Allowed Development Activities

- i. The following activities may occur in a required **wetland buffer**, subject to specified limitations and the requirements in subparagraphs ii and iii below.

01.Maintenance of existing buffer landscaping in a manicured fashion, as approved by the **Official**;

02.Construction and **maintenance** of public multi-purpose pathways, including minor associated **structures** such as footbridges, benches, and signage—provided the pathway is not more than ten feet wide;

03.Construction and **maintenance** of pedestrian walkways, including minor associated **structures** such as benches and signage, that provide public **access** to **adjacent** wetlands for wildlife management and viewing, fishing, and recreational purposes, or that provide **access** to approved water-dependent **development** activities—provided the walkway is not more than four feet wide and is pervious;

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

04.Construction and **maintenance** of pervious bulkheads or revetments, including associated backfill in tidal **wetland buffers**—provided:

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

(A) A **wetland buffer** in accordance with the standards in this section is re-established; and

(B) The **Official** approves the replanting plan and any tree removal;

05.Construction and maintenance of impervious bulkheads or revetments

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

06.Clearing needed to establish or improve view corridors in accordance with paragraph 4 below;

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

07.Essential **development** activities such as stormwater management facilities and water, sanitary sewer, telephone, natural gas, cable TV, or other utility lines—provided:

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

- (A) Stormwater management facilities and utility lines that must cross the buffer shall do so at approximately a right angle to minimize the area of buffer width disturbed; and
- (B) Stormwater management facilities and utility lines may run approximately parallel to the edge of the wetland if the utility or drainage easement allows the vegetation necessary to provide for significant filtration of stormwater runoff before it reaches the wetland; otherwise additional buffer width shall be required to provide the space for such filtration.

08.Water-dependent **development** activities such as docks, **boat ramps**, shoreline stabilization, and stream and **wetland restoration**;

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

09.Limited removal of:

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

- (A) **Trees** or other vegetation determined by the **Official** to be dead, dying, or diseased, provided the root system is retained intact;
 - (B) Non-native **trees** or other vegetation determined by the **Official** to constitute a threat to the growth or reintroduction of native species of vegetation;
 - (C) Fallen **trees, tree** limbs, brush, and similar debris that have accumulated in or along stream beds and are determined by the **Official** to substantially impede stream flow
 - (D) Fallen **trees, tree** limbs, and brush that are determined by the **Official** to impede pedestrian or bicycle traffic along approved multi-purpose pathways and pedestrian walkways.
- ii. Any **impervious surfaces** shall either be sloped away from the wetland and stormwater runoff from them shall be routed over a greater distance for filtration purposes, or constructed or installed in accordance with an alternative filtration design approved by the **Official** as ensuring that the **impervious surfaces** do not adversely impact the natural functionality of the **wetland buffer**.
 - iii. The allowed **development** activity incorporates any additional measures the **Official** deems necessary to adequately protect the wetland's water quality and mitigate any loss of or damage to wildlife habitat or native plant communities.

4. View Corridors

Vegetation within **wetland buffers** may be removed or selectively pruned to establish view corridors to the wetlands, subject to the **Official's** determination of compliance with the following standards:

- a. To the **maximum extent practicable**, view corridors shall be located where the least amount of native vegetation is required to be removed or pruned (i.e., where little 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 or sod) that will maximize the buffer's function in slowing runoff and removing pollutants before they reach the wetland system.

E. Wetland Alteration and Mitigation Requirements

1. Wetland Alteration Allowed Only Where Unavoidable

- a. Alteration to a wetland shall be allowed only when the **applicant** clearly demonstrates that **wetland alteration** cannot be avoided. **Wetland alteration** shall be considered unavoidable only if there no feasible alternative layout or design that would avoid disturbance of wetland and still practically accomplish the overall basic purpose of the proposed **development** or activity, or if an overriding public interest in the alteration can be demonstrated. Examples of alternative layouts and design that might allow **wetland alteration** to be avoided include, but are not limited to: locating **buildings**, parking, and other disturbed areas in non-wetland areas; using existing wetland crossings for needed street or utility **access** to upland areas; renovating, remodeling, or expanding existing **buildings** rather than constructing new **buildings**; using already disturbed areas as **sites** for new **development**; and minimizing the footprint of **buildings** and parking areas (building "up" rather than "out").

(Revised 8-19-2025 - Ordinance 2025-16)

- b. Where alteration to a wetland is allowed, any impact of the alteration on the wetland shall be minimized through the use of **best management practices**, re-design, innovative technology (e.g., **pervious** parking areas), preservation, and **legal protection** (e.g., deed restrictions, conservation **easements**).
- c. Any mitigation proposal to alter a wetland shall ensure that, upon completion, there will be no net loss to the wetland's values, functions, and area.

2. Mitigation Required for Altered Wetlands

- a. Where alteration of a wetland cannot be avoided, mitigation to compensate for the loss of wetland shall be required through any approved combination of **wetland revegetation, wetland restoration, wetland creation, wetland preservation, wetland mitigation banking**, or the payment of fees in lieu of mitigation, in accordance with the following standards.
- b. The **applicant** shall demonstrate every effort to avoid and minimize the impact prior to pursuing mitigation through **wetland revegetation, wetland restoration, wetland creation, wetland preservation, wetland mitigation banking**, or the payment of fees in lieu of mitigation.

3. Minimum Mitigation Ratio

- a. Mitigation completed prior to grading or during **construction** of an approved **development** shall compensate for the altered wetland at a ratio of at least 1:1 (e.g., an acre of restored or created wetland for each acre of altered wetland). A higher mitigation ratio may be required based on

the value of the altered wetland, or as required by OCRM. Although OCRM will accept upland buffers for wetland mitigation, this provision does not allow replacement of altered wetlands by upland buffers, since the goal is no net loss of wetland value, function, and area.

- b. Mitigation completed post-construction for an approved **development** shall compensate for the altered wetland at a ratio of at least 3:1 (e.g., three acres of restored or created wetland for each acre of altered wetland).

4. Location of Mitigation

Wetland revegetation, restoration, creation, or preservation shall be provided on the **site** of the altered wetland wherever practical and beneficial to the wetland resources. If such mitigation cannot be provided **on-site**, it may be provided **off-site**, but only within a watershed on Hilton Head Island as identified on the Official Watershed Map.

5. Wetland Revegetation

Wetland revegetation involves the replanting of native vegetation in wetland areas where man-made changes have altered vegetation, but where wetland hydrologic and soil conditions have been retained. **Wetland revegetation** shall comply with the following standards:

- a. All plants used for revegetation shall be native plants. Refer to U.S. Fish and Wildlife Service, 1988, National List of Plant Species that Occur in Wetlands: 1988 National Summary, Biological Reports 88(24).
- b. Revegetated areas shall be protected from vehicular encroachment.
- c. **Trees** and plants required herein shall be inspected over a three year period after installation to determine whether they are surviving in a healthy condition. If the **trees** or plants appear unable to promote healthy future growth, they shall be replaced by other native plants.
- d. The size and species of vegetation shall be appropriate to the location being revegetated and the type of habitat being created, and shall be of the same species and diversity as that being removed.
- e. All revegetation shall be done in accordance with **best management practices**.
- f. **Wetland restoration**, enhancement, or creation may be permitted only where the proposed project exhibits that the hydrologic, soil, side slope, and other basic characteristics of the wetland are adequate to achieve the proposed project goals.
- g. **Wetland restoration** or creation may be permitted to compensate for new wetland losses only where the restored or created wetland will be at least as persistent as the existing wetland system it is intended to replace.

6. Wetland Restoration

Wetland restoration involves the restoration of wetland conditions on **lands** altered by man-made changes in vegetation, hydrology, or soils. Areas suitable for **wetland restoration** include agricultural **lands**, mining **sites**, silvicultural **lands**, industrial **sites**, and other degraded wetland systems. **Wetland restoration** projects shall comply with the following standards.

- a. The degraded nature of the system shall be documented by the **applicant** before a restoration plan can be considered.

-
- b. A **wetland restoration** plan shall be submitted to demonstrate achievement of a long-term wetland hydrologic regime through the re-establishment of natural hydrophytic vegetation or the planting of hydrophytic vegetation species, as appropriate to the **site**.
 - c. The **wetland restoration** plan shall include a planting plan that identifies the species composition, sizes, plant spacing, and planting schedule for any new plants.
 - d. The **wetland restoration** plan shall include a monitoring program to ensure the success of the project. Success criteria include a predominance of hydrophytic plant species from natural regeneration or the reasonable growth of planted hydrophytic vegetation with a survival rate of at least 75 percent over a three-year establishment period.
 - e. Any problems detected during monitoring shall immediately be evaluated as to the cause and measures shall be taken to alleviate the problem or readjust the mitigation plan. A contingency plan shall be developed on how detected problems will be corrected to meet the success criteria.

7. Wetland Creation

Wetland creation involves the conversion of uplands into wetland systems. Sites suitable for **wetland creation** are prior converted wetlands, cut-overs, agricultural **lands**, or very young forest stands. Creation **adjacent** to existing wetlands may be beneficial to obtain hydrology. **Wetland creation** projects shall comply with the following standards.

- a. A **wetland creation** plan designed by a qualified wetland consultant shall be submitted to demonstrate achievement of a long-term wetland hydrological regime through the creation of new wetlands.
- b. The **wetland creation** plan shall include a planting plan that identifies the species composition, sizes, plant spacing, and planting schedule for any new plants.
- c. If at all possible, hydric soils from a wetland area to be filled or excavated shall be used for the base soils of the created wetland. To provide a stock of seed and rhizomes to assist in vegetating the creation **site**, the creation **site** shall be excavated below **grade** and backfilled with the hydric topsoil to a depth of six to 16 inches. Usable hydric soils shall be moved and spread quickly. If hydric soils are not available, nonhydric topsoils shall be used. Under no circumstances shall bare sub-soil be used as a planting medium.
- d. Vegetation shall match that being altered as to species, **density**, and diversity.
- e. The **wetland creation** plan shall include a monitoring program to ensure the success of the project in terms of both vegetation and hydrology. The monitoring program shall be spelled out in a recorded memorandum of agreement and included as part of the conditions of approval. Unless otherwise established in the mitigation plan, success criteria include a predominance of hydrophytic plant species from natural regeneration or the reasonable growth of planted hydrophytic vegetation with a survival rate of at least 75 percent over a three-year establishment period.
- f. Any problems detected during monitoring shall immediately be evaluated as to the cause and measures shall be taken to alleviate the problem or readjust the mitigation plan. A contingency plan shall also be developed on how detected problems will be corrected to meet the success criteria. The contingency plan shall be spelled out in the recorded memorandum of agreement and included as part of the conditions of approval.

8. Wetland Preservation

Wetland preservation involves the conservation of a **wetland** area in perpetuity through legal limitations on the use and disturbance of the area. **Wetland preservation** projects are allowed under the following conditions:

- a. No more than 50 percent of required mitigation shall be in **wetland preservation**.
- b. Total **wetland** area preserved shall be multiplied by a factor of 0.2 to obtain the amount eligible to be applied toward required mitigation.

Example: If the mitigation requirement for a site is 1.0 acre, then a maximum of 0.5 acres is eligible for mitigation through preservation. To obtain maximum credit for preservation mitigation in this case, at least 2.5 acres of wetlands and their associated upland buffers must be preserved through deed restrictions or conservation easements (2.5 acres *0.2 adjustment = 0.5 acre credit).

- c. Upland buffers shall be included in all preservation mitigation, but only **wetland** area shall be applied toward the mitigation requirement.

9. Wetland Mitigation Banking

Wetland mitigation banking involves the purchase of credits from an established mitigation bank for **wetland** area that has previously been restored, created, enhanced, or preserved on another **site** to compensate for **wetland** lost to **development**. **Wetland mitigation banking** is allowed under the following conditions:

- a. The bank to be debited is within any watershed on Hilton Head Island as shown on the Official Watershed Map.
- b. The mitigation bank to be debited has received federal and **State** approval prior to allowance of debits for **wetlands** impacts.

10. Payment of Fees in Lieu of Mitigation

If the **applicant** has made all reasonable efforts to mitigate altered **wetland** through **wetland revegetation**, restoration, creation, and preservation, and no mitigation bank credits are available, then the **applicant** may pay a fee to the **Town** in lieu of mitigation, subject to the following standards:

- a. The fee shall be calculated by the **Official** based on the area of **wetland** altered but not mitigated in accordance with this subsection, the current cost of **land** in the watershed, and the cost of **wetland** mitigation design, **construction**, plant installation, and **maintenance**.
- b. The fee shall be submitted to the **Town** prior to approval of a Development Plan for the **development** proposing the **wetland alteration**.
- c. The **Town** shall establish a separate accounting fund in which the fees in lieu of **wetland** mitigation shall be deposited, subject to the following requirements:
 - i. Such funds need not be segregated from other **Town** monies for banking purposes.
 - ii. Any yield on the accounting fund shall accrue to that fund and be used for the purposes specified for the fund.
 - iii. The **Town** shall maintain and keep financial records for the accounting fund showing the revenues to, and disbursements from, the fund, in accordance with normal **Town**

accounting practices. The records of the fund shall be open to public inspection in the same manner as other financial records of the **Town**.

- iv. Fees in lieu of mitigation shall only be spent on qualifying **wetland creation** projects. Qualifying debits include **land** acquisition, design, **construction**, plant installation, and **maintenance** of **wetland** mitigation areas.

11. Maintenance and Monitoring

- a. For all mitigation projects, the **Official** shall require, at a minimum:
 - i. **Maintenance** of all plantings at a survival rate of at least 75 percent over a three-year establishment period;
 - ii. Replantings as necessary to maintain the required survival rate; and
 - iii. Removal of exotic species.
- b. The **applicant** shall submit monitoring reports every six months for a three-year establishment period (unless otherwise established at the time of project approval).
- c. These requirements shall be spelled out in a recorded memorandum of agreement and included as part of the conditions of approval.

Sec.16-6-104. Tree Protection

A. Purpose and Intent

The purpose and intent of this section is to provide standards for the management of **trees** and forest areas, including the **tree** canopy and **specimen trees**, that contribute to the ambience, economy, and quality of life on Hilton Head Island by adhering to principles of sustainable management and use of forests, forest **lands**, and **trees** in a way that protects the ecosystems supporting the forests and **trees**, maintains their biodiversity, productivity, and ability to regenerate, and maintains their overall health and potential to fulfill, now and into the future, relevant ecological, economic, and social functions. Specifically, the standards in this section are intended to:

1. Lessen air pollution and promote clean air quality by increasing dust filtration;
2. Prevent soil erosion;
3. Improve surface drainage and minimize flooding, and minimize the cost of constructing and maintaining drainage systems necessitated by the increased flow and diversion of surface waters;
4. Conserve energy by reducing heating and cooling costs;
5. Ensure that noise, glare, and other distractions originating in one area do not adversely affect **adjacent** areas;
6. Reduce noise, heat, dust, and glare;
7. Provide a visual buffer between **adjacent** developments and ensure that distractions of movement and other aspects of any **development** do not adversely impact activity in **adjacent development**;
8. Beautify and enhance improved and undeveloped **land** and views from the **Town's** entryways, public **lands** and **streets**; and,
9. Maintain the ambience of the **Town** and enhance property values.

B. Applicability

1. General

- a. Except as exempted in subsection 2 below, no **person** shall cut, destroy, cause to be destroyed, move or remove, transplant, prune, or limb any protected **tree** in the **Town** without first receiving approval of a Natural Resources Permit in accordance with the procedures and standards of Sec. 16-2-103.K, Natural Resources Permit, and the standards in this section.
- b. Consistent with the purposes of this section, all **persons** are required to make all reasonable efforts to preserve and retain any existing stands of **trees**, individual **trees**, and other self-supporting plants, whether or not such plants are protected under this section, as well as such other flora that make up part of the understory, shrub layer, or herb layer.

(Revised 1-7-2020 - Ordinance 2020-02)

- c. Failure to comply with the standards of this section shall be a violation of this **Ordinance** and subject to the remedies and penalties specified in Chapter 16-8: Enforcement.

2. Exemptions

- a. The following activities are exempt from the standards in this section and the requirement for a Natural Resources Permit:
 - i. Removal of damaged protected **trees** during an emergency such as a hurricane, tornado, ice or wind storm, **flood**, wildfire or any other such act of nature;
 - ii. The removal of invasive species;
 - iii. Removal of a **hazardous tree**, provided such removal is reported to the **Official** within five days after removal. Removal of a **hazardous tree** may require mitigation at the discretion of the **Official**;
- iv. The selective and limited pruning and removal of **trees** or vegetation within **sight triangles** (see Sec. 16-5-105.H.4, Sight Triangles) as necessary to obtain clear visibility at **street** and **driveway** intersections;
- v. Necessary **tree** removal by a utility company consistent with plans submitted periodically to the **Official** for approval in accordance with Sec. 16-5-110, Utility Standards, provided such plans include appropriate provision for removal of any felled **trees**;
- vi. Topping of healthy **trees** is only permitted on **land** of the Hilton Head Island Airport, and only for the **maintenance** of the slope approaches to the airport as referenced in Sec. 16-3-106.E, Airport Overlay (A-O) District;
- vii. **Tree** removal associated with forestry activities shielded from local **development** regulation in accordance with S.C. Code Ann. § 48-23-205, subject to the limitations on subsequent **development** in Sec. 16-6-104.E, Limitations on Development Applications Subsequent to Exempt Forestry Activity; and
- viii. Routine or seasonal pruning (see Sec. 16-5-103.H, Existing Vegetation, for restrictions on limbing **trees** in adjacent street and use buffers), subject to the following requirements and conditions:

01. Pruning shall be done according to the guidelines of the International Society of Arboriculture, as published in the *Arborist Certification Guide*.

02.No more than ten percent of the **tree's** leaf surface shall be removed.

03.Climbing spikes shall not be used on **trees** that are not being removed.

04.**Property owners** bear the burden of proving that they have met the above requirements.

ix. Removal or pruning of trees in the PD-1 zoning district under the following conditions:

01.On the Common Property owned by a Property Owners Association, to which all landowners of property located behind the security gate must belong, that is behind any security gate or access point that is manned a minimum of eight (8) hours per day, or at any point within the Spanish Wells PD-1, where the **tree** or **trees** to be removed or pruned are:

a) Damaged, dead or dying or a fall hazard; or,

b) Causing an actual, imminent hazard to pedestrian, bicycle or vehicular travel because roots of any **tree** or **trees** have uplifted pavement, or because branches and foliage are impeding travel sight lines, or because branches and foliage impede travel areas for pedestrians, bicycles and vehicles, and no feasible alternative to removing or pruning the **tree** or **trees** exists.

b. No Natural Resources Permit is required where the proposed **tree** removal or alteration is reviewed and authorized in accordance with an approved Subdivision Plan (see Sec. 16-2-103.F), Development Plan (Minor or Major) (see Sec. 16-2-103.G), Small Residential Development (see Sec. 16-2-103.H) or Public Project (see Sec. 16-2-103.Q)—though compliance with the standards in this section is required.

C. Tree Protection Information in Applications

1. General

- a. Except as otherwise provided in subparagraph b below, all **applications** for a Natural Resources Permit or for new **development** shall include at least the following information:
- i. A complete **tree survey**, as described in paragraph 2 below;
 - ii. A brief written narrative of proposed plans for **tree** protection and replacement;
 - iii. A complete **tree** tally sheet listing **trees** by category (See Sec. 16-6-104.H, Tree Equivalency Table);
 - iv. A complete **site development** plan showing utility lines, grading activities, and **building** elevations in relation to existing **trees** and denoting **trees** to be removed with an "X"; and
 - v. A replacement **tree** planting schedule, if required by Sec. 16-6-104.I.5, Timing.
- b. **Applications** for redevelopment or alteration of existing **development** may include a sketch plan showing the **trees** on the **site** and the proposed **buildings** in lieu of the information in provisions i, iii, iv, and v above.

2. Tree Survey

- a. The **tree survey** shall be in the form of a map or a **site plan** prepared and sealed by a registered **land** surveyor within two years of the date of **application**. The **tree survey** shall be at the same scale as the required **site development** plan and shall include the following information:

-
- i. The location of all Category I, II and IV **trees** with a **DBH** of 6 inches or greater, Category III **trees** (other than cedar and palmetto **trees**) with a **DBH** of 12 inches or greater and cedar and palmetto **trees** with a **DBH** of 8 inches or greater within the areas to be developed and within areas 25 feet beyond such area in each direction, or extending to the property line, whichever is less;

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

- ii. The location of any **trees** with a **DBH** less than 6 inches (Category I, II and IV) less than 8 inches (cedar and palmetto **trees**) and less than 12 inches (Category III other than cedar and palmetto **trees**) that the **applicant** wishes to count toward the minimum standard of **tree** coverage on the **site**; and

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

- iii. The species and **DBH** of all **trees**.

- b. In conjunction with the **tree survey**, **trees** shall be marked with color ribbons, using blue ribbons to mark **trees** to be preserved, red ribbons for **trees** to be removed, and orange ribbons for hazardous **trees** that are proposed to be removed (hazardous **trees** will not count towards the overall required **tree** replacement). In heavily wooded areas, the **Official** may allow a **significant stand of trees** to be preserved or removed to be marked with the appropriately colored ribbon extending around the perimeter of the group of **trees**.

(Revised 8-19-2025 - Ordinance 2025-13)

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 all existing understory vegetation throughout a site to the greatest extent practicable.

(Revised 1-7-2020 - Ordinance 2020-02)

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.
6. Exemption
 - a. **Underbrushing** on **land** by a **property owner** in zoning districts RM4, RM8, RM12, RS3, RS5, RS6, MF, MV, S, and WMU is exempt from the requirements of Section 16-6-104.D; however, all significant trees and stands of trees shall be maintained on site and vegetation in required

buffers shall be maintained 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. A Natural Resources Permit shall be required for such **underbrushing**.

(Revised 1-7-2020 - Ordinance 2020-02)

- b. In the event that a **property owner** applies for a permit for non-**single-family development** or commences any **construction** on **land** within twelve (12) months of **underbrushing**, the **property owner** shall be presumed to have undertaken the **underbrushing** in anticipation of non-**single-family development** or **construction** and the permit for the non-**single-family development** or **construction** shall not be issued for a period of one year after completion of the **underbrushing**. The presumption that the **underbrushing** activity was completed in anticipation of non-**single-family development** may be rebutted by the production by the **property owner** of evidence establishing that the **underbrushing** was not in anticipation of non-**single-family development**.

(Revised 4-18-2017 - Ordinance 2017-05)

E. Limitations on Development Applications Subsequent to Exempt Forestry Activity

Clearing of a **site** to circumvent the requirements of this section is prohibited. If the forestry exemption in Sec. 16-6-104.B.2.a.vii above is used to remove all or substantially all of the **trees** that would have been protected by this section pursuant to a **development application**, no such **application** shall be accepted for a period of one year after completion of the timber harvest, or for a period of five years after completion of the timber harvest if the **tree** removal constituted a willful violation of this section.

F. Specimen and Significant Tree Preservation

1. Specimen and Significant Tree Defined

For purposes of this section, a specimen tree is any tree of a species designated by the State or federal government as an endangered, threatened, or rare species, or any tree of a type and with a DBH equal or greater than that indicated in Table 16-6-104.F.1, Specimen Trees, for the tree type. A tree that is within 20% of the size classified as a specimen, is considered a significant tree.

(Revised 5-17-2016 - Ordinance 2016-07; revised 1-7-2020 - Ordinance 2020-02)

TABLE 16-6-104.F.1: SPECIMEN AND SIGNIFICANT TREES			
TREE TYPE		SPECIMEN DBH (INCHES)	SIGNIFICANT DBH (INCHES)
Live oak	Single trunk	30	24
	Multiple trunks	55 (sum of all trunks)	41
Laurel oak		30	24
Water oak		30	24
Red oak		25	20
White oak		20	16
All hickories		20	16
American elm		15	12
Loblolly and slash pines		35	28
Longleaf and pond pines		25	20
Red bay		10	8

Southern magnolia	30	24
Bald cypress and pond cypress	15	12
Black gum and sweet gum	30	24
Red maple	30	24
Spruce pine	Any size	Any size
Red cedar	10	8
Sycamore	30	24
Black cherry	25	20
Sassafras	6	5

(Revised 1-7-2020 - Ordinance 2020-02; revised 8-19-2025 - Ordinance 2025-13)

2. General Requirements

- a. No **specimen tree** may be removed except in accordance with paragraph b below. In addition, all **specimen trees** shall have the following protections, whether located on public or private **land**.

(Revised 5-17-2016 - Ordinance 2016-07; revised 8-19-2025 - Ordinance 2025-13)

- i. Any activities performed within the drip line of a **specimen tree** shall have the prior approval of the **Official**.
- ii. **Specimen trees** shall not be cut, removed, pushed over, killed, or otherwise harmed.
- iii. No more than 20 percent of the total area within the drip line of any **specimen tree** shall be subject to paving or soil compaction, and no paving or soil compaction is allowed within 15 feet of the **tree** trunk. (See Figure 16-6-104.F.2: Limits of Paving or Compaction near Specimen Trees.) The **Official** may allow paving or soil compaction beyond the 20 percent limit if low impact **development** techniques (e.g., **pervious** pavers, materials placed at or above **grade**, no use of mechanical machinery) are used as an alternative means of protecting the **specimen tree**.

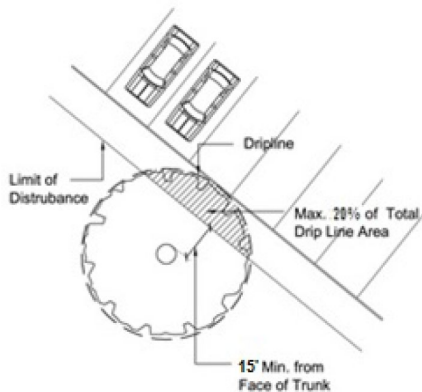


Figure 16-6-104.F.2: Limits of Paving or Compaction near Specimen Trees

- 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.

(Revised 4-18-2017 - Ordinance 2017-05)

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** solely 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 is required to demonstrate that they have made all reasonable efforts to save significant trees and stands of trees. Reasonable tree replanting shall 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.

(Revised 4-18-2017 - Ordinance 2017-05; revised 1-7-2020 - Ordinance 2020-02; revised 3-7-2023 - Ordinance 2023-04)

2. Measurement of ACI

To measure the ACI of **trees** on the **development site**, the following Tree Value Factors in Table 16-6-104.G.2, Tree Value Factors, shall be multiplied by the respective **DBH** in inches of **trees** in each category as listed in the Tree Equivalency Table in Sec. 16-6-104.H and then totaled.

TABLE 16-6-104.G.2: TREE VALUE FACTORS		
TREE CATEGORY		TREE VALUE FACTOR
Category I	Broad-leaved Evergreen Overstory Hardwoods and Endangered Species	1.00
Category II	Deciduous Overstory Hardwoods and Broad-leaved Evergreen Understory	0.75
Category III	Cone-Bearing Evergreens and Palms	0.5
Category IV	Ornamentals	0.25

Example: Site has 200 inches of Category I trees; 550 inches of Category II; 1,020 inches of Category III; 100 inches of Category IV for a total pre-development tree value ACI of 1,147.5 for this site.

Created: 2026-02-26 15:55:10 [EST]

(Supp. No. 10)

3. Supplemental Planting

Supplemental planting shall be at 15 percent of the difference between the minimum standard ACI less the pre-**development** ACI on the **site**.

Example: The site has 1,147.5 ACI pre-development (which is greater than the site requirement of 990 ACI, so no supplemental planting is required). If, however, the site had 800 ACI pre-development, it would be 190 inches below the site requirement. Multiplying $190 \times .15 = 28.5$ inches of trees to be planted to raise the site to the minimum standard.

4. Replacement Planting

Replacement planting shall be at 30 percent of the difference between minimum standard ACI and the ACI of **trees** remaining after **construction**. At the discretion of the Official, no more than 60% of the required tree planting on golf courses may be substituted for other environmental improvements, such as establishing native plants in lagoons to improve water quality and wildlife habitat or reestablishing understory vegetation in forested areas of the course.

Example: If the site has 500 ACI after development: $990 - 500 = 490 \times .30 = 147$ inches must be replaced.

H. Tree Equivalency Table

The purpose of Table 16-6-104.H Tree Equivalency Table, is to illustrate the relative value of broad groups of **trees**, as well as individual **trees**, provide guidance in choosing **trees**, and provide guidance in selecting **trees** to supplement inadequate buffers.

TABLE 16-6-104.H TREE EQUIVALENCY TABLE

COMMON NAME	LATIN NAME
CATEGORY I: BROAD-LEAVED EVERGREEN OVERSTORY HARDWOODS AND ENDANGERED SPECIES	
American Holly	<i>Ilex opaca</i>
Bald Cypress	<i>Taxodium distichum</i>
Laurel Oak	<i>Quercus laurifolia</i>
Live Oak	<i>Quercus virginiana</i>
Loblolly Bay	<i>Gordonia lasianthus</i>
Pond Cypress	<i>Taxodium ascendens</i>
Spruce Pine	<i>Pinus glabra</i>
Southern Magnolia	<i>Magnolia grandiflora</i>
CATEGORY II: DECIDUOUS OVERSTORY HARDWOODS AND BROAD-LEAVED EVERGREEN UNDERSTORY	
American Beech	<i>Fagus grandifolia</i>
American Elm	<i>Ulmus americana</i>
American Hornbeam	<i>Carpinus caroliniana</i>
American Sycamore	<i>Platanus occidentalis</i>
Bitternut Hickory	<i>Carya cordiformis</i>
Black Cherry	<i>Prunus serotina</i>
Black Gum	<i>Nyssa sylvatica</i>
Black Willow	<i>Salix nigra</i>
Boxelder	<i>Acer negundo</i>
Buckthorn Bumelia	<i>Bumelia lycioides</i>
Carolina Ash	<i>Fraxinus caroliniana</i>
Carolina Basswood	<i>Tilia caroliniana</i>
Carolina Buckthorn	<i>Rhamnus caroliniana</i>
Carolina Silverbell	<i>Halesia carolina</i>
Carolina Willow	<i>Salix caroliniana</i>
Common Persimmon	<i>Diospyros virginiana</i>
Dahoon Holly	<i>Ilex cassine</i>
Devilwood	<i>Osmanthus americanus</i>
Eastern Cottonwood	<i>Populus deltoides</i>
Eastern Hophornbeam	<i>Ostrya virginiana</i>
Florida Basswood	<i>Tilia floridana</i>
Florida Maple	<i>Acer barbatum</i>
Hercules Club	<i>Zanthoxylum clava-herculis</i>
Honeylocust	<i>Gleditsia triacanthos</i>
Mockernut Hickory	<i>Carya tomentosa</i>
Overcup Oak	<i>Quercus lyrata</i>
Pecan	<i>Carya illinoensis</i>
Pignut Hickory	<i>Carya glabra</i>
Post Oak	<i>Quercus stellata</i>
Red Buckeye	<i>Aesculus pavia</i>

Red Maple	<i>Acer rubrum</i>
Red Mulberry	<i>Morus rubra</i>
Redbay	<i>Persea borbonia</i>
River Birch	<i>Betula nigra</i>
Sand Hickory	<i>Carya pallida</i>
Sassafras	<i>Sassafras albidum</i>
Scrub Hickory	<i>Carya floridana</i>
Southern Bayberry	<i>Myrica cerifera</i>
Southern Red Oak	<i>Quercus falcata</i>
Sugarberry	<i>Celtis laevigata</i>
Swamp Chestnut Oak	<i>Quercus michauxii</i>
Swamp Cottonwood	<i>Populus heterophylla</i>
Sweet Gum	<i>Liquidambar styraciflua</i>
Sweetbay	<i>Magnolia virginiana</i>
Tough Bumelia	<i>Bumelia tenax</i>
Tupelo	<i>Nyssa biflora</i>
Turkey Oak	<i>Quercus laevis</i>
Water Hickory	<i>Carya aquatica</i>
Water Oak	<i>Quercus nigra</i>
Water Tupelo	<i>Nyssa aquatica</i>
Waterlocust	<i>Gleditsia aquatica</i>
White Oak	<i>Quercus alba</i>
Yaupon Holly	<i>Ilex vomitoria</i>
CATEGORY III: CONE-BEARING EVERGREENS AND PALMS	
Cabbage Palmetto	<i>Sabal palmetto</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Loblolly Pine	<i>Pinus taeda</i>
Long Leaf Pine	<i>Pinus palustris</i>
Pond Pine	<i>Pinus serotina</i>
Slash Pine	<i>Pinus elliotii</i>
Shortleaf Pine	<i>Pinus echinata</i>
Southern Red Cedar	<i>Juniperis silicicola</i>
CATEGORY IV: ORNAMENTALS AND SMALL UNDERSTORY TREES	
American Plum	<i>Prunus americana</i>
Carolina Laurelcherry	<i>Prunus caroliniana</i>
Chickasaw Plum	<i>Prunus angustifolia</i>
Common Sweetleaf	<i>Symplocus tinctoria</i>
Crepe Myrtle	<i>Lagerstroemia indica</i>
Dahoon Holly	<i>Ilex cassine</i>
Eastern Coralbean	<i>Erythrina herbacea</i>
Eastern Redbud	<i>Cercis canadensis</i>
Flatwoods Plum	<i>Prunus umbellata</i>
Florida Chinkapin	<i>Castanea floridana</i>
Flowering Dogwood	<i>Cornus florida</i>
Fringetree	<i>Chionanthus virginicus</i>

Littlehip Hawthorn	Crataegus spathulata
Parsley Hawthorn	Crataegus marshallii
Possumhaw Holly	Ilex decidua
Southern Crab Apple	Malus angustifolia
Sparkleberry	Vaccinium arboreum
Swamp Dogwood	Cornus stricta
Witch Hazel	Hamamelis virginiana

I. Standards for Supplemental and Replacement Trees

Supplement and replacement **trees** provided in accordance with Sec. 16-6-104.G, Minimum Tree Coverage Standard, or Sec. 16-6-104.K, Tree Damage During Development, shall comply with the following standards.

1. Location

Supplemental and replacement **trees** shall be planted within any part of the **development site**. If the **site** is within a PUD, the **Official** may allow supplemental and replacement **trees** to be planted on adjoining **open space** or other **open space** within the same PUD.

2. Native Species Required

Supplemental and replacement **trees** shall be species native to Hilton Head Island (see the list of acceptable native plant species in Appendix C: Recommended Native Plants).

3. Replacement Rate, Tree Category, Planting Size

- a. **Trees** that are removed shall be replaced at the rate of one **tree** for every ten **tree** inches removed per **tree** category.
- b. Supplemental and replacement **trees** shall be within the same or lower-numbered **tree** category (see Sec. 16-6-104.H, Tree Equivalency Table) as the **trees** being replaced.
- c. At the time of planting, supplemental and replacement **trees** shall have the minimum **height** and trunk diameter shown in Table 16-6-104.I.3 for the category of the **tree**.

TABLE 16-6-104.I.3: MINIMUM PLANTING SIZE FOR SUPPLEMENTAL AND REPLACEMENT TREES		
TREE CATEGORY	MINIMUM HEIGHT (FEET)	MINIMUM TRUNK DIAMETER (INCHES) (USING ANSI STANDARDS)
Category I	12	4
Category II	12	4
Category III	8	2
Category IV	8	2

(Revised 4-18-2017 - Ordinance 2017-05; revised 8-19-2025 - Ordinance 2025-13)

4. Planting Standards

Planting, staking, mulching, and care of all supplemental and replacement **trees** shall be in accordance with the guidelines of the International Society of Arboriculture, as published in the latest edition of the Arborist Certification Study Guide.

5. Timing

Replacement **trees** shall be planted within 180 days after removal of the **tree** being replaced, or a final Certificate of Compliance shall not be issued. The **Official** may extend this time period to accommodate the planting season (October 1 through June 1).

6. Post-Development Inspections

- a. After **development** is complete, the **Official** shall continue to make random inspections to insure that all existing **trees** of protected size as well as supplemental and replacement **trees** are maintained.
- b. **Tree** planting shall be required should any of these **trees** die, be removed, or be destroyed at any time after completion of **development**.
- c. This regulation applies to all projects regardless of the date the **development** permit or **development** approval was issued.

J. Tree and Buffer Protection During Development Activity

1. Tree and Buffer Protection Zones

- a. **Tree and buffer protection zones** shall include the areas of a **development site** that are within the drip lines of the individual **trees** and stands of **trees** proposed to be retained and protected in accordance with Sec. 16-6-104.F, Specimen and Significant Tree Preservation, Sec. 16-6-104.G, Minimum Tree Coverage Standard, areas for any supplemental or replacement **trees** proposed to be provided in accordance with Sec. 16-6-104.G, Minimum Tree Coverage Standard, or Sec. 16-6-104.K, Tree Damage During Development, as well as buffer areas proposed to be protected in accordance with Sec. 16-5-103.D, Adjacent Street Buffer Requirements and Sec. 16-5-103.E, Adjacent Use Buffer Requirements.
- b. **Tree and buffer protection zones** shall be depicted on all **development** plans.

2. Responsibility

During any **development** activity (including demolition activity), the **property owner** or **developer** shall be responsible for protecting existing, supplemental, or replacement **trees** within **tree and buffer protection zones**.

3. Protective Fencing, Marking, and Signage

a. Protective Fencing

- i. Continuous **tree** protective fencing shall be provided along the boundaries of **tree and buffer protection zones**. The **Official** shall consider existing site conditions and the species and size of the **trees** to be protected in determining the exact location of **tree** protective fencing, and may require the fencing to be extended to include the critical root zones of

trees. For buffer protection, the fencing shall be installed along the edge of the buffer on the interior of the site.

- ii. Protective fencing shall consist of a bright orange plastic mesh or more durable material that is at least four feet high.



Figure 16-6-104.J.2: Tree Protective Fencing and Signage.

b. Warning Signage

Warning signs shall be installed along any required **tree** and buffer protective fencing at points no more than 150 feet apart. The **signs** shall be clearly visible from all sides of the outside of the fenced-in area. The size of each sign must be a minimum of two feet by two feet. The sign message shall identify the fenced or marked area as a **tree or buffer protection zone** and direct **construction** workers not to encroach into the area (e.g., "Tree or Buffer Protection Zone: Do Not Enter"). (See Figure 16-6-104.J.2: **Tree** Protective Fencing and Signage.)

c. Duration of Protective Fencing or Signage

Required protective fencing and signage shall be erected before any grading or other **development** activity begins and shall be maintained until issuance of a Certificate of Compliance following completion of all **development** in the immediate area of the fencing or signage.

4. Tree and Buffer Protection Zone Encroachments and Protective Measures

Encroachments into **tree and buffer protection zones** may occur only when no other alternative exists, and shall comply with landscaping **best management practices** and the following limitations and requirements:

a. Construction Activity, Equipment, or Materials Storage

No **development** or demolition activity—including grading, the operation or parking of heavy equipment or the storage of material—shall be allowed within the **tree and buffer protection zone**.

b. Soil Compaction

Where compaction might occur due to **construction** traffic or materials delivery through a **tree and buffer protection zone**, the area must first be mulched with a minimum four-inch layer of wood chips. Equipment or materials storage shall not be allowed within a **tree and buffer protection zone**.

c. Fill, Retaining Walls, and Drywells

No fill shall be placed within a **tree and buffer protection zone** unless retaining walls and drywells are used to protect **trees** to be preserved from severe **grade** changes and venting adequate to allow air and water to reach tree roots is provided through any fill.

d. Chemical Contamination

Trees located within a **tree and buffer protection zone** shall be protected from chemical contamination from liquids or other materials, including but not limited to paint, chemical solvents, gasoline, oil, diesel fuel, hydraulic fluid, concrete spoils, or rinse water from vehicle cleaning, including rinsing of concrete truck tanks and chutes.

e. Impervious Surface

No **impervious surface** is allowed within a **tree and buffer protection zone**.

f. Trenching Prior to Clearing

The removal of **trees adjacent to tree and buffer protection zones** can cause inadvertent damage to the protected trees. Prior to clearing activities, trenches with a minimum width of one-and-one-half inches and a minimum depth of 12 inches shall be cut along the limits of **land** disturbance, so as to cut, rather than tear **tree** roots.

5. Inspections

a. All **tree** and buffer protection measures shall be inspected by the **Official** before start of any **land disturbing activities** and during the **development** process. The **Official** may continue to conduct random inspections to ensure that retained **trees**, supplemental **trees**, and replacement **trees** are maintained in a healthy state.

b. If any **tree** protected by this section is removed, dies, or is destroyed at any time during **development** activities or after completion of the **development**, it shall be replaced in accordance with Sec. 16-6-104.I, Standards for Supplemental and Replacement Trees.

(Revised 1-7-2020 - Ordinance 2020-02)

K. Tree Damage During Development

1. If a **specimen tree** or other existing **tree** to be preserved under the **tree** protection plan is damaged during **development** of the **development site**, an arborist or other qualified professional shall, at the expense of the **applicant**, assess the damage and provide a written report to the **Official** that documents the following:
 - a. Severity of the **tree** damage;
 - b. Determination on whether corrective measures can be taken to save the **tree** or whether the **tree** has been damaged beyond **repair**; and
 - c. Any corrective measures recommended to ensure the **tree's** survival (e.g., pruning damage to **tree** canopy, root pruning, fertilization, soil enhancements for damage to **tree** roots, and **application** of irrigation to compensate for root loss).
2. If the assessment concludes that the **tree** can survive with corrective measures, the **applicant** shall promptly have recommended corrective actions undertaken by an arborist or other qualified

professional. Such corrective measures shall be completed before issuance of a Certificate of Compliance for the **development**.

3. If the assessment concludes that a **tree** has been damaged beyond **repair**, the **tree** shall be replaced with one or more **trees** that shall comply with the standards in Sec. 16-6-104.I, Standards for Supplemental and Replacement Trees.

L. Tree Mitigation Fee

1. General

The **tree** mitigation fee is established to allow the future planting of replacement **trees** removed for **development** in limited cases where this section's requirements for preservation of **specimen trees** (see Sec. 16-6-104.F) or for retention of existing **tree** coverage (see Sec. 16-6-104.G) cannot be reasonably achieved, and to allow the future planting of **trees** following a disaster.

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. 16-5-103, Buffer Standards, and Sec. 16-6-102.D, Wetland Buffer Standards.

(Revised 4-18-2017 - Ordinance 2017-05)

3. Amount of Fee

The **tree** mitigation fee shall be calculated by the **Official** based on the cost of the required replacement **trees** and the cost of planting. Such costs shall be determined based on a cost estimate received from a local landscaping firm or through pricing information available through a project completed no more than one year earlier.

4. Timing of Fee Payment

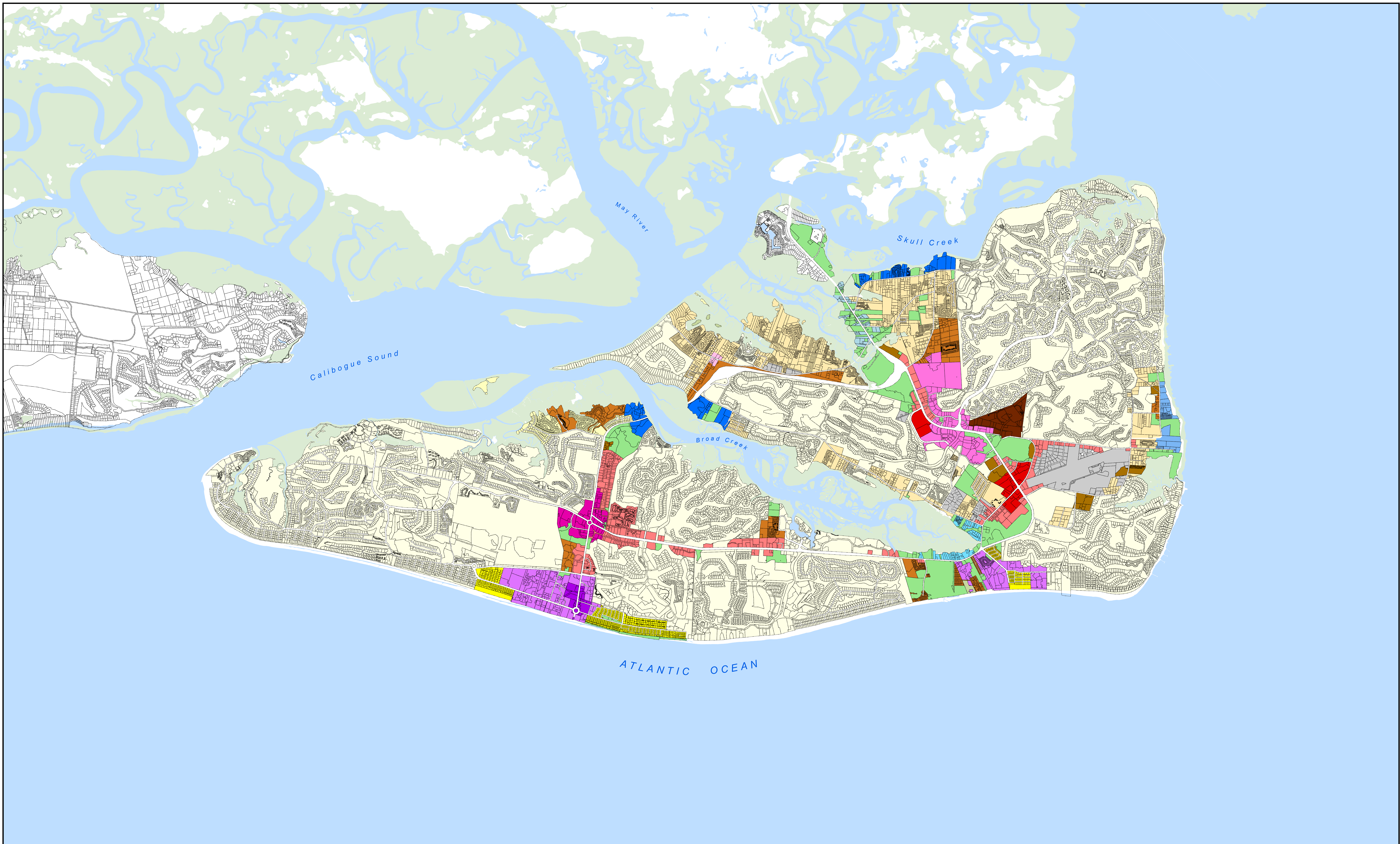
All required **tree** mitigation fees shall be paid prior to Development Plan approval.

5. Tree Replacement Fund

- a. The **Town** shall establish and maintain a separate accounting fund for the deposit of **tree** mitigation fees paid in lieu of providing required replacement **trees**. Such funds need not be segregated from other **Town** monies for banking purposes. Any yield on such accounting fund shall accrue to that fund and shall be used for the purposes specified for the fund.
- b. The **Town** shall maintain and keep financial records for such accounting fund showing the revenues to such fund and the disbursements from such fund, in accordance with normal **Town** accounting practices. The records of such fund shall be open to public inspection in the same manner as other financial records of the **Town**.
- c. Monies from the **tree** replacement fund shall only be spent on planting of **trees** on publicly owned and maintained property. Qualifying debits include the cost of the **trees**, cost of installation of the **trees**, and cost of one year of **maintenance** for the **trees**.

(Revised 11-3-2015 - Ord. No. 2015-23)

**Attachment 3 -
Relevant Code Sections for Zoning and
Land Use**



Town of Hilton Head Island

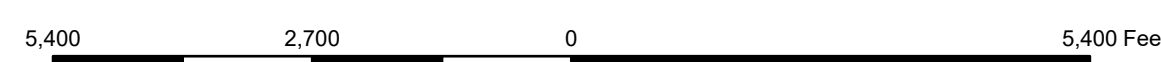
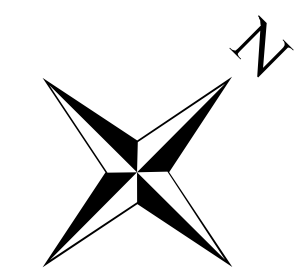
OFFICIAL ZONING DISTRICT MAP

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 upland boundary of the Conservation Zoning District corresponds to the OCRM Critical Line and therefore, is approximately coterminous with all tidal wetlands and the upland boundary of the beach as defined in Section 8-1-112 of the Municipal Code and extends seaward 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)

1:17,500



RESIDENTIAL ZONING DISTRICTS

- RSF-3** SINGLE FAMILY
- RSF-5** SINGLE FAMILY
- RSF-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

CONSERVATION & RECREATION DISTRICTS

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

- 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

<p>RSF-3 Residential Single-Family-3 District</p>				
<p>1. Purpose</p>				
<p>The purpose of the Residential Single-Family-3 (RSF-3) District is to primarily accommodate <i>neighborhoods</i> of <i>single-family dwellings</i> at <i>densities</i> ranging up to three units per acre. It is intended to discourage any <i>use</i> that would substantially interfere with the <i>development</i> of <i>single-family dwellings</i> or would be detrimental to the quiet residential nature of <i>single-family neighborhoods</i>. The district also accommodates agricultural <i>uses</i> and parks as permitted <i>uses</i>.</p>				
<p>2. Allowable Principal Uses</p>				
USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
<p>Residential Uses</p>				
<i>Single-Family</i>	P		2 per du + 1 per 1,250 GFA over 4,000 GFA	
<p>Public, Civic, Institutional, and Educational Uses</p>				
<i>Government Uses</i>	PC	Sec. 16-4-102.B.2.d	Fire Stations	4 per bay + 1 per 200 GFA of office area
			Other	1 per 200 GFA of office area
<i>Major Utilities</i>	SE		1 per 1,500 GFA	
<i>Minor Utilities</i>	P		n/a	

RSF-3				
Residential Single-Family-3 District				
<i>Public Parks</i>	P		See Sec. 16-5-107.D.2	
<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	
Other Uses				
<i>Agriculture Uses</i>	P		Stables or Riding Academies	1 per 5 stalls
			Other	n/a
<i>Boat Ramps, Docking Facilities, and Marinas</i>	PC	Sec. 16-4-102.B.10.a	1 per 200 GFA of enclosed floor space not used for storage + 1 per 3 wet slips + 1 per 5 dry storage slips	
3. Development Form Standards				
MAX. DENSITY (PER NET ACRE)			LOT COVERAGE	
Residential	3 du		Max. <i>Impervious Cover</i> for All Development Except <i>Single-Family</i>	35%
Nonresidential	6,000 GFA			

RSF-3			
Residential Single-Family-3 District			
MAX. BUILDING HEIGHT			Min. <i>Common Open Space</i> for Major Residential <i>Subdivisions</i> 16%
All Development	35 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 = <i>dwelling units</i> ; sf = square feet; GFA = <i>gross floor area</i> in square feet; ft = feet; n/a = not applicable			

<p>RM-4 Low to Moderate Density Residential District</p>				
<p>1. Purpose</p>				
<p>The purpose of the Low to Moderate Density Residential (RM-4) District is to protect and preserve the character of these areas and <i>neighborhoods</i> at <i>densities</i> up to four <i>dwelling units</i> per <i>net acre</i>. This district is used to encourage a variety of residential opportunities, including <i>multifamily</i> residential units, <i>single-family</i> residences, and <i>group living</i>. The regulations of the district are intended to discourage <i>development</i> that would substantially interfere with, or be detrimental to, residential character.</p>				
<p>2. Allowable Principal Uses</p>				
USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
<p>Residential Uses</p>				
<i>Family Compound</i>	PC	Sec. 16-4-102.B.1.e	2 per du	
<i>Family Subdivision</i>	PC	Sec. 16-4-102.B.1.f	2 per du	
<i>Group Living</i>	P		1 per 3 rooms	
<i>Multifamily</i>	P		1 bedroom	1.4 per du
			2 bedroom	1.7 per du
			3 or more bedrooms	2 per du
<i>Recreational Vehicle</i>	PC	16-4-102.B.1.c	1 per <i>Recreational Vehicle</i>	

RM-4				
Low to Moderate Density Residential District				
<i>Single-Family</i>	P		2 per du + 1 per 1,250 GFA over 4,000 GFA	
<i>Workforce Housing</i>	PC	Sec. 16-4-102.B.1.d	See Sec. 16-5-107.D.2	
Public, Civic, Institutional, and Educational Uses				
<i>Cemeteries</i>	P		1 per 225 GFA of office area + 1 per 500 GFA of <i>maintenance</i> facilities	
<i>Community Service Uses</i>	P		1 per 400 GFA	
<i>Education Uses</i>	P		Colleges and High Schools	10 per classroom
			Elementary and Junior High/Middle Schools	4 per classroom
			Other <i>Education Uses</i>	See Sec. 16-5-107.D.2
<i>Government Uses</i>	PC	Sec. 16-4-102.B.2.d	Fire Stations	4 per bay + 1 per 200 GFA of office area
			Other	1 per 200 GFA of office area

RM-4			
Low to Moderate Density Residential District			
<i>Major Utilities</i>	SE		1 per 1,500 GFA
<i>Minor Utilities</i>	P		n/a
<i>Public Parks</i>	P		See Sec. 16-5-107.D.2
<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
Resort Accommodations			
<i>Bed and Breakfasts</i>	PC	Sec. 16-4-102.B.4.a	1 per guest room
Commercial Services			
<i>Convenience Stores</i>	PC	Sec. 16-4-102.B.7.d	1 per 200 GFA
<i>Open Air Sales</i>	PC	Sec. 16-4-102.B.7.i	1 per 200 GFA of sales/display area
<i>Other Commercial Services</i>	PC	Sec. 16-4-102.B.7.l	See Sec. 16-5-107.D.2
Other Uses			

RM-4 Low to Moderate Density Residential District					
Agriculture Uses		P		Stables or Riding Academies	1 per 5 stalls
				Other	n/a
Boat Ramps, Docking Facilities, and Marinas		PC	Sec. 16-4-102.B.10.a	1 per 200 GFA of enclosed floor space not used for storage + 1 per 3 wet slips + 1 per 5 dry storage slips	
3. Development Form Standards					
MAX. DENSITY (PER NET ACRE)²			LOT COVERAGE		
Residential ²	4 du (6 du if lot area is at least 3 acres; 8 du if lot area is at least 5 acres)		Max. Impervious Cover for All Development Except Single-Family ¹	35%	
Bed and Breakfast	10 rooms				
Nonresidential	6,000 GFA		Min. Common Open Space for Major Residential Subdivisions 16%		
MAX. BUILDING HEIGHT					
All Development	35 ft				

RM-4

Low to Moderate Density Residential District

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. Each adjacent parcel abutting the Town right-of-way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.

2. Density for development that includes the Workforce Housing shall be determined based on Sec. 16-4-105.A.

<p>RM-8 Moderate Density Residential District</p>				
<p>1. Purpose</p>				
<p>The purpose of the Moderate Density Residential (RM-8) District is to allow the <i>development</i> of residential <i>uses</i> at <i>densities</i> up to eight <i>dwelling units</i> per <i>net acre</i>. The district allows a variety of residential <i>uses</i>, along with <i>uses</i> that support <i>neighborhoods</i>. The district is intended to discourage <i>development</i> that would substantially interfere with, or be detrimental to, moderate residential character.</p>				
<p>2. Allowable Principal Uses</p>				
USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
<p>Residential Uses</p>				
<i>Family Compound</i>	PC	Sec. 16-4-102.B.1.e	2 per du	
<i>Family Subdivision</i>	PC	Sec. 16-4-102.B.1.f	2 per du	
<i>Group Living</i>	P		1 per 3 rooms	
<i>Multifamily</i>	P		1 bedroom	1.4 per du
			2 bedroom	1.7 per du
			3 or more bedrooms	2 per du
<i>Recreational Vehicle</i>	PC	16-4-102.B.1.c	1 per <i>Recreational Vehicle</i>	

RM-8				
Moderate Density Residential District				
<i>Single-Family</i>	P		2 per du + 1 per 1,250 GFA over 4,000 GFA	
Public, Civic, Institutional, and Educational Uses				
<i>Community Service Uses</i>	P		1 per 400 GFA	
<i>Government Uses</i>	PC	Sec. 16-4-102.B.2.d	Fire Stations	4 per bay + 1 per 200 GFA of office area
			Other	1 per 200 GFA of office area
<i>Major Utilities</i>	SE		1 per 1,500 GFA	
<i>Minor Utilities</i>	P		n/a	
<i>Public Parks</i>	P		See Sec. 16-5-107.D.2	
<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	
Commercial Services				
<i>Other Commercial Services</i>	PC	Sec. 16-4-102.B.7.l	See Sec. 16-5-107.D.2	

RM-8 Moderate Density Residential District					
Other Uses					
<i>Agriculture Uses</i>		P		Stables or Riding Academies	1 per 5 stalls
				Other	n/a
<i>Boat Ramps, Docking Facilities, and Marinas</i>		PC	Sec. 16-4-102.B.10.a	1 per 200 GFA of enclosed floor space not used for storage + 1 per 3 wet slips + 1 per 5 dry storage slips	
3. Development Form Standards					
MAX. DENSITY (PER NET ACRE)²			LOT COVERAGE		
Residential	8 du		Max. <i>Impervious Cover</i> for All <i>Development</i> Except <i>Single-Family</i> ¹	35%	
Nonresidential	6,000 GFA				
MAX. BUILDING HEIGHT			Min. <i>Common Open Space</i> for Major Residential <i>Subdivisions</i>	16%	
All <i>Development</i>	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.					

RM-8

Moderate Density Residential District

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. Each adjacent parcel abutting the Town right-of-way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.

<p>MF Marshfront District</p>					
<p>1. Purpose</p>					
<p>The purpose of the Marshfront (MF) District is to provide for a mix of <i>uses</i> such a residential, institutional, and commercial <i>uses</i> at a scale suitable for the district. The district is intended to be a service area for the occupants of the Resort Development (RD) District located in the vicinity of Folly field Road. <i>Development</i> should take advantage of the views of Broad Creek. Permitted <i>uses</i> in the district are intended to complement this area and its relationship to the headwaters of Broad Creek, where environmental, aesthetic, or traffic concerns are significant.</p>					
<p>2. Allowable Principal Uses</p>					
<p>USE CLASSIFICATION/TYPE</p>		<p>USE-SPECIFIC CONDITIONS</p>		<p>MINIMUM NUMBER OF OFF-STREET PARKING SPACES</p>	
<p>Residential Uses</p>					
<p><i>Family Compound</i></p>		<p>PC</p>	<p>Sec. 16-4-102.B.1.e</p>	<p>2 per du</p>	
<p><i>Family Subdivision</i></p>		<p>PC</p>	<p>Sec. 16-4-102.B.1.f</p>	<p>2 per du</p>	
<p><i>Mixed-Use</i></p>		<p>PC</p>	<p>Sec. 16-4-102.B.1.a</p>	<p>Residential</p>	<p>1.125 per du</p>
				<p>Nonresidential</p>	<p>1 per 650 GFA</p>

MF				
Marshfront District				
<i>Multifamily</i>	P		1 bedroom	1.4 per du
			2 bedroom	1.7 per du
			3 or more bedrooms	2 per du
<i>Recreational Vehicle</i>	PC	16-4-102.B.1.c	1 per <i>Recreational Vehicle</i>	
<i>Single-Family</i>	P		2 per du + 1 per 1,250 GFA over 4,000 GFA	
Public, Civic, Institutional, and Educational Uses				
<i>Community Service Uses</i>	P		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>	SE		1 per 1,500 GFA	
<i>Minor Utilities</i>	P		n/a	
<i>Public Parks</i>	P		See Sec. 16-5-107.D.2	
<i>Religious Institutions</i>	P		1 per 3 seats in main assembly area	

MF			
Marshfront District			
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
Resort Accommodations			
Bed and Breakfasts	PC	Sec. 16-4- 102.B.4.a	1 per guest room
Commercial Recreation			
<i>Indoor Commercial Recreation Uses</i>	P		1 per 3 <i>persons</i> + 1 per 200 GFA of office or similarly used area
Office Uses			
<i>Contractor's Offices</i>	PC	Sec. 16-4- 102.B.6.a	1 per 350 GFA of office/administrative area
<i>Other Office Uses</i>	P		1 per 350 GFA
Commercial Services			
<i>Bicycle Shops</i>	PC	Sec. 16-4- 102.B.7.c	1 per 200 GFA
<i>Convenience Stores</i>	PC	Sec. 16-4- 102.B.7.d	1 per 200 GFA

MF			
Marshfront District			
<i>Eating Establishments</i>	PC	Sec. 16-4-102.B.7.e	1 per 100 sf of <i>gross floor area</i> and outdoor eating area
<i>Liquor Stores</i>	SE	Sec. 16-4-102.B.7.g	1 per 200 GFA
<i>Nightclubs or Bars</i>	PC	Sec. 16-4-102.B.7.h	1 per 70 GFA
<i>Open Air Sales</i>	PC	Sec. 16-4-102.B.7.i	1 per 200 sf of sales/display area
<i>Shopping Centers</i>	PC	Sec. 16-4-102.B.7.j	1 per 335 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>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	
Other Uses			

MF				
Marshfront District				
<i>Agriculture Uses</i>		P	Stables or Riding Academies	1 per 5 stalls
			Other	n/a
3. Development Form Standards				
MAX. DENSITY (PER NET ACRE) ²			LOT COVERAGE	
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>Common Open Space</i> for Major Residential <i>Subdivisions</i>	16%
<i>Bed and Breakfasts</i>		10 rooms		
Nonresidential		7,000 GFA		
MAX. BUILDING HEIGHT				
All <i>Development</i>		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.				

MF

Marshfront District

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. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1.

2. Each adjacent parcel abutting the Town right-of-way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.

<p>MV</p> <p>Mitchelville District</p>				
<p>1. Purpose</p>				
<p>The purpose of the Mitchelville (MV) District is to recognize the historical and cultural significance of this area of the Island. A variety of <i>uses</i> are permitted in an effort to facilitate <i>development</i> in this area. These <i>sites</i> have a unique ability to provide an environment conducive to water-oriented commercial and residential <i>development</i>.</p>				
<p>2. Allowable Principal Uses</p>				
USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
<p>Residential Uses</p>				
<i>Family Compound</i>	PC	Sec. 16-4-102.B.1.e	2 per du	
<i>Family Subdivision</i>	PC	Sec. 16-4-102.B.1.f	2 per du	
<i>Mixed-Use²</i>	PC	Sec. 16-4-102.B.1.a	Residential	1.125 per du
			Nonresidential	1 per 650 GFA
<i>Multifamily</i>	P		1 bedroom	1.4 per du
			2 bedroom	1.7 per du
			3 or more bedrooms	2 per du
<i>Recreational Vehicle</i>	PC	16-4-102.B.1.c	1 per <i>Recreational Vehicle</i>	

MV			
Mitchelville District			
<i>Single-Family</i>	P		2 per du + 1 per 1,250 GFA over 4,000 GFA
<i>Workforce Housing</i>	PC	Sec. 16-4-102.B.1.d	See Sec. 16-5-107.D.2
Public, Civic, Institutional, and Educational Uses			
<i>Cemeteries</i>	P		1 per 225 GFA of office area + 1 per 500 GFA of <i>maintenance</i> facilities
<i>Community Service Uses</i>	P		1 per 400 GFA
<i>Major Utilities</i>	SE		1 per 1,500 GFA
<i>Minor Utilities</i>	P		n/a
<i>Public Parks</i>	P		See Sec. 16-5-107.D.2
<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
Resort Accommodations			
<i>Bed and Breakfasts</i>	PC	Sec. 16-4-102.B.4.a	1 per guest room

MV				
Mitchelville District				
<i>Hotels</i>	P		1 per guest room	
<i>Interval Occupancy</i>	P		1 bedroom	1 per du
			2 bedrooms	1.25 per du
			3 or more bedrooms	1.5 per du
Commercial Recreation				
<i>Indoor Commercial Recreation Uses</i>	P		1 per 3 <i>persons</i> + 1 per 200 GFA of office or similarly used area	
<i>Outdoor Commercial Recreation Uses</i> Other than <i>Water Parks</i>	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 <i>persons</i> + 1 per 200 GFA of office or similarly used area
<i>Water Parks</i>	P		See Sec. 16-5-107.D.2	
Office Uses				

MV			
Mitchelville District			
<i>Contractor's Office</i>	PC	Sec. 16-4-102.B.6.a	1 per 350 GFA of office/administrative area
<i>Other Office Uses</i>	P		1 per 350 GFA
Commercial Services			
<i>Bicycle Shops</i>	PC	Sec. 16-4-102.B.7.c	1 per 200 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 <i>gross floor area</i> and outdoor eating area
<i>Liquor Stores</i>	SE	Sec. 16-4-102.B.7.g	1 per 200 GFA
<i>Nightclubs or Bars</i>	PC	Sec. 16-4-102.B.7.h	1 per 70 GFA
<i>Open Air Sales</i>	PC	Sec. 16-4-102.B.7.i	1 per 200 sf of sales/display area
<i>Other Commercial Services</i>	P		See Sec. 16-5-107.D.2
Vehicle Sales and Services			
<i>Auto Rentals</i>	PC	Sec. 16-4-102.B.8.a	See Sec. 16-5-107.D.2

MV					
Mitchelville District					
<i>Watercraft Sales, Rentals, or Services</i>		PC	Sec. 16-4-102.B.8.f	1 per 200 GFA	
Industrial Uses					
<i>Seafood Processing</i>		PC	Sec, 16-4-102.B.9.b	1 per 1,300 GFA of indoor storage or manufacturing area + 1 per 350 GFA of office or administrative area	
Other Uses					
<i>Agriculture Uses</i>		P		Stables or Riding Academies	1 per 5 stalls
				Other	n/a
<i>Boat Ramps, Docking Facilities, and Marinas</i>		P		1 per 200 GFA of enclosed floor space not used for storage + 1 per 3 wet slips + 1 per 5 dry storage slips	
3. Development Form Standards					
MAX. DENSITY (PER NET ACRE) ³			LOT COVERAGE		
Residential ¹	12 du		Max. <i>Impervious Cover</i>	50%	
<i>Bed and Breakfasts</i>	10 rooms				

MV				
Mitchelville District				
<i>Hotel</i>	35 rooms		Min. <i>Common Open Space</i> for Major Residential <i>Subdivisions</i>	16%
<i>Interval Occupancy</i>	12 du			
Nonresidential	8,000 GFA			
MAX. BUILDING HEIGHT				
All <i>Development</i>	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. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1.
2. The minimum number of off-street parking spaces for mixed-use or multifamily development that contains workforce housing shall be calculated based on Section 16-5-107.D.2.
3. Each adjacent parcel abutting the Town right-of-way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.

Sec.16-3-106. Overlay Zoning Districts

H. Forest Beach Neighborhood Character Overlay (FB-NC-O) District

1. Applicability and Purpose

The purpose of the Forest Beach Neighborhood Character Overlay (FB-NC-O) District is to protect the **single-family** residential character of the district and in particular the **development** and redevelopment of **lots** within the district. All new **development** and changes to existing **development** in the district are subject to the overlay district regulations in addition to those listed in Sec. 16-3-104.C, Residential Single-Family-5 (RSF-5) District.

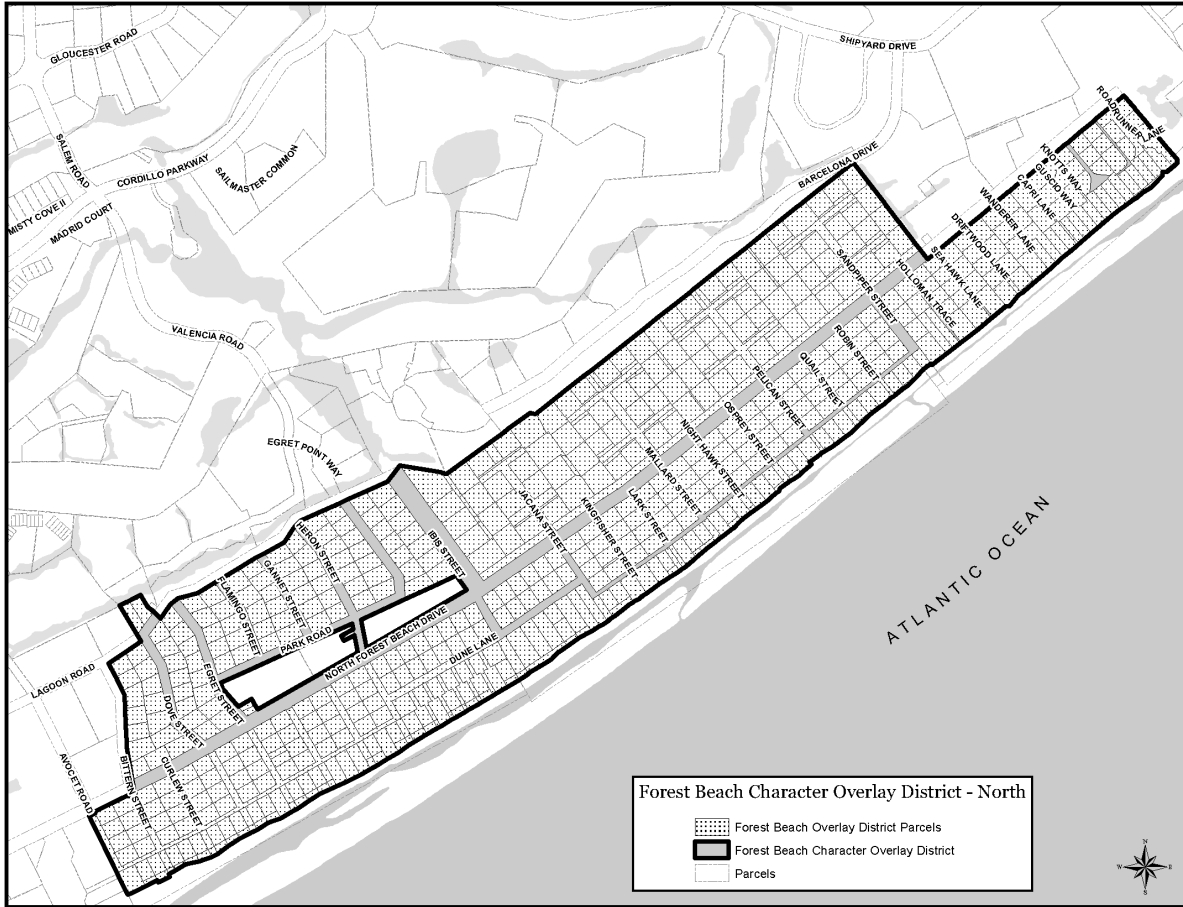
2. Approval

Compliance with the requirements of this section shall be determined by the **Official** at the time the **building** permit is reviewed and shall be based upon the standards of Sec. 16-3-104.C, Residential Single-Family-5 (RSF-5) District.

3. Delineation of District

The Forest Beach Neighborhood Character Overlay (FB-NC-O) District includes all **parcels** shown as hatched in Figure 16-3-106.H.3 below.

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





4. District Regulations

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

a. Setbacks

- i. In addition to the **single-family** setback requirements of Sec. 16-5-102, Setback Standards, a side, and rear adjacent use setback shall be required.
- ii. Setbacks shall comply with the standards of Sec. 16-5-102, Setback Standards, except that the 65 degree setback angle shall be measured from 20 feet above thirteen feet (13') above mean sea level using the NAVD 88 vertical datum or **pre-development grade**, whichever is higher.
- iii. Side adjacent use setbacks shall be 10 feet for **lots** with a width of 70 feet and above. For **lot** widths less than 70 feet, the side adjacent use setback shall be equal to 12 percent of the **lot** width rounded to the closest whole number. However, to preserve significant **trees** or stands of **trees** any one side setback may be reduced to five feet, provided the sum of the required side setbacks is not reduced.
- iv. Rear adjacent use setbacks shall equal 10 percent of the **lot** depth or 10 feet, whichever is greater. However, to preserve significant **trees** or stands of **trees**, the rear setback may be

reduced to five feet provided the sum of the required street and rear setbacks is not reduced.

- v. To preserve significant **trees** or stands of **trees** in the rear of the lot, the street setback may be reduced to 15 feet provided the sum of the required street and rear setback is not reduced.

(Revised 3-7-2023 - Ordinance 2023-04)

b. Buffers

- i. A 20-foot street buffer and side and rear buffers equal to the setbacks above shall be required.
- ii. Buffers shall comply with the standards of Sec. 16-5-103, Buffer Standards, except that **driveways** for **street access** as permitted in Sec. 16-5-103.J, Development Within Required Buffers, shall be limited to a total of 24 feet wide within the buffer.

(Revised 12-5-2017 - Ordinance 2017-19)

- iii. If the cumulative size of existing **trees** in a buffer is less than two inches **DBH** per 100 square feet, supplemental **tree** planting shall be required. Supplemental **trees** shall be sized to achieve the two inches **DBH** per 100 square foot minimum in each buffer. 50 percent of the caliper inches of any supplemental **trees** shall be broad-leaved evergreen overstory hardwoods and endangered species as identified in Sec. 16-6-104.H.
- iv. In the case of a **corner lot**, the required 20-foot adjacent street buffer may be reduced to 10 feet for the **street** with the lower ADT unless the **street** with the higher ADT is approved for the reduction in order to preserve significant **trees** or stands of **trees**. In the case where both **streets** have the same ADT, the 20-foot buffer shall apply to the **street** that will better preserve significant **trees** or stands of **trees**.
- v. In order to preserve significant **trees** or stands of **trees** in the rear of the **lot**, the street buffer may be reduced to 15 feet, provided the sum of the required street and rear buffer is not reduced.

c. Impervious Cover

All site paving shall be **pervious** with the exception of a swimming pool and deck not to exceed 500 square feet unless the site complies with the maximum **impervious cover** requirements for the RSF-5 District. Spaced wood decking over a **pervious** surface is considered **pervious**.

d. Floor Area Ratio

The maximum **gross floor area** is limited to 0.45 times the area of the **lot** containing the **single-family** residence up to a maximum of 5,000 square feet. The **gross floor area** shall include covered porches and all enclosed space with a ceiling height of seven feet or greater except as follows:

- i. Areas beneath the **structure** utilized solely for parking and storage. All such areas must be hydrostatically vented if required by the Building **Official**.
- ii. The first 600 square feet of covered porches.
- iii. Attic space as defined by the latest adopted edition of the IBC.

(Revised 5-7-2024 - Ordinance 2024-04)

e. Minimum Lot Size and Width

The **subdivision** or recombination of **lots** platted and recorded on or after April 3, 2001, shall not result in any **lot** less than 7,000 square feet in size or 70 feet in width.

f. Parking

Two parking spaces are required for up to 2,000 square feet of **gross floor area**. Above 2,000 square feet, one additional space is required for each 1,000 square feet or less of **gross floor area**. **Driveway** paving not located in the required buffer may be counted for parking.