



Town of Hilton Head Island

Land Management Ordinance Task Force Meeting

Thursday, March 26, 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 March 5, 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.

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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, March 5, 2026, 5:00 PM Minutes

1. Call to Order

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

In attendance: Chair Steve DeSimone, Vice Chair Tamara Becker, Patsy Brison, Judd Carstens, Louis Johnson, Lavon Stevens, Ray Warco, Eric Brehm, James Wedgeworth, Mike Alsko, Cliff McMackin, Barbara Banaszynski, Bill Dix, Courtney Struna, Brian Kinard, Lola Campbell, Gregg Russell, Ciaran Storan.

2. Adoption of the Agenda

Vice Chair Becker made a motion to adopt the agenda. Brison seconded. The motion passed unanimously, 18-0.

3. Approval of the Minutes

a. Regular Meeting Minutes of February 26, 2026

Vice Chair Becker made a motion to adopt the regular meeting minutes of February 26, 2026. McMackin seconded. The motion passed unanimously, 18-0.

4. Workshop Discussion

a. Previous Meeting Recap and Continued Discussion of Land Management Ordinance Amendments

Trey Lowe, Development Services Program Manager and Interim Planning Director & LMO Official, provided a recap on what items were discussed at the previous meeting and answered questions that have remained outstanding since that time. Members expressed interest in continuing conversations related to wetland mitigation, rookeries and increased buffers, as well as the institution of a natural resource bond and improved utilization of tree banks in relation to similarly developed areas.

Shea Farrar, Principal Planner, provided an introduction to zoning and the Town's current zoning framework. Denise Grabowski, facilitator, led the discussion on current agenda items, which include the Town's Zoning Use Table and Zoning Map Changes. The Town's recommendation is that the Zoning Use Table be periodically reviewed to align with changing conditions and that any non-conforming uses created by potential changes be considered.

Members discussed zoning map changes whose amendments would rezone Jonesville

Road from Low to Moderate Density Residential Mixed (RM-4) district to Residential Single Family 3 (RSF-3) district and establish a maximum density of 3 dwelling units per acre. The change would eliminate mixed-use and multifamily within the district and reduce overall density. Several members emphasized the importance of visiting Jonesville Road and engaging with residents before making a decision regarding the proposed rezoning.

The Task Force considered an amendment to rezone Bradley Circle from RM-8 (Moderate Density Residential Mixed) district to reflect the existing single-family use only. Rezoning Bradley Circle can be done through creating an RSF district, modifying the RM-8 district (which would modify that district island-wide), or creating an overlay. Several members expressed concern about the potentially high number of non-conformities an amendment would create, while many reiterated that a site visit to the Bradley Circle area would help inform the decision-making process.

Task Force members were then asked to assess the Resort Development district use and design standards. Staff is not bringing forth any particular recommendations or changes to the district at this time. Discussion will continue at the next meeting.

5. Public Comment - Non Agenda Items

Members of the public spoke regarding the impact on property values that could be incurred through changes in density or use. The public also mentioned concerns with respect to the potential loss of opportunity due to changes in use and density. A suggestion was brought to look towards best practices in tree banking and use for specific trees. The impact on projects that are already planned but not yet completed was brought forth as a concern related to changes in zoning.

6. Adjournment

The meeting was adjourned at 6:58 pm.

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 26, 2026
SUBJECT: Land Management Ordinance Amendments

BACKGROUND:

At the February 26, 2026 LMO Task Force meeting, Town staff introduced a master tracking table titled *Town Code Amendments Related to Growth Management & Current Status of Amendments*. This table will be updated following each meeting.

The table includes: (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 items noted for future consideration, (4) a new column for feedback received from Task Force members, and (5) a new column for staff recommendations based on Task Force Feedback that will be identified following the review of all items. The final two columns were added to clarify direction of the project.

This table 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, staff recommendations based on feedback, and any refinements to the remaining priority amendments. In addition, the relevant sections of the LMO will be provided for each meeting.

As the Task Force moves through additional sections, staff will also provide other supplemental information as needed.

The following summarizes the progress of these reviews. Refer to Attachment 1, *Town Code Amendments Related to Growth Management & Current Status of Amendments*, the details resulting from these meetings.

February 26, 2026

At its February 26, 2026 meeting, the Task Force:

- Reviewed Section A, Natural Resource Protection, including A-1, Wetland Protection, and A-2, Tree Protection and Planting.

The Task Force generally supported advancing the proposed changes. Following the meeting, however, staff received additional comments and questions related to both topics.

March 5, 2026

At its March 5, 2026 meeting, the Task Force:

- Revisited Section A, Natural Resource Protection, to address follow-up questions related to wetland and tree protection.
- Began its review of Section B, Zoning Map and Land Use, and covered item B-1, Land Use Table, and part of item B-2, Zoning Map Changes.

For Section B, general consensus was reached on B-1, Land Use Table, and the first two proposed amendments for discussion in B-2, Zoning Map Changes. These related to the rezoning of Jonesville Road and Bradley Circle. Discussion concluded with introduction to the review of the RD District.

March 26, 2026

For the March 26, 2026 meeting, staff requests that the Task Force be prepared to pick up the review of Section B – Zoning Map and Land Use. Discussion will include refinements to the rezoning strategies previously discussed with a goal to cover in full, B-2, Zoning Map Changes, B-3, Density, and B-4, Timeshare and Lockout Units. Relevant sections of the LMO are provided in Attachment 2.

Further, at the Gullah Geechee Historic Neighborhoods CDC meeting held on February 19, 2026, the board affirmed a memo outlining several suggested discussion items for the LMO Task Force's consideration. A memo regarding this is included as Attachment 3.

REMAINING PRIORITY AMENDMENTS AND REVIEW PROCESS:

For 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 at SteveD@hiltonheadislandsc.gov, and Town staff as appropriate. Shea Farrar can also be reached at 843-341-4768. 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 for March 26, 2026 Meeting)
- 2) Attachment 2 – Relevant LMO Sections
- 3) Attachment 3 – Gullah Geechee Historic Neighborhoods Community Development Corporation Recommendations for the LMO Task Force

**ATTACHMENT 1 – Revised for 03-26-26 Meeting
Town Code Amendments Related to Growth Management & Current Status of Amendments**

ID	Context & 2014 LMO Amendments	Amendments Since 2014 LMO Adoption	Remaining Amendments to Discuss	LMO Task Force Feedback/Staff Notes	Staff Recommendations
A	Wetland Protection				
A-1	<p>Wetland Protection</p> <p>Wetlands are important because they reduce flooding, improve water quality, protect shorelines, and provide critical habitat for wildlife. According to the LMO wetland regulations, these standards are intended to regulate development and activities in and around wetlands to:</p> <ul style="list-style-type: none"> • Avoid the disturbance or alteration of wetlands wherever practicable. • Minimize any unavoidable alteration of wetland. • 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. • Minimize erosion, sedimentation, and pollution of wetlands. • Limit the placement of fill in wetlands and the excavation of wetlands. • 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. <p>PUD Question: These provisions apply to all zoning districts, including the PD-1 Zoning District, which contains the PUD's.</p> <p><u>Chapter 16-6: - Natural Resource Protection Land Management Ordinance Hilton Head Island, SC Municode Library</u></p> <p>2014 LMO Amendments:</p> <ul style="list-style-type: none"> • Allowing up to a 10% administrative reduction in wetland buffer where specified conditions are met; and 	<p>Wetland Protection</p> <ul style="list-style-type: none"> • Ordinance 2016-07 – added language to better protect vegetation in wetland buffers; • Ordinance 2017-15 – established a specific height to which dune vegetation may be trimmed; and • Ordinance 2023-04 – eliminated the allowance of administrative waivers. 	<p>Wetland Protection</p> <ul style="list-style-type: none"> • No standalone amendment to wetland protection standards is recommended at this time. 	<p>Wetland Protection</p> <p>LMO Task Force Feedback:</p> <p>At the meeting on 02/26/26, there was general consensus among Task Force members for no modifications to Wetland Protection at this time.</p> <p>Following the meeting, additional questions were raised regarding wetland buffers and wetland banking by Task Force members, including the desire for more predictable buffer outcomes and additional flexibility with wetland mitigation options.</p> <p>Subsequent Task Force input indicated that wetland buffer changes should be limited to elimination of the average buffer for tidal wetlands. Concern for creating additional nonconformities was also expressed.</p> <p>Staff Notes:</p> <p>LMO Sec. 16-6-102.D.2 identifies the Town's required wetland buffers. Existing buffers are calculated using an average buffer depth, meaning that some areas of the buffer can be larger and some can be smaller, with an overall minimum and average requirement. This can create inconsistent results and variations in development character.</p> <p>LMO Sec. 16-6-102.E permits wetland mitigation banking and payment of fees in lieu of mitigation if wetland impacts are unavoidable. Current regulations require that wetland mitigation be located in a watershed on the Island, but there are no such approved mitigation locations currently available.</p> <p>These concerns may reflect broader site planning and drainage issues and should be considered as part of the review of stormwater requirements.</p>	<p>Wetland Protection</p> <p>TBD</p>

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	<ul style="list-style-type: none"> Changing the location requirement for off-site wetland mitigation so that mitigation that cannot be accommodated on-site is no longer required to occur within the same watershed, but may instead occur within a watershed on Hilton Head Island. 				
A-2	<p>Tree Protection and Planting</p> <p>Trees help clean the air, absorb carbon dioxide, release oxygen, provide food and shelter for wildlife, and support the Island’s overall beauty and quality of life. Tree protection is not just about saving individual trees, it is about protecting the Island’s tree canopy, natural environment, and community character over time. According to LMO tree regulations include standards to:</p> <ul style="list-style-type: none"> Lessen air pollution and promote clean air quality by increasing dust filtration. Prevent soil erosion. 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. Conserve energy by reducing heating and cooling costs. Ensure that noise, glare, and other distractions originating in one area do not adversely affect adjacent areas. Reduce noise, heat, dust, and glare. 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. Beautify and enhance improved and undeveloped land and views from the Town’s entryways, public lands and streets. Maintain the ambiance of the Town and enhance property values. 	<p>Tree Protection and Planting</p> <ul style="list-style-type: none"> Ordinance 2016-07 – required approval prior to clearing or other site disturbance in buffers; clarified that removal of invasive species within a buffer is permitted; required buffers to be replanted so that buffer function is achieved; and exempted preservation of specimen trees on single-family lots. Ordinance 2020-02 – required preservation of existing groupings of native plants in buffers; adopted enhanced planting requirements to protect trees of specific diameters and heights; and established preservation requirements for significant trees. Ordinance 2025-13 – eliminated exceptions to specimen tree preservation on single-family lots; lowered the size threshold for certain protected trees, thereby protecting more trees; increased the size of replacement plantings; and updated the native plant list. 	<p>Tree Protection and Planting</p> <p>The remaining proposed amendments are important to ensure that the Town’s tree protection standards more effectively preserve canopy, reinforce neighborhood character, and minimize unnecessary clearing associated with development.</p> <p>While LMO Sec.16-6-104 provides the framework for tree protection and mitigation, the current exemption for single-family subdivisions from minimum tree cover requirements, the absence of phased clearing requirements, and the subjective nature of the existing “reasonable efforts” standard can reduce consistency in administration and weaken preservation outcomes.</p> <p>Remaining Amendments to Discuss:</p> <ol style="list-style-type: none"> Remove exemption for all single-family subdivisions in meeting minimum tree coverage requirements. Require tree removal to be completed in phases (for major single-family subdivisions) – 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 	<p>Tree Protection and Planting</p> <p>LMO Task Force Feedback:</p> <p>At the meeting on 02/26/26, there was general consensus among Task Force members to proceed with the following items:</p> <ol style="list-style-type: none"> Remove the exemption for single-family subdivisions from meeting minimum tree coverage requirements. Require tree removal to be completed in phases, with initial clearing 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 issuance. The amendment will only apply to major single-family subdivisions. Add clarity to “reasonable efforts” language for preservation of trees by requiring site design adjustments to preserve trees. Require tree removal to meet the following criteria: <ul style="list-style-type: none"> Property use is impractical without removal, Site features are designed around tree canopies, Removal preserves healthier trees, and Site plan adjustments aren’t feasible, and Tree isn’t in a required setback or buffer. If LMO Official determines that criteria are not met, applicant can appeal to the Planning Commission. 	<p>Tree Protection and Planting</p> <p>TBD</p>

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	<p>PUD Question: These provisions apply to all zoning districts, including the PUD’s that are located in the PD-1 Zoning District, with the exception of LMO Sec.16-6-104.B.2.9, which exempts the removal of damaged and hazardous trees on common property and along roadways.</p> <p><u>Sec.16-6-104. - Tree Protection Land Management Ordinance Hilton Head Island, SC Municode Library</u></p> <p>2014 LMO Amendments:</p> <ul style="list-style-type: none"> Exempted single-family subdivisions from minimum tree coverage requirements. 		<p>time of building permit being issued.</p> <p>3. Add clarity to “reasonable efforts” language for preservation of trees by requiring site design adjustments to preserve trees. Require tree removal to meet the following criteria:</p> <ul style="list-style-type: none"> Property use is impractical without removal, Site features are designed around tree canopies, Removal preserves healthier trees, and Site plan adjustments aren’t feasible, and Tree isn’t in a required setback or buffer. If LMO Official determines that criteria are not met, applicant can appeal to the Planning Commission. 	<p>Staff received Task Force feedback regarding the consideration of a Natural Resource Bond to help ensure mitigation plantings are maintained and enforcement is more effective and improvements to the existing tree mitigation fund to allow greater flexibility in its future use.</p> <p>Staff Notes:</p> <p>LMO Sec. 16-6-104.I.6 requires post-development inspections for mitigation trees, but enforcement remains a challenge. A Natural Resource Bond could help ensure that mitigation trees are planted and maintained.</p> <p>LMO Sec. 16-6-104.L.5 creates a tree mitigation fund that, when mitigation cannot reasonably be achieved, a fee can be paid to fund future planting of trees by the Town on public properties following a disaster. Allowing additional uses of the fund could help support additional community goals for tree planting outside of disaster related loss.</p> <p>Major Single-Family Subdivisions are currently subject to Planning Commission review.</p>	
B					
B-1	<p>Land Use Table</p> <p>Land uses shape the character of an area just as much as how it is built. The use table helps ensure that land uses are placed in appropriate locations, supports compatibility between properties, and provides a clear framework for orderly growth and development.</p> <p>PUD Question: These provisions apply to all zoning districts, including the PD-1 Zoning District, or PUD’s. However, the master plans associated with the PD-1 communities further restricts specific uses to specific locations.</p> <p><u>Sec.16-4-102. - Principal Uses Land Management Ordinance Hilton Head Island, SC Municode Library</u></p>	<p>Land Use Table</p> <ul style="list-style-type: none"> Ordinance 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; Ordinance 2021-15 – added Family Subdivision and Family Compound as allowed uses and established an application process and standards; and Ordinance 2023-12 – amended the SPC (Sea 	<p>Land Use Table</p> <p>The LMO use regulations are important to ensure that permitted uses are clearly aligned with the purpose of each zoning district, support compatibility among neighboring properties, and provide a more predictable framework for future development.</p> <p>This item is an ongoing review rather than a separate amendment, unless a specific use issue is identified for further action.</p> <p>Remaining Amendments to Discuss:</p> <ol style="list-style-type: none"> Periodically review the use table to align with changing conditions. 	<p>Land Use Table</p> <p>LMO Task Force Feedback:</p> <p>At the meeting on 03/05/26, there was general consensus among Task Force members to proceed with the following item:</p> <ul style="list-style-type: none"> Periodically review the Land Use Table to align with changing conditions. <p>Staff Notes:</p> <p>Various LMO Land Use Table/Zoning requests have been made including but not limited to the following:</p> <ul style="list-style-type: none"> Timeshare/Fractional Ownership – Covered under Item B-4 Food Trucks – Covered Under Item B-5 	<p>Land Use Table</p> <p>TBD</p>

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	<p><u>Sec.16-10-103. - Use Classifications, Use Types, and Definitions Land Management Ordinance Hilton Head Island, SC Municode Library</u></p> <p>2014 LMO Amendments:</p> <p>The 2014 LMO established the Town’s current Principal Uses Table in LMO Sec. 16-4-102 and the related framework for Use Classifications, Use Types, and Definitions in LMO Sec. 16-10-103. This created the structure that governs where uses are Permitted, Permitted with Conditions or Permitted by Special Exception.</p>	<p>Pines Circle) District to create the Islanders Mixed Use and associated standards.</p>		<ul style="list-style-type: none"> • Short-Term Rentals – Covered under Item B-6 • Outdoor Commercial Recreation other than Water Parks <ul style="list-style-type: none"> ○ To remove the use specific condition requirement standard from LMO Sec. 16-4-102.B.5.b that requires the site of an <i>outdoor commercial recreation use</i> shall have direct vehicular access to a minor arterial in accordance with Sec. 16-5-105.B, Street Hierarchy. 	
B-2	<p>Zoning Map Changes</p> <p>Zoning map designations shape what can be built, how intense development may be, and whether future redevelopment is compatible with surrounding context. Where zoning districts are misaligned with existing development patterns or district intent, they can create confusion, contribute to neighborhood compatibility concerns, and result in development outcomes that do not reflect community expectations or adopted planning objectives.</p> <p>PUD Question: The PUD’s are part of the PD-1 Zoning District to which this section applies.</p> <p><u>Official Zoning District Map</u></p> <p><u>Chapter 16-3: - Zoning Districts Land Management Ordinance Hilton Head Island, SC Municode Library</u></p> <p>2014 LMO Amendments:</p> <ul style="list-style-type: none"> • Created the MV (Mitchelville) District with 12 du/ac and a maximum height of 75 feet. Previously this area was part of the Waterfront Mixed Use District, which at 	<p>Zoning Map Changes</p> <ul style="list-style-type: none"> • Ordinance 2017-17 – rezoned a majority of the Bradley Circle area from RD (Resort Development) back to RM-8 (Moderate Density Residential Mixed). 	<p>Zoning Map Changes</p> <p>Several zoning map changes made in 2014, or left in place following the 2014 LMO, continue to raise questions about whether the mapped districts appropriately reflect existing development patterns, neighborhood character, and intended land use outcomes. The primary concerns involve areas where district entitlements may exceed the scale or use pattern of the surrounding area, or where zoning no longer clearly reflects the established character of the neighborhood.</p> <p>Remaining Amendments to Discuss:</p> <ol style="list-style-type: none"> 1. Consider amending Jonesville Road zoning from RM-4 (Low to Moderate Density Residential) district to RSF-3 (Residential Single-Family 3) district establishing a maximum density of 3 du/ac and restrict to single-family use. 2. Consider amending Bradley Circle zoning from RM-8 (Moderate Density Residential Mixed) district 	<p>Zoning Map Changes</p> <p>LMO Task Force Feedback:</p> <p>At the meeting on 03/05/26, there was general consensus among Task Force members to proceed with the following items:</p> <ol style="list-style-type: none"> 1. Consider amending Jonesville Road 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. 2. Consider amending Bradley Circle zoning from RM-8 (Moderate Density Residential Mixed) district to reflect the existing single-family use only. <p>Following the meeting, Task Force feedback suggested a maximum density of 3 du/ac on Jonesville Road may be too restrictive.</p> <p>Staff Notes:</p> <ul style="list-style-type: none"> • Zoning in Historic Neighborhoods should continue to allow Family Compounds and Family Subdivisions as permitted uses. 	<p>Zoning Map Changes</p> <p>TBD</p>

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	<p>that time, allowed for 6 units/acre and a maximum height of 75'.</p> <ul style="list-style-type: none"> • Rezoned the Bradley Circle neighborhood from RM-8 (Moderate Density Residential Mixed) to RD (Resort Development) district. • Rezoned areas near the schools and along the Cross Island Parkway from RM-4 (Low to Moderate Density Residential Mixed) to the new RM-8 (Moderate Density Residential Mixed) district. 		<p>to reflect the existing single-family use only.</p> <ol style="list-style-type: none"> 3. Assess the RD (Resort Development) district use and design standards. This analysis should evaluate whether the RD district remains aligned with its intended purpose and to assess whether its permitted uses, development form, intensity, and dimensional standards continue to be appropriate in the varying contexts across the district. Particular attention should be given to height, density, mass, and transitions where the district is located adjacent to lower-intensity residential development. 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. 	<ul style="list-style-type: none"> • Suggestions that have been made to staff regarding Jonesville Road density and use are as follows: <ul style="list-style-type: none"> ○ Rezone to an RSF-3 district and permit Family Compounds and Family Subdivisions. ○ Create and rezone to an RSF-4 district and permit Family Compounds and Family Subdivisions. ○ Rezone to an RSF-6 district and permit Family Compounds and Family Subdivisions. • Suggestion to staff regarding Bradley Circle to create and rezone to an RSF-8 district and permit Family Compound and Family Subdivision. 	

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ID	Context & 2014 LMO Amendments	Amendments Since 2014 LMO Adoption	Remaining Amendments to Discuss	LMO Task Force Feedback/Staff Notes	Staff Recommendations
B-3	<p>Density</p> <p>Density regulations establish the overall scale and intensity of development permitted within each zoning district. They influence neighborhood character, infrastructure demand, housing opportunity, and the relationship between new development and surrounding context. Periodic review of density standards is needed to ensure they remain clear, consistent, and aligned with the purpose of each district and the Town’s broader planning objectives.</p> <p>PUD Question: The density for PUD’s is established by the adopted master plan as part of the PD-1 Zoning District.</p> <p><u>Chapter 16-3: - Zoning Districts Land Management Ordinance Hilton Head Island, SC Municode Library</u></p> <p>2014 LMO Amendments:</p> <ul style="list-style-type: none"> • Sliding scale added to RM-4 (Low to Moderate Residential Mixed) district allowing density of: <ul style="list-style-type: none"> ○ 4 du/ac for sites less than 3 Ac, ○ 6 du/ac for sites at least 3 Ac, and ○ 8 du/ac for sites at least 5 Ac. • Sliding scale added to MF (Marshfront) district allowing density of: <ul style="list-style-type: none"> ○ 4 du/ac for sites on major arterials having less than 3 Ac, ○ 8 du/ac for sites on major arterials having at least 3 Ac, ○ 6 du/ac for sites on other streets having less than 3 Ac, ○ 10 du/ac for sites on other streets having at least 3 Ac. • RD (Resort Development) district density increased from 8 du/ac to 16 du/ac. • Consolidated Single Family Residential Districts resulting in increases in assigned density for the lower intensity Residential Districts of the consolidations 	<p>Density</p> <ul style="list-style-type: none"> • 2017-17 Rezoned a portion of the Bradley Circle area from RD to RM-8 to change the allowed residential density/intensity. • 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. • 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. • 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. • 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>Density</p> <p>The remaining proposed amendments related to density are intended to evaluate whether existing density standards and related regulations continue to function as intended and whether targeted refinements are needed to improve clarity, consistency, and administration. This includes review of sliding-scale density in the RM-4 and MF districts, organization of the Workforce Housing Program regulations, and calibration of the Forest Beach Neighborhood Character Overlay District as it relates to development intensity and form.</p> <p>Remaining Amendments to Discuss:</p> <ol style="list-style-type: none"> 1. Eliminate sliding scale density in the RM-4 (Low to Moderate Residential) 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. The existing Workforce Housing sections include the following: <ul style="list-style-type: none"> ○ LMO Sec.16-4-105 - Density, Unit Standards, Income & Employment Regulations, Eligibility Requirements, Sale & Resale Price, Rental Rates ○ LMO Sec. 16-10-102.B.1 - Commercial Conversion Details and Unit Conversion Rates 	<p>Density</p> <p>LMO Task Force Feedback:</p> <p>Staff Notes:</p>	<p>Density</p> <p>TBD</p>

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	<p>(RSF2+RSF3 = RSF3 and RSF4+RSF5=R5).</p> <ul style="list-style-type: none"> Consolidated commercial and mixed-use districts which resulted in increased densities (Previous districts allowed 6,000-10,000 sq ft per acre with new district allowing 10,000 sq ft per acre). Hotel/motel density increased to 35 rooms/acre in every district where this use is allowed. Previously most areas allowed 20-25 rooms/acre with density bonuses sometimes allowing up to 40 rooms/acre. 		<ul style="list-style-type: none"> LMO Sec.16-4-102.B.1.d - Workforce Housing Conditions <p>4. Further calibrate the Forest Beach Neighborhood Character Overlay District to address home size, setbacks, buffers, height, etc.</p>		
B-4	<p>Timeshare and Lockout Units</p> <p>Timeshare and lockout units merit specific use review due to their unique operational characteristics and the Town’s evolving regulatory approach to these uses. Unlike conventional dwelling units, these accommodations may function in ways that blur the distinction between residential, lodging, and resort uses, with implications for density, neighborhood compatibility, and long-term land use patterns. A targeted review provides an opportunity to evaluate whether the current ordinance appropriately defines, locates, and regulates these uses in a manner consistent with the Island’s planning objectives.</p> <p>PUD Question: If this use is permitted by a PUD’s adopted master plan, any new restrictions would need to specifically address how it would apply to the PUD’s.</p> <p><u>Chapter 16-4: - Use Standards Land Management Ordinance Hilton Head Island, SC Municode Library</u></p> <p><u>Sec.16-10-103. - Use Classifications, Use Types, and Definitions Land Management Ordinance Hilton Head Island, SC Municode Library</u></p> <p>2014 LMO Amendments:</p>	<p>Timeshare and Lockout Units</p> <ul style="list-style-type: none"> 2017-05 Added timeshares back and permitted the use in the MV (Mitchelville), RD (Resort Development), and WMU (Waterfront Mixed Use) districts and permitted lockout units of increased size. 2023-06 Removed lockout units from the LMO as a permitted use. 	<p>Timeshare and Lockout Units</p> <p>Additional amendments aim to provide clearer policy direction and address evolving ownership models that may not be fully contemplated by the current code. Remaining items for review include whether new timeshare uses should be prohibited, whether existing timeshare uses should be limited to their current locations, and whether the existing definitions for timeshare and fractional ownership should be updated to address vacation clubs and similar models that may affect density, intensity, and use expectations, including within residential areas.</p> <p>Remaining Amendments to Discuss:</p> <ol style="list-style-type: none"> Prohibit new timeshare uses. Restrict existing timeshare uses to current locations. Time share / fractional ownership definitions may be outdated; to address “vacation clubs” and newer models affecting density, including in residential zones. (Added 02/26/26) 	<p>Timeshare and Lockout Units</p> <p>LMO Task Force Feedback:</p> <p>Staff Notes:</p>	<p>Timeshare and Lockout Units</p> <p>TBD</p>

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	<ul style="list-style-type: none"> Timeshare and lockout units (divisible dwelling) removed as permitted uses. 				
B-5	<p>Short-Term Rentals</p> <p>Short-term rentals warrant specific use review because, while they occur within dwelling units, they function differently from traditional long-term residential occupancy and can create distinct operational, parking, safety, and neighborhood compatibility issues. Currently, this use is not regulated in the LMO. In recent years, the Town has addressed many of these concerns through the Town Municipal Code of Ordinances and related permit requirements.</p> <p>PUD Question: If this use is permitted by a PUD's adopted master plan, these restrictions would not apply.</p> <p>2014 LMO Amendments: N/A</p>	<p>Short-Term Rentals</p> <ul style="list-style-type: none"> N/A for LMO <p>Town Municipal Code of Ordinances:</p> <ul 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. 	<p>Short-Term Rentals</p> <p>Additional review of this use through the LMO is important to determine whether short-term rentals should be further regulated based on location and context. Remaining considerations include whether additional restrictions or prohibitions should apply to specific areas of the Island, whether standards such as size thresholds, permit caps, or limitations on new short-term rentals are appropriate.</p> <p>A focused use review would allow the Town to evaluate these issues as land use questions and determine whether the current framework adequately addresses the compatibility of short-term rentals in sensitive residential areas.</p> <p>Remaining Amendments to Discuss:</p> <ol style="list-style-type: none"> Consider short-term rental regulations on the west side of North & South Forest Beach Drive and Jonesville Road through the LMO amendment process (e.g., location prohibitions, location restrictions based on size, permit caps / no additional, etc.). 	<p>Short-Term Rentals</p> <p>LMO Task Force Feedback:</p> <p>Staff Notes:</p>	<p>Short-Term Rentals</p> <p>TBD</p>

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B-6	<p>Food Trucks</p> <p>Food trucks warrant specific use review because they can operate differently from traditional restaurant or retail uses and may create recurring questions related to location, access, circulation, parking, and compatibility with surrounding development. While food trucks can provide flexibility and support local business activity, the LMO should clearly identify where these uses are appropriate and what site conditions must be met to ensure they function safely and consistently within the built environment.</p> <p>PUD Question: If this use is permitted by a PUD’s adopted master plan, these restrictions would apply.</p> <p>2014 LMO Amendments: N/A</p>	<p>Food Trucks</p> <ul style="list-style-type: none"> N/A 	<p>Food Trucks</p> <p>A focused review under LMO Chapter 16-4 and LMO Sec.16-10-103 is therefore appropriate to clarify how food trucks should be treated as a land use and whether additional use-specific standards are needed.</p> <p>Remaining Amendments to Discuss:</p> <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. 	<p>Food Trucks</p> <p>LMO Task Force Feedback:</p> <p>Staff Notes:</p>	<p>Food Trucks</p> <p>TBD</p>
B-7	<p>Single-Family Use</p> <p>Single-family use is defined in the LMO and directly affects how many dwelling units may be allowed on a lot and, in turn, the overall density and character of residential development. Even small changes to the definition can have broader implications for neighborhood pattern, redevelopment potential, and compatibility with surrounding uses.</p> <p>PUD Question: If this use is permitted by a PUD’s adopted master plan, these restrictions would not apply.</p> <p><u>Sec.16-10-103. - Use Classifications, Use Types, and Definitions Land Management Ordinance Hilton Head Island, SC Municode Library</u></p> <p>2014 LMO Amendments:</p>	<p>Single-Family Use</p> <ul style="list-style-type: none"> 2023-06 Definition changed to one dwelling unit per lot 	<p>Single-Family Use</p> <ul style="list-style-type: none"> N/A 	<p>Single-Family Use</p> <p>LMO Task Force Feedback:</p> <p>Staff Notes:</p>	<p>Single-Family Use</p> <p>TBD</p>

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	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).				
C					
C-1	<p>Organization of Subdivision Regulations</p> <p>The organization of subdivision regulations warrants focused review because the current provisions are not structured as a clear, stand-alone chapter that comprehensively addresses the design and review of major subdivisions, which are divisions of land into six or more lots. As a result, standards related to subdivision layout, environmental protection, access, neighborhood design, open space, and infrastructure are dispersed, making the code more difficult to administer and reducing predictability in development outcomes. Establishing a consolidated subdivision regulations chapter would improve clarity, usability, and consistency while creating a stronger framework for evaluating major subdivisions in a more coordinated manner.</p> <p>PUD Question: This does not apply to PUD's.</p> <p><u>Sec.16-5-115. - Subdivision Standards Land Management Ordinance Hilton Head Island, SC Municode Library</u></p> <p><u>Chapter 16-5: - Development and Design Standards Land Management Ordinance Hilton Head Island, SC Municode Library</u></p> <p>2014 LMO Amendments: N/A</p>	<p>Organization of Subdivision Regulations</p> <ul style="list-style-type: none"> N/A 	<p>Organization of Subdivision Regulations</p> <p>This amendment is particularly important because the design of major subdivisions has a direct influence on mass and scale, monotony, neighborhood character, and the long-term pattern of development. A stand-alone subdivision chapter would provide a more effective structure for requiring best-practice design standards related to environmental protection and coastal resilience, transportation and traffic management, pedestrian and bicycle connectivity, neighborhood design, parks and usable open space, infrastructure and utilities, and review process protections. Together, these standards would help ensure that subdivision design better reflects community character, functions more cohesively, and produces more predictable and compatible outcomes over time.</p> <p>Remaining Amendments to Discuss:</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: 	<p>Organization of Subdivision Regulations</p> <p>LMO Task Force Feedback:</p> <p>Staff Notes:</p>	<p>Organization of Subdivision Regulations</p> <p>TBD</p>

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			<ul style="list-style-type: none"> ○ Environment Protection & Coastal Resilience; ○ Transportation, Access, & Traffic Management; ○ Pedestrian, Bicycle, & Multimodal Mobility; ○ Neighborhood Design & Community Character; ○ Parks, Recreation, & Usable Open Space; ○ Infrastructure, Utilities, & Resilience; and ○ Review Process & Public Interest Protections. <ul style="list-style-type: none"> ● See Exhibit A Hilton Head Island Best-Practice Subdivision Regulations for additional detail. 		
C-2	<p>Transportation</p> <p>Pedestrian connectivity addresses safe and functional walking access as a fundamental component of site design and overall transportation efficiency. While connectivity has been addressed for certain development types, the current framework does not consistently require internal pedestrian circulation and external pathway connections for all forms of development. As a result, multifamily and nonresidential sites may be designed in ways that prioritize vehicle movement while providing limited accommodation for safe, direct, and convenient pedestrian access.</p> <p>PUD Question: This does apply to PUD's.</p> <p><u>Sec.16-5-106. - Transportation Analysis Standards Land Management Ordinance Hilton Head Island, SC Municode Library</u></p> <p><u>Sec.16-5-105. - Mobility, Street, and Pathway Standards Land Management Ordinance Hilton Head Island, SC Municode Library</u></p>	<p>Transportation</p> <ul style="list-style-type: none"> ● 2016-07 Added back to the powers and duties of the Planning Commission the review of required Traffic Impact Analysis plans requiring major mitigation. ● 2025-16 Added pedestrian connectivity requirements internal to major subdivisions and to public pathways. ● 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>Transportation</p> <p>This amendment is important because requiring pedestrian connectivity for all development types would help create more complete and connected development patterns over time. Internal walkways and connections to adjacent sidewalks, pathways, and shared-use routes can improve accessibility, support multimodal mobility, reduce short vehicle trips, and strengthen the relationship between new development and the surrounding community. Expanding these requirements beyond single-family major subdivisions would better align site design standards with the Town's broader goals for connectivity, safety, and coordinated development.</p> <p>Remaining Amendments to Discuss:</p> <ol style="list-style-type: none"> 1. Require pedestrian connectivity for all development types in addition to single-family major subdivisions, both internally on all 	<p>Transportation</p> <p>LMO Task Force Feedback:</p> <p>Staff Notes:</p>	<p>Transportation</p> <p>TBD</p>

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	2014 LMO Amendments: N/A		sites, and from the site to external pathways.		
C-3	<p>Stormwater</p> <p>Stormwater addresses drainage capacity, flood resilience, and utility costs, which are critical factors in the long-term performance of development and infrastructure systems. Smaller-scale development in particular may face challenges in meeting stormwater and sewer requirements where improvement costs are disproportionate to the scale of the project. For that reason, it is appropriate to examine whether programs, shared infrastructure approaches, or other implementation tools could help reduce costs while still meeting the Town’s stormwater management objectives.</p> <p>PUD Question: This does apply to PUD’s.</p> <p><u>Sec.16-5-109. - Stormwater Management and Erosion and Sedimentation Control Standards Land Management Ordinance Hilton Head Island, SC Municode Library</u></p> <p>2014 LMO Amendments: N/A</p>	<p>Stormwater</p> <ul style="list-style-type: none"> • 2015-23 Clarified how on-site stormwater retention is calculated for site redevelopment in new impervious area. • 2017-08 Adopts stormwater section updates needed for the Town’s NPDES MS4 permit (clarifies covered vs. exempt activities; adds definitions) <p>Town Municipal Code of Ordinances:</p> <ul style="list-style-type: none"> • 2015-25 Creates Chapter 1 of Title 14 relating to stormwater management for NPDES compliance (local stormwater program framework). 	<p>Stormwater</p> <p>This amendment is important because stormwater requirements should be clearly aligned with the Town’s broader resilience and infrastructure planning framework. Requiring all development to conform to the Town’s Stormwater Master Plan, once adopted, would help ensure that individual projects support coordinated drainage improvements, reduce cumulative impacts, and advance Island-wide stormwater management goals. Together, these changes would promote more consistent outcomes while helping balance development feasibility with long-term public infrastructure needs.</p> <p>Remaining Amendments to Discuss:</p> <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. 	<p>Stormwater</p> <p>LMO Task Force Feedback:</p> <p>Staff Notes:</p>	<p>Stormwater</p> <p>TBD</p>

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C-4	<p>Open Space Requirements</p> <p>Open space plays an important role in shaping development character, preserving environmental functions, and ensuring that growth contributes to livability and visual quality rather than only building and pavement coverage. Open space helps reduce the visual intensity of development, provides opportunities for tree preservation and stormwater accommodation, and creates usable areas that support neighborhood character and overall site function.</p> <p>PUD Question: This does not apply to PUD's as they are designed to address open space across the entire PUD.</p> <p><u>Sec.16-5-104. - Common Open Space Standards Land Management Ordinance Hilton Head Island, SC Municode Library</u></p> <p>2014 LMO Amendments:</p> <ul style="list-style-type: none"> Removed minimum open space requirements for all development except major residential subdivisions. Allowed adjacent street buffers and wetlands to be credited towards common open space requirements. 	<p>Open Space Requirements</p> <ul style="list-style-type: none"> 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 accessible; and removed credit for adjacent street and use buffers to be counted toward open space. 	<p>Open Space Requirements</p> <p>These amendments are important because minimum open space requirements directly influence the pattern and intensity of development across different project types. Increasing the minimum open space requirement for single-family major subdivisions from 16 percent to 20 percent and establishing minimum open space requirements for multifamily development at 20 percent, mixed-use development at 15 percent, and commercial development at 15 percent would provide a more consistent framework for ensuring that new development includes meaningful open areas as an integral part of site design. Together, these standards would help balance development yield with environmental performance, community character, and long-term quality of place.</p> <p>Remaining Amendments to Discuss:</p> <ol style="list-style-type: none"> Increase open space requirements from 16% to 20% for single-family major subdivision and Require a minimum open space of: <ol style="list-style-type: none"> Multifamily – 20%, Mixed-Use – 15%, Commercial – 15% 	<p>Open Space Requirements</p> <p>LMO Task Force Feedback:</p> <p>Staff Notes:</p>	<p>Open Space Requirements</p> <p>TBD</p>
C-5	<p>Adjacent Street Setbacks and Buffers Widths</p> <p>Adjacent street setbacks and buffer widths play an important role in shaping the visual character of corridors, reducing the perceived intensity of development, and maintaining separation between roadways and adjacent land uses.</p>	<p>Adjacent Street Setbacks and Buffers Widths</p> <ul style="list-style-type: none"> 2025-13 Increased replanting size requirements. 	<p>Adjacent Street Setbacks and Buffers Widths</p> <p>This amendment is important because reductions to setbacks and buffers on select streets can result in inconsistent corridor treatment and diminished</p>	<p>Adjacent Street Setbacks and Buffers Widths</p> <p>LMO Task Force Feedback:</p> <p>Staff Notes:</p>	<p>Adjacent Street Setbacks and Buffers Widths</p> <p>TBD</p>

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	<p>These standards help preserve streetscape quality, support landscaping and tree retention, and ensure that development along public streets reflects the character and scale intended for the Island’s major corridors and neighborhood-serving roads.</p> <p>PUD Question: This applies to areas in PUD’s outside of the restricted access areas.</p> <p><u>Sec.16-5-102. - Setback Standards Land Management Ordinance Hilton Head Island, SC Municode Library</u></p> <p><u>Sec.16-5-103. - Buffer Standards Land Management Ordinance Hilton Head Island, SC Municode Library</u></p> <p>2014 LMO Amendments:</p> <ul style="list-style-type: none"> • Allow reduced buffer width options in exchange for more landscaping. <ul style="list-style-type: none"> ○ 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. ○ 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. ○ 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. • Administrative reduction for certain zoning districts and conditions ranging from 15-30%. 	<ul style="list-style-type: none"> • 2023-04 Eliminated allowance of administrative reductions and waivers. 	<p>buffering where a stronger edge is needed. Modifying these standards would create a more consistent framework for buffering and setback application based on roadway type. Together, these adjustments would help reinforce corridor character, improve visual compatibility, and ensure that buffering standards more appropriately reflect the function and prominence of different streets.</p> <p>Remaining Amendments to Discuss:</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 = TBD b. Minor Arterials = TBD c. Other Streets = TBD 		
C-6	<p>Adjacent Use Setback and Buffers Widths</p> <p>Adjacent use setbacks and buffer widths help manage the relationship between different types of development and reduce potential impacts between neighboring properties. These standards are an important tool for maintaining privacy, softening the visual effects of building</p>	<p>Adjacent Use Setback and Buffers Widths</p> <ul style="list-style-type: none"> • 2023-04 Eliminated allowance of administrative waivers but kept provisions exempting adjacent use setbacks and buffers 	<p>Adjacent Use Setback and Buffers Widths</p> <p>This amendment is important because the absence of a consistent minimum side and rear buffer for non-single-family properties can lead to uneven site design outcomes and insufficient</p>	<p>Adjacent Use Setback and Buffers Widths</p> <p>LMO Task Force Feedback:</p> <p>Staff Notes:</p>	<p>Adjacent Use Setback and Buffers Widths</p> <p>TBD</p>

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	<p>mass and site activity, and providing a more compatible transition between uses, particularly where more intensive development is located near less intensive areas.</p> <p>PUD Question: This applies to the perimeter of PUD's and areas outside of restricted access.</p> <p><u>Sec.16-5-102. - Setback Standards Land Management Ordinance Hilton Head Island, SC Municode Library</u> (See Table 16-5-102.D Adjacent Use Setback Requirements)</p> <p><u>Sec.16-5-103. - Buffer Standards Land Management Ordinance Hilton Head Island, SC Municode Library</u> (See Table 16-5-103.E Adjacent Use Buffer Requirements)</p> <p>2014 LMO Amendments:</p> <ul style="list-style-type: none"> • Administrative waiver for setbacks and buffers between adjacent properties determined to function together. • Setbacks and buffers are not required along shared access easements for non-single-family properties. • Adjacent use setbacks and buffers between non-single-family properties are not required. 	<p>between non-single-family properties that function together.</p>	<p>separation between adjacent uses. Establishing a minimum TBD side and rear buffer for all non-single-family properties, regardless of adjacent use or zoning, would create a clearer and more predictable baseline standard for buffering. Together, this change would help improve compatibility, reduce edge impacts, and support a more consistent approach to site design across development types.</p> <p>Remaining Amendments to Discuss:</p> <ol style="list-style-type: none"> 1. Establish side and rear minimum buffers of TBD for non-single-family properties regardless of adjacent use or zoning. 		
C-7	<p>Lot Design Standards</p> <p>Residential lot and dimensional standards warrant additional review because they play a central role in shaping the pattern, scale, and character of neighborhood development. Standards such as lot width, setbacks, allowable encroachments, and impervious coverage influence how closely homes may be placed together, how much open area remains on a site, and the overall relationship between buildings, streets, and adjacent properties. When these standards are too limited or allow excessive flexibility, development can appear</p>	<p>Lot Design Standards</p> <ul style="list-style-type: none"> • 2020-16 Additional development standards were added for zero lot line (townhome) development including open space, lot size, impervious coverage, and other requirements. • Pending – Modification of the Holiday Homes Neighborhood Character Overlay standards to ensure development outcomes 	<p>Lot Design Standards</p> <p>These amendments are important because they would establish a more predictable framework for residential site design and help address concerns related to mass and scale, overcrowding, and neighborhood compatibility. Adding district-specific minimum lot widths, increasing minimum setback requirements, eliminating encroachments into setbacks, establishing maximum impervious coverage, and limiting pervious surface</p>	<p>Lot Design Standards</p> <p>LMO Task Force Feedback:</p> <p>Staff Notes:</p>	<p>Lot Design Standards</p> <p>TBD</p>

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	<p>more intense and less consistent with the character intended for residential areas.</p> <p>PUD Question: This does apply to PUD's.</p> <p><u>Sec.16-5-102. - Setback Standards Land Management Ordinance Hilton Head Island, SC Municode Library</u></p> <p><u>Chapter 16-3: - Zoning Districts Land Management Ordinance Hilton Head Island, SC Municode Library</u></p> <p>2014 LMO Amendments:</p> <ul style="list-style-type: none"> Densities increased resulting in smaller lots. 	<p>better reflect character of the neighborhood by reducing allowed impervious coverage and eliminating reduced setback standards</p>	<p>credit would work together to ensure that lots retain adequate separation, open area, and functional stormwater capacity. Collectively, these changes would help reinforce residential character and better align future development with the scale and form intended for each zoning district.</p> <p>Remaining Amendments to Discuss:</p> <ol style="list-style-type: none"> Add minimum lot widths specific to each residential zoning district of 40-50 ft. Increase minimum setback requirements, particularly side and rear setbacks - currently 5 ft in most districts Eliminate allowed encroachments into setbacks. Establish maximum impervious coverage for each zoning district. Define and limit pervious credit to 50% for pervious systems such as pavers. 		
C-8	<p>Building Design Standards</p> <p>Building design standards play a critical role in shaping the visual character, scale, and compatibility of development. Standards related to building height, massing, facade design, and transitions between adjacent properties influence not only the appearance of individual structures, but also how development is experienced within neighborhoods and along corridors. Where these standards lack clarity or do not adequately address building form, new development can appear out of scale, overly repetitive, or inconsistent with the character intended for the surrounding area.</p> <p>PUD Question: This varies based on each item.</p>	<p>Building Design Standards</p> <ul style="list-style-type: none"> 2016-07 Added 45 ft maximum height to single family residential in the RD (Resort Development) District. 2021-05 Amended the flood zone standards to align with new FEMA NFIP Maps including changing the basis of measurement for building height: <ul style="list-style-type: none"> From base flood elevation if located in a flood zone or pre-development grade if not located in a flood zone; 	<p>Building Design Standards</p> <p>These amendments are important because they would provide a more comprehensive framework for addressing mass and scale, monotony, and compatibility in both residential and non-residential development. Clarifying how height is measured, including the consideration of stories and measurement from pre-development grade, would improve predictability and administration, while anti-monotony standards, improved height transitions, clearer design guidance for non-residential development, and review of a maximum single-family building height would help ensure that buildings are better proportioned and more responsive to their context. Collectively, these</p>	<p>Building Design Standards</p> <p>LMO Task Force Feedback:</p> <p>Staff Notes:</p>	<p>Building Design Standards</p> <p>TBD</p>

**ATTACHMENT 1 – Revised for 03-26-26 Meeting
Town Code Amendments Related to Growth Management & Current Status of Amendments**

ID	Context & 2014 LMO Amendments	Amendments Since 2014 LMO Adoption	Remaining Amendments to Discuss	LMO Task Force Feedback/Staff Notes	Staff Recommendations
	<p><u>Chapter 16-3: - Zoning Districts Land Management Ordinance Hilton Head Island, SC Municode Library</u></p> <p><u>Town of Hilton Head Island Design Guide</u></p> <p>2014 LMO Amendments:</p> <ul style="list-style-type: none"> Administrative waivers approved to allow increase in building height up to 10% above maximum height. 	<ul style="list-style-type: none"> To 14 ft above mean sea level for residential or 11 ft above mean sea level for non-residential. 2023-04 Amended the basis of measurement for building height: <ul style="list-style-type: none"> From 14 ft above mean sea for residential and 11 ft above mean sea level for non-residential 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. 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>changes would strengthen the Town's ability to guide development in a manner that reinforces neighborhood character and improves overall design quality.</p> <p>Remaining Amendments to Discuss:</p> <ol style="list-style-type: none"> Add measurement for height to include number of stories, similar to pending amendment in the Holiday Homes Neighborhood Character Overlay District. Change basis of measurement for building height to pre-development grade only. Adopt anti-monotony standards to require variation in massing, facade design, facade composition, and materials. In addition to increased setbacks, establish better height transitions between adjacent properties. Amend the Design Guide to provide more clarity on required design elements for non-residential development. Examine a maximum single-family residential building height. 		

**ATTACHMENT 1 – Revised for 03-26-26 Meeting
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ID	Context & 2014 LMO Amendments	Amendments Since 2014 LMO Adoption	Remaining Amendments to Discuss	LMO Task Force Feedback/Staff Notes	Staff Recommendations
C-9	<p>Other Standards</p> <p>This group of standards warrants additional review because, although these issues address different parts of the LMO, each affects the quality, compatibility, and practicality of development and redevelopment over time. Standards related to signage, construction impacts, parking, and redevelopment flexibility all shape how development functions on a site and how it is experienced by surrounding properties and the public. When these provisions are outdated, inconsistent, or overly rigid, they can create avoidable impacts, reduce clarity in administration, and limit the Town's ability to respond appropriately to site-specific conditions.</p> <p>PUD Question: This varies based on each item.</p> <p><u>Chapter 16-5: - Development and Design Standards Land Management Ordinance Hilton Head Island, SC Municode Library</u></p> <p><u>Sec.16-5-117. - Construction Management Standards Land Management Ordinance Hilton Head Island, SC Municode Library</u></p> <p><u>Sec.16-5-107. - Parking and Loading Standards Land Management Ordinance Hilton Head Island, SC Municode Library</u></p> <p><u>Sec.16-5-108. - Site Lighting Standards Land Management Ordinance Hilton Head Island, SC Municode Library</u></p> <p>2014 LMO Amendments: N/A</p>	<p>Other Standards</p> <ul style="list-style-type: none"> • 2025-14 New standards regulating construction site management including cleanliness, refuse management, parking, noise, and stormwater. <p>Town Municipal Code of Ordinances:</p> <ul 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>Other Standards</p> <p>These amendments are important because they would improve the LMO's overall effectiveness while addressing recurring implementation issues. Establishing content-neutral sign design standards, adding dust control requirements, recalibrating residential parking requirements to better align with short-term rental regulations, and allowing targeted flexibility for redevelopment and adaptive reuse projects would help improve consistency, reduce unintended impacts, and better support reinvestment in existing areas. Future consideration of lighting standards and the potential conversion of existing hotel or motel units to residential use would provide an additional opportunity to address evolving development patterns and ensure that related standards remain aligned with current Town objectives.</p> <p>Remaining Amendments to Discuss:</p> <ol style="list-style-type: none"> 1. Establish content neutral sign design standards. 2. Add dust control standards to the construction management requirements. 3. Re-calibrate residential parking requirements to align with short-term rental requirements. 4. 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>Other Standards</p> <p>LMO Task Force Feedback:</p> <p>Staff Notes:</p>	<p>Other Standards</p> <p>TBD</p>

**ATTACHMENT 1 – Revised for 03-26-26 Meeting
Town Code Amendments Related to Growth Management & Current Status of Amendments**

ID	Context & 2014 LMO Amendments	Amendments Since 2014 LMO Adoption	Remaining Amendments to Discuss	LMO Task Force Feedback/Staff Notes	Staff Recommendations
			<p>Future Consideration:</p> <ol style="list-style-type: none"> 1. Amend lighting standards to ensure consistency with all exterior light sources including building lighting. 2. Add provisions permitting conversion of existing hotel/motel units to residential units provided minimum unit size, maximum occupancy, common activity/open space, etc. 		
D					
D-1	<p>Transparency and Clarity of Process and Regulations</p> <p>Transparency and clarity of process warrant additional review because the effectiveness of the LMO depends not only on the substance of its standards, but also on how clearly those standards and procedures are organized, communicated, and administered. When application requirements, review steps, decision-making authority, and schedules are dispersed or unclear, the process can become more difficult for applicants, staff, and appointed bodies to navigate, which can reduce consistency and predictability in outcomes.</p> <p>PUD Question: This varies based on each item.</p> <p><u>Appendix D: - Application Submittal Requirements Land Management Ordinance Hilton Head Island, SC Municode Library</u></p> <p><u>Chapter 16-2: - Administration Land Management Ordinance Hilton Head Island, SC Municode Library</u></p> <p>2014 LMO Amendments: N/A</p>	<p>Transparency and Clarity of Process and Regulations</p> <ul 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>Transparency and Clarity of Process and Regulations</p> <p>These amendments are important because they would improve both the usability of the ordinance and the consistency of development review. Creating a consolidated applications chapter and manual would provide clearer direction on procedures, submittal requirements, schedules, review authority, and standard forms, while a site design checklist for major subdivisions and development plans would support more consistent staff analysis and more predictable review by Boards, Commissions, and Committees. Together, these tools would help make the process more transparent, efficient, and understandable for all parties involved.</p> <p>Remaining Amendments to Discuss:</p> <ol style="list-style-type: none"> 1. Create an applications chapter and manual to consolidate and provide clarity on process, requirements, schedule, and review authority with standard forms, process, and schedule. 	<p>Transparency and Clarity of Process and Regulations</p> <p>LMO Task Force Feedback:</p> <p>Staff Notes:</p>	<p>Transparency and Clarity of Process and Regulations</p> <p>TBD</p>

**ATTACHMENT 1 – Revised for 03-26-26 Meeting
Town Code Amendments Related to Growth Management & Current Status of Amendments**

ID	Context & 2014 LMO Amendments	Amendments Since 2014 LMO Adoption	Remaining Amendments to Discuss	LMO Task Force Feedback/Staff Notes	Staff Recommendations
			<p>2. 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.</p>		
D-2	<p>Minor Subdivisions</p> <p>Minor subdivisions warrant additional review because the process is intended to provide a simpler and more efficient path for limited subdivision activity, not to facilitate larger-scale lot creation without the level of review appropriate for more substantial development. When the minor subdivision process allows a greater number of lots to be created from an original parcel, it can produce development patterns and cumulative impacts that more closely resemble a major subdivision without the same level of design scrutiny, infrastructure review, or public interest consideration.</p> <p><u>Chapter 16-2: - Administration Land Management Ordinance Hilton Head Island, SC Municode Library</u></p> <p>2014 LMO Amendments: N/A</p>	<p>Minor Subdivisions</p> <ul style="list-style-type: none"> N/A 	<p>Minor Subdivisions</p> <p>This amendment is important because limiting the minor subdivision process to no more than five lots from the original parcel would help preserve the intended distinction between minor and major subdivisions. Establishing this cap would provide clearer direction on when a more comprehensive subdivision review is warranted and help ensure that larger-scale lot creation is subject to the design, infrastructure, and compatibility standards necessary to address neighborhood character, access, and long-term development outcomes.</p> <p>Remaining Amendments to Discuss:</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. 	<p>Minor Subdivisions</p> <p>LMO Task Force Feedback:</p> <p>Staff Notes</p>	<p>Minor Subdivisions</p> <p>TBD</p>

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

Relevant Code Sections:

To assist with the review of Attachment 1, *Town Code Amendments Related to Growth Management & Current Status of Amendments*, this attachment contains relevant code sections in the following order:

General Resources:

- Official Zoning Map
- Use Table

Table Section B-2 - Zoning Map Changes

- RD (Resort Development) District Regulations
- MV (Mitchelville) District Regulations

Table Section B-3, Density

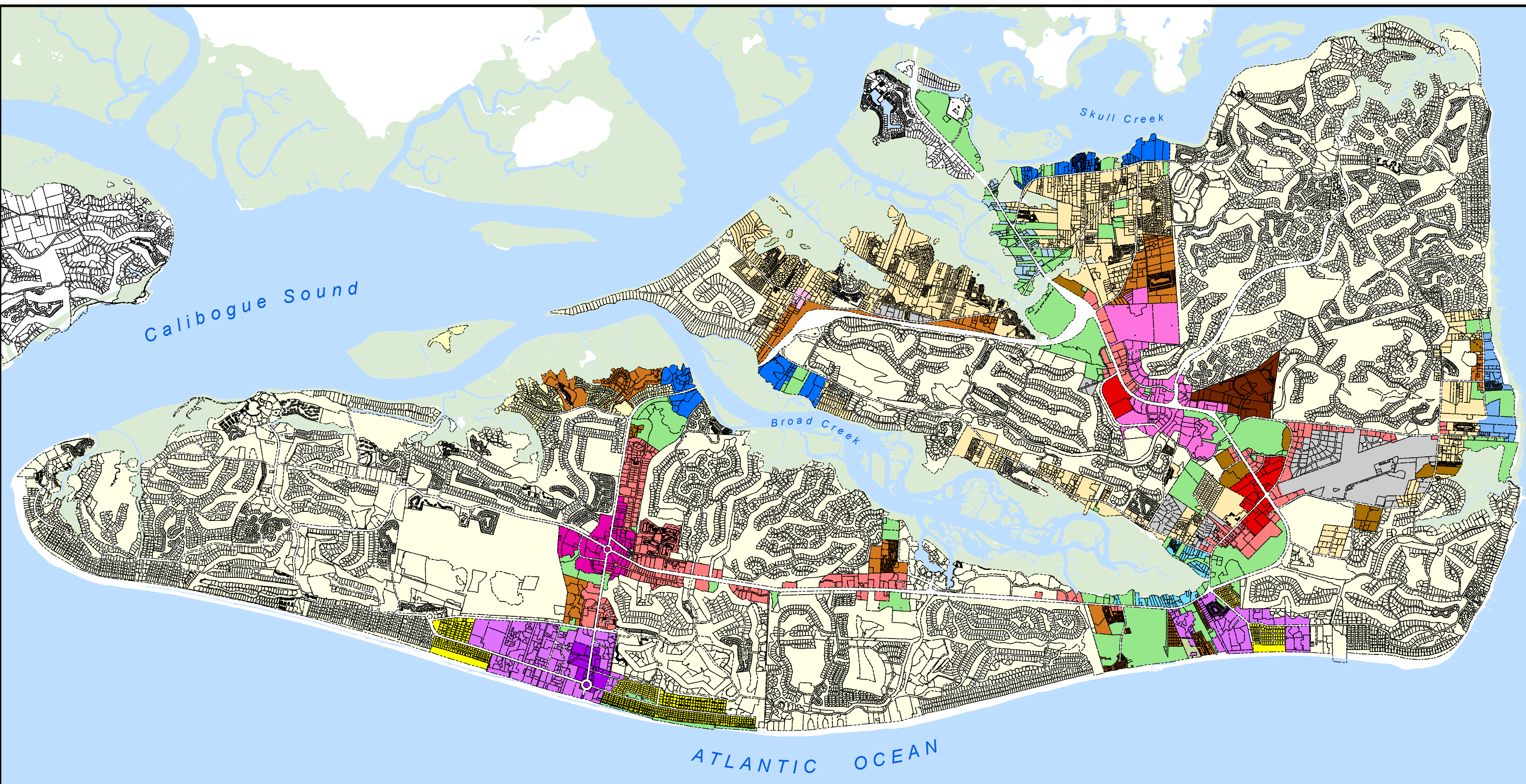

- RM-4 (Low to Moderate Density Residential Mixed)
- MF (Marshfront) District Regulations
- Workforce Housing Sections
- Forest Beach Overlay Zoning District

Table Section B-4 - Timeshare and Lockout Units

- Definition

Attachment 2 - General Resources:

- Official Zoning Map
- Use Table

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 PLUD Maps and the Official Street Map. This Official Zoning District Map is therefore one component of the Official Zoning Map.

The upland boundary of the Conservation Zoning District corresponds to the OCRM Critical Line and therefore, is approximately co-terminus with all tidal wetlands and the upland boundary of the beach as defined in Section 8-11.12 of the Municipal Code and extends outward to the Town Jurisdictional Boundary as defined within Section 2-1-20 of the Municipal Code of the Town of Hilton Head Island, South Carolina. (Reference: LMO Section 16-4-203, Conservation District)

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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

MIXED-USE & BUSINESS ZONING DISTRICTS (Continued)

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

CONSERVATION & RECREATION DISTRICTS

	CON	CONSERVATION
	PR	PARKS AND RECREATION

TABLE 16-4-102.A.6: PRINCIPAL USE TABLE

P = Permitted by Right PC = Permitted Subject to Use-Specific Conditions

SE = Allowed as a Special Exception Blank Cell = Prohibited

USE CLASSIFICATION/ USE TYPE	SPECIAL DISTRICTS		RESIDENTIAL DISTRICTS						MIXED-USE AND BUSINESS DISTRICTS											USE-SPECIFIC CONDITIONS		
	CON	PR	RSF-3	RSF-5	RSF-6	RM-4	RM-8	RM-12	CR	SPC	CC	MS	WMU	S	MF	MV	NC	LC	RD		MED	IL
RESIDENTIAL USES																						
Family Compound						PC	PC	PC				PC	PC	PC	PC	PC	PC	PC	PC		Sec. 16-4-102.B.1.e	
Family Subdivision						PC	PC	PC				PC	PC	PC	PC	PC	PC	PC	PC		Sec. 16-4-102.B.1.f	
Group Living						P	P	P				P					P		P			
Mixed-Use									PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	Sec. 16-4-102.B.1.a	
Multifamily						P	P	P	PC	P	PC	P	P	P	P	P	P	P	P	P	Sec. 16-4-102.B.1.b	
Recreational Vehicle						PC	PC	PC				PC	PC	PC	PC	PC	PC	PC				
Recreation Vehicle (RV) Parks																	P				Sec. 16-4-102.B.1.c	
Single-Family			P	P	P	P	P	P				P	P	P	P	P	P	P	P			
Workforce Housing						PC		PC		PC	PC	PC	PC		PC		PC		PC		Sec. 16-4-102.B.1.d	
Islander Mixed-Use										PC											Sec. 16-4-102.B.1.g	
PUBLIC, CIVIC, INSTITUTIONAL, AND EDUCATIONAL USES																						
Aviation and Surface Transportation Uses																				PC	Sec. 16-4-102.B.2.a	
Aviation Services Uses																				PC	Sec. 16-4-102.B.2.b	
Cemeteries		P				P						P			P	P						
Community Service Uses		P				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	PC	Sec. 16-4-102.B.2.c
Education Uses						P			P	P	P						P		P			
Government Uses		PC	PC	PC	PC	PC	PC	PC	P	P	P	P		P	P		P	P	P	P	Sec. 16-4-102.B.2.d	
Major Utilities		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	
Minor Utilities		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public Parks		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Religious Institutions		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Telecommunication Antenna, Collocated or Building Mounted		PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	Sec. 16-4-102.B.2.e	
Telecommunication Towers, Monopole		PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	Sec. 16-4-102.B.2.e	
HEALTH SERVICES																						
Hospitals																				P		
Nursing Homes																				P		
Other Health Services										P	P	P				P	P		P			
RESORT ACCOMMODATIONS																						
Bed and Breakfasts						PC			PC			PC	PC	PC	PC	PC			PC		Sec. 16-4-102.B.4.a	
Hotels									PC			P	P	PC		P		P	P		Sec. 16-4-102.B.4.b	
Interval Occupancy									P			P			P			P				

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	CON	PR	RSF-3	RSF-5	RSF-6	RM-4	RM-8	RM-12	CR	SPC	CC	MS	WMU	S	MF	MV	NC	LC	RD		MED	IL
COMMERCIAL RECREATION USES																						
<i>Indoor Commercial Recreation Uses</i>									P	P	P	P	P	PC	P	P		P	P			Sec. 16-4-102.B.5.a
<i>Outdoor Commercial Recreation Uses Other than Water Parks</i>									SE				SE			SE		SE	SE			Sec. 16-4-102.B.5.b
<i>Water Parks</i>									P				P			P			P			
OFFICE USES																						
<i>Contractor's Office</i>									PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		P	Sec. 16-4-102.B.6.a
<i>Other Office Uses</i>									P	P	P	P	P	P	P	P	P	P	P	P	P	
COMMERCIAL SERVICES																						
<i>Adult entertainment uses</i>										SE												Sec. 16-4-102.B.7.a
<i>Animal Services</i>										PC	PC			PC				PC			PC	Sec. 16-4-102.B.7.b
<i>Bicycle Shops</i>									PC	PC	PC	PC	PC	PC	PC	PC		PC	PC			Sec. 16-4-102.B.7.c
<i>Convenience Stores</i>						PC			PC	PC	PC		PC	PC	PC	PC	PC	PC			PC	Sec. 16-4-102.B.7.d
<i>Eating Establishments</i>									PC	P	P	PC	PC	PC	PC	PC	PC	P	PC		PC	Sec. 16-4-102.B.7.e
<i>Grocery Stores</i>									P	P	P	P		P				P				
<i>Landscape Businesses</i>														PC				PC			P	Sec. 16-4-102.B.7.f
<i>Liquor Stores</i>									SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			Sec. 16-4-102.B.7.g
<i>Nightclubs or Bars</i>									PC	PC	PC		PC	PC	PC	PC		PC	PC			Sec. 16-4-102.B.7.h
<i>Open Air Sales</i>		PC				PC			PC	PC		PC	PC	PC	PC	PC	PC	PC	P			Sec. 16-4-102.B.7.i
<i>Shopping Centers</i>									PC	PC	PC	PC		PC	PC			PC				Sec. 16-4-102.B.7.j
<i>Tattoo Facilities</i>																		PC				Sec. 16-4-102.B.7.k
<i>Other Commercial Services Uses</i>						PC	PC		P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 16-4-102.B.7.l
VEHICLE SALES AND SERVICES																						
<i>Auto Rentals</i>									PC	PC	P		PC		P	PC		P	PC		P	Sec. 16-4-102.B.8.a
<i>Auto Repairs</i>											PC							PC			PC	Sec. 16-4-102.B.8.b
<i>Auto Sales</i>											P							P			P	
<i>Car Washes</i>										P	P			PC	P			P			P	Sec. 16-4-102.B.8.c
<i>Commercial Parking Lot</i>									PC	PC	PC		PC						PC			Sec. 16-4-102.B.8.d
<i>Gas Sales</i>									PC	PC	PC			PC	PC		PC	PC			PC	Sec. 16-4-102.B.8.d
<i>Taxicab Services</i>											P			P				P			P	
<i>Towing Services or Truck or Trailer Rentals</i>																					P	
<i>Watercraft Sales, Rentals, or Services</i>													PC	P		PC		PC			P	Sec. 16-4-102.B.8.e

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SE = Allowed as a Special Exception Blank Cell = Prohibited

USE CLASSIFICATION/ USE TYPE	SPECIAL DISTRICTS		RESIDENTIAL DISTRICTS						MIXED-USE AND BUSINESS DISTRICTS											USE-SPECIFIC CONDITIONS		
	CON	PR	RSF-3	RSF-5	RSF-6	RM-4	RM-8	RM-12	CR	SPC	CC	MS	WMU	S	MF	MV	NC	LC	RD		MED	IL
INDUSTRIAL USES																						
<i>Grinding</i>																					SE	Sec. 16-4-102.B.9.a
<i>Light Industrial, Manufacturing, and Warehouse Uses</i>																		PC			P	Sec. 16-4-102.B.9.a
<i>Seafood Processing Facilities</i>												PC	PC		PC							Sec. 16-4-102.B.9.b
<i>Self-Service Storage</i>										PC								PC			PC	Sec. 16-4-102.B.9.c
<i>Waste-Related Services Other than Waste Treatment Plants</i>																					P	
<i>Waste Treatment Plants</i>																		SE				
<i>Wholesale Sales</i>																		P			P	
OTHER USES																						
<i>Agriculture Uses</i>		P	P	P	P	P	P	P					P	P	P	P	P	P				
<i>Boat Ramps, Docking Facilities, and Marinas</i>	PC	P	PC	PC		PC	PC						P			P						Sec. 16-4-102.B.10.a

Attachment 2 - Table Section B-2 - Zoning Map Changes

- RD (Resort Development) District Regulations
- MV (Mitchelvile) District Regulations

RD

Resort Development District

1. Purpose

It is the purpose of the Resort Development (RD) District to provide for resort **development** in the form of **multifamily development, bed and breakfasts**, and resort **hotels**. It is also the purpose of this district to provide for commercial **development** aimed at serving the island visitor.

2. Allowable Principal Uses

USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
Residential Uses				
Family Compound	PC	Sec. 16-4-102.B.1.e	2 per du	
Family Subdivision	PC	Sec. 16-4-102.B.1.f	2 per du	
Mixed-Use	PC	Sec. 16-4-102.B.1.a	Residential	1.125 per du
			Nonresidential	1 per 650 GFA
Multifamily	P		1 bedroom	1.4 per du
			2 bedroom	1.7 per du
			3 or more bedrooms	2 per du
Single-Family	P		2 per du + 1 per 1,250 GFA over 4,000 GFA	
Public, Civic, Institutional, and Educational Uses				
Community Service Uses	P		1 per 400 GFA	
Government Uses	P		Fire Stations	4 per bay + 1 per 200 GFA of office area
			Other	1 per 200 GFA of office area
Major Utilities	SE		1 per 1,500 GFA	
Minor Utilities	P		n/a	
Public Parks	P		See Sec. 16-5-107.D.2	
Religious Institutions	P		1 per 3 seats in main assembly area	
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4-102.B.2.e	n/a	
Telecommunication Towers, Monopole	PC	Sec. 16-4-102.B.2.e	1	
Resort Accommodations				
Bed and Breakfasts	PC	Sec. 16-4-102.B.4.a	1 per guest room	
Hotels	P		1 per guest room	
Interval Occupancy	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 persons + 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 persons + 1 per 200 GFA of office or similarly used area
<i>Water Parks</i>	P		See Sec. 16-5-107.D.2	
Office Uses				
<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>Eating Establishments</i>	PC	Sec. 16-4-102.B.7.e	1 per 100 sf of gross floor area 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>	P		1 per 200 GFA 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	
<i>Commercial Parking Lot</i>	PC	Sec. 16-4-102.B.8.d	See Sec. 16-5-107.D.2	
3. Development Form and Parameters				
MAX. DENSITY (PERNET ACRE)			LOT COVERAGE	
Residential ^{1, 2}	16 du		Max. Impervious Cover	50%
<i>Bed and Breakfasts</i>	10 rooms			
<i>Interval Occupancy</i>	16 du			

Hotel¹	35 rooms		Min. Common Open Space for Major Residential Subdivisions	16%
Nonresidential	8,000 GFA			
MAX. BUILDING HEIGHT				
Non Single-Family Development on property landward of South Forest Beach Drive	60 ft			
All Other Non Single-Family Development	75 ft			
Single-Family Development	45 ft			
USE AND OTHER DEVELOPMENT STANDARDS				
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.				
TABLE NOTES: P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = dwelling units ; sf = square feet; GFA = gross floor area in square feet; ft = feet; n/a = not applicable				
<p>[1] In order to promote flexibility, an office, eating establishment or commercial services use that is accessory to and within an existing residential or hotel structure may be converted to a residential unit or units upon the Official's determination that the development can support the required amount of parking. The alteration shall not expand beyond the footprint of the existing residential or hotel structure.</p> <p>2. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1.</p>				

MV

Mitchelville District

1. Purpose

The purpose of the Mitchelville (MV) District is to recognize the historical and cultural significance of this area of the Island. A variety of **uses** are permitted in an effort to facilitate **development** in this area. These **sites** have a unique ability to provide an environment conducive to water-oriented commercial and residential **development**.

2. Allowable Principal Uses

USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
Residential Uses				
<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>	
<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	
<i>Hotels</i>	P		1 per guest room	

Interval Occupancy	P		1 bedroom	1 per du
			2 bedrooms	1.25 per du
			3 or more bedrooms	1.5 per du
Commercial Recreation				
Indoor Commercial Recreation Uses	P		1 per 3 persons + 1 per 200 GFA of office or similarly used area	
Outdoor Commercial Recreation Uses Other than Water Parks	PC	Sec. 16-4-102.B.5.b	Golf Courses, Miniature Golf Courses, or Driving Ranges	1 per tee
			Stadiums	1 per 4 spectator seats
			Other	1 per 3 persons + 1 per 200 GFA of office or similarly used area
Water Parks	P		See Sec. 16-5-107.D.2	
Office Uses				
Contractor's Office	PC	Sec. 16-4-102.B.6.a	1 per 350 GFA of office/administrative area	
Other Office Uses	P		1 per 350 GFA	
Commercial Services				
Bicycle Shops	PC	Sec. 16-4-102.B.7.c	1 per 200 GFA	
Convenience Stores	PC	Sec. 16-4-102.B.7.d	1 per 200 GFA	
Eating Establishments	PC	Sec. 16-4-102.B.7.e	1 per 100 sf of gross floor area and outdoor eating area	
Liquor Stores	SE	Sec. 16-4-102.B.7.g	1 per 200 GFA	
Nightclubs or Bars	PC	Sec. 16-4-102.B.7.h	1 per 70 GFA	
Open Air Sales	PC	Sec. 16-4-102.B.7.i	1 per 200 sf of sales/display area	
Other Commercial Services	P		See Sec. 16-5-107.D.2	
Vehicle Sales and Services				
Auto Rentals	PC	Sec. 16-4-102.B.8.a	See Sec. 16-5-107.D.2	
Watercraft Sales, Rentals, or Services	PC	Sec. 16-4-102.B.8.f	1 per 200 GFA	
Industrial Uses				
Seafood Processing	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				
Agriculture Uses	P		Stables or Riding Academies	1 per 5 stalls

			Other	n/a
Boat Ramps, Docking Facilities, and Marinas	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 (PERNET ACRE)³			LOT COVERAGE	
Residential ¹	12 du		Max. Impervious Cover	50%
Bed and Breakfasts	10 rooms			
Hotel	35 rooms		Min. Common Open Space for Major Residential Subdivisions	16%
Interval Occupancy	12 du			
Nonresidential	8,000 GFA			
MAX. BUILDING HEIGHT				
All Development	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.

Attachment 2 - Table Section B-3, Density -

- RM-4 (Low to Moderate Density Residential Mixed)
- MF (Marshfront) District Regulations
- Workforce Housing Sections
- Forest Beach Overlay Zoning District

RM-4**Low to Moderate Density Residential District****1. Purpose**

The purpose of the Low to Moderate Density Residential (RM-4) District is to protect and preserve the character of these areas and **neighborhoods** at **densities** up to four **dwelling units** per **net acre**. This district is used to encourage a variety of residential opportunities, including **multifamily** residential units, **single-family** residences, and **group living**. The regulations of the district are intended to discourage **development** that would substantially interfere with, or be detrimental to, residential character.

2. Allowable Principal Uses

USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
Residential Uses				
Family Compound	PC	Sec. 16-4-102.B.1.e	2 per du	
Family Subdivision	PC	Sec. 16-4-102.B.1.f	2 per du	
Group Living	P		1 per 3 rooms	
Multifamily	P		1 bedroom	1.4 per du
			2 bedroom	1.7 per du
			3 or more bedrooms	2 per du
Recreational Vehicle	PC	16-4-102.B.1.c	1 per Recreational Vehicle	
Single-Family	P		2 per du + 1 per 1,250 GFA over 4,000 GFA	
Workforce Housing	PC	Sec. 16-4-102.B.1.d	See Sec. 16-5-107.D.2	
Public, Civic, Institutional, and Educational Uses				
Cemeteries	P		1 per 225 GFA of office area + 1 per 500 GFA of maintenance facilities	
Community Service Uses	P		1 per 400 GFA	
Education Uses	P		Colleges and High Schools	10 per classroom
			Elementary and Junior High/Middle Schools	4 per classroom
			Other Education Uses	See Sec. 16-5-107.D.2
Government Uses	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
Major Utilities	SE		1 per 1,500 GFA	
Minor Utilities	P		n/a	
Public Parks	P		See Sec. 16-5-107.D.2	

Religious Institutions		P		1 per 3 seats in main assembly area	
Telecommunication Antenna, Collocated or Building Mounted		PC	Sec. 16-4-102.B.2.e	n/a	
Telecommunication Towers, Monopole		PC	Sec. 16-4-102.B.2.e	1	
Resort Accommodations					
Bed and Breakfasts		PC	Sec. 16-4-102.B.4.a	1 per guest room	
Commercial Services					
Convenience Stores		PC	Sec. 16-4-102.B.7.d	1 per 200 GFA	
Open Air Sales		PC	Sec. 16-4-102.B.7.i	1 per 200 GFA of sales/display area	
Other Commercial Services		PC	Sec. 16-4-102.B.7.l	See Sec. 16-5-107.D.2	
Other Uses					
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 (PERNET 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				
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.					

MF

Marshfront District

1. Purpose

The purpose of the Marshfront (MF) District is to provide for a mix of **uses** such a residential, institutional, and commercial **uses** 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. **Development** should take advantage of the views of Broad Creek. Permitted **uses** 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.

2. Allowable Principal Uses

USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
Residential Uses				
<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-Use</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>	
<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	
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				

Indoor Commercial Recreation Uses		P		1 per 3 persons + 1 per 200 GFA of office or similarly used area	
Office Uses					
Contractor's Offices		PC	Sec. 16-4-102.B.6.a	1 per 350 GFA of office/administrative area	
Other Office Uses		P		1 per 350 GFA	
Commercial Services					
Bicycle Shops		PC	Sec. 16-4-102.B.7.c	1 per 200 GFA	
Convenience Stores		PC	Sec. 16-4-102.B.7.d	1 per 200 GFA	
Eating Establishments		PC	Sec. 16-4-102.B.7.e	1 per 100 sf of gross floor area and outdoor eating area	
Liquor Stores		SE	Sec. 16-4-102.B.7.g	1 per 200 GFA	
Nightclubs or Bars		PC	Sec. 16-4-102.B.7.h	1 per 70 GFA	
Open Air Sales		PC	Sec. 16-4-102.B.7.i	1 per 200 sf of sales/display area	
Shopping Centers		PC	Sec. 16-4-102.B.7.j	1 per 335 GFA	
Other Commercial Services		P		See Sec. 16-5-107.D.2	
Vehicle Sales and Services					
Auto Rentals		P		See Sec. 16-5-107.D.2	
Car Washes		P		10 per wash unit for automatic wash + 5 per bay for manual wash	
Gas Sales		PC	Sec. 16-4-102.B.8.d		
Other Uses					
Agriculture Uses		P		Stables or Riding Academies	1 per 5 stalls
				Other	n/a
3. Development Form Standards					
MAX. DENSITY (PERNET ACRE)²			LOT COVERAGE		
Residential ¹	Along major arterials	4 du (8 du if lot area is at least 3 acres)	Max. Impervious Cover		60%
	Along other streets	6 du (10 du if lot area is at least 3 acres)	Min. Common Open Space for Major Residential Subdivisions		16%
Bed and Breakfasts		10 rooms			
Nonresidential		7,000 GFA			
MAX. BUILDING HEIGHT					
All Development		45 ft			

USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

TABLE NOTES:

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = **dwelling units**; sf = square feet; GFA = **gross floor area** in square feet; ft = feet; n/a = not applicable

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.

Sec. 16-4-105. Workforce Housing (WFH) Program

A. Workforce Housing Density

All Units:

1. Commercial conversion projects that include at least 20% workforce housing units will be eligible for incentives as described in Sec. 16-10-102B.1, including:
 - a. A reduction in minimum unit sizes by 30% and;
 - b. Up to 50% of the units in the development may be micro-efficiency and/or studio units.
2. In the RM-4 District:
 - a. A density bonus up to 100% above the base residential density standards is permitted if 50% of all units within the development are workforce housing units.
 - b. A density bonus up to 50% above the base residential density standards is permitted if 25% of all units within the development are workforce housing units.
 - c. The maximum density permitted in any workforce housing development is 12 units per acre.
3. In the RM-12 District: If at least 50% of all units within the development are workforce housing units, the following is permitted:
 - a. A density bonus up to 25% above the base residential density standards.
 - b. A maximum impervious coverage of 45%.

(Revised 2-16-2021 - Ordinance 2021-02; revised 6-3-2025 - Ordinance 2025-10)

B. Standards for Workforce Housing Units

All Units:

1. For development that contains both market-rate and workforce housing units, the workforce units shall be mixed with, and not clustered together or segregated in any way from, market-rate units. If the development contains a phasing plan, the phasing plan shall provide for the development of workforce units concurrently with the market-rate units.
2. The workforce housing units shall include a range of unit sizes, based on the number of bedrooms, which are comparable to units in the overall development.
3. The exterior appearance of workforce housing units must be compatible and comparable with the rest of the units in the development by providing similar architectural style and similar exterior building materials, finishes, and quality of construction.
4. Prior to the issuance of a building permit for any units in a workforce housing development, the applicant shall execute any and all documents required by the Town, including, without limitation, restrictive covenants, deed restrictions, and related instruments to ensure affordability of workforce housing units in accordance with this Section.

Owner-occupied Units:

1. Developers shall enter into a Workforce Housing Agreement, or similar agreement approved by Town Council, with the Town of Hilton Head Island, or its designee. Following execution of the agreement by all parties, the completed Workforce Housing Agreement, or memorandum thereof, shall be recorded and the conditions therefrom filed and recorded on the parcel or parcels designated for the

construction of workforce housing units. The Workforce Housing Agreement shall be binding to all future owners and successors in interest. The agreement shall be in a form reviewed and approved by the Administrator.

(Revised 6-3-2025 - Ordinance 2025-10)

- a. The agreement, at a minimum, shall establish the number of workforce housing units including their square footage, number of bedrooms, and location within the development. The agreement will also include terms and conditions of affordability, resale provisions, and other standards as set forth in Sec. 16-4-105.
 - b. Owner-occupied workforce housing units that are provided under Sec. 16-4-105 are subject to a Workforce Housing Agreement and shall remain as workforce housing for a minimum of 30 years from the date of initial certificate of occupancy.
 - c. A certificate of occupancy will not be issued until complete certified and recorded copies of the Workforce Housing Agreement have been provided to the Town.
2. Restrictive covenants for workforce housing units subject to the provisions of Sec. 16-4-105 shall be filed that require compliance with the following:
- a. Owner-occupied workforce housing units shall only be sold to households earning 80 to 100% of the most recently published HUD area median income (AMI) for Beaufort County.
 - b. Owner-occupied workforce housing units shall remain in the WFH Program for a minimum of 30 years from the date of the initial certificate of occupancy.
 - c. Prior to the sale of an owner-occupied workforce housing unit, the Town, or its designee, shall be notified of the owner's intent to place the unit for sale and a Certificate of Eligibility (COE) shall be submitted by the potential buyer.
 - d. The workforce housing unit may be subject to a homeowners association (HOA). HOA dues for workforce housing units shall be a maximum of 75% of the HOA dues owed by market-rate unit owners.

Rental Units:

1. The Town will not issue a certificate of occupancy for any building that contains both market-rate and workforce housing rental units unless the development has complied with the workforce housing provisions as outlined in this Section.
2. The designation of a rental workforce housing unit is not required to stay with the same unit over the 30 year affordability period so long as the minimum number and type of workforce units are provided within the development.
3. Developers shall enter into a Workforce Housing Agreement with the Town of Hilton Head Island, or its designee. Following execution of the agreement by all parties, the completed Workforce Housing Agreement, or memorandum thereof, shall be recorded and the conditions therefrom filed and recorded on the parcel or parcels designated for the construction of workforce housing units. The Workforce Housing Agreement shall be binding to all future owners and successors in interest. The agreement shall be in a form reviewed and approved by the Administrator.

(Revised 6-3-2025 - Ordinance 2025-10)

- a. The agreement, at a minimum, shall establish the number of workforce housing units including their square footage, number of bedrooms, and location within the development. The agreement

will also include terms and conditions of affordability, rental rate provisions, and other standards as set forth in Sec. 16-4-105.

- b. The agreement shall include a provision requiring the owner(s) of rental workforce housing units to submit annually a sworn affidavit to the Town, or its designee, certifying that the rental rate(s) meets the requirements of Sec. 16-4-105.F.
 - c. Rental workforce housing units that are provided under Sec. 16-4-105 are subject to a Workforce Housing Agreement and shall remain as workforce housing for a minimum of 30 years from the date of initial certificate of occupancy.
 - d. A certificate of occupancy will not be issued until complete certified and recorded copies of the Workforce Housing Agreement have been provided to the Town.
4. Restrictive covenants for workforce housing units subject to the provisions of Sec. 16-4-105 shall be filed that require compliance with the following:
- a. Rental workforce housing units shall only be rented to households earning 60 to 80% of the most recently published HUD AMI for Beaufort County.
 - b. Rental workforce housing units shall remain in the WFH Program for a minimum of 30 years from the date of the initial certificate of occupancy.
 - c. Rental workforce housing units shall not be occupied for a period less than 90 days.

C. Workforce Housing Income and Employment Regulations

All Units

1. Eligible households shall meet the income requirements of this Section and have at least one person who is employed by a lawfully licensed business located within the Town of Hilton Head Island.

Owner-occupied Units:

1. The eligibility of a household for a potential owner-occupied workforce housing unit shall be determined upon submittal of a Certificate of Eligibility (COE) to the Town, or its designee, verifying that the applicable income and employment regulations of this Section are met.
2. Per Sec. 16-8-102, failure to submit the required documentation prior to change in ownership shall constitute a violation of the restrictive covenants, the conditions of the certificate of occupancy, and this Section, and is subject to code enforcement action by the Town per Sec. 16-8-106.
3. Failure to submit the required documentation prior to change in ownership shall be considered a breach of the restrictive covenants, conditions, and restrictions set forth in the Section and the Town shall be entitled to seek such remedies as may be available by law.

Rental Units:

1. The property owner, or their designee, of a workforce housing unit shall upon lease renewal, but not less than annually, submit a COE to the Town, or its designee, verifying that the applicable income and employment regulations of this Section are met by all households occupying said workforce housing unit(s).
2. Upon lease renewal, eligible households shall include at least one person that is employed ten out of twelve months each year by a lawfully licensed business located within the Town of Hilton Head Island.
3. Per Sec. 16-8-102, failure to submit the required verification shall constitute a violation of the restrictive covenants, the conditions of the certificate of occupancy, and this Section, and is subject to code enforcement action by the Town per Sec. 16-8-106.

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4. Failure to submit the required verification shall be considered a breach of the restrictive covenants, conditions, and restrictions set forth in the Section and the Town shall be entitled to seek such remedies as may be available by law.

D. Occupancy and Eligibility Requirements

Owner-occupied Units:

1. The household shall occupy the workforce housing unit as their sole residence.
 - a. If at any time the household no longer occupies the unit as their sole residence, the unit shall be sold.
2. Eligible households shall have an annual household income between 80 and 100% of the most recently published HUD AMI for Beaufort County.
3. Households must be eligible to purchase workforce housing units and obtain the appropriate COE from the Town, or its designee. A sales contract may not be executed before the household receives the COE.

Rental Units:

1. The household shall occupy the workforce housing unit as their sole residence.
2. Eligible households shall have an annual household income between 60 and 80% of the most recently published HUD AMI for Beaufort County.
3. Households must be eligible to rent workforce housing units and obtain the appropriate COE from the Town, or its designee. A rental agreement may not be executed before the household receives the COE.
 - a. A COE must be renewed prior to the anniversary of a lease renewal. A lease shall not be renewed unless the entire development meets the eligibility requirements outlined in this Section.
 - b. The owner of the rental unit(s) shall be required to submit a sworn affidavit on an annual basis to the Town or its designee, certifying that the workforce housing unit rental rate(s) meets the requirements of Sec. 16-4-105.F.1.
 - c. Per Sec. 16-8-102, occupancy of a rental unit not consistent with this Section shall constitute a violation and is subject to code enforcement action by the Town per Sec. 16-8-106.
 - d. Occupancy of a rental unit not consistent with this Section shall be considered a breach of the restrictive covenants, conditions, and restrictions set forth in the Section and the Town shall be entitled to seek such remedies as may be available by law.

E. Workforce Housing Sale & Resale Price

Owner-occupied Units:

1. The initial sale price of a workforce housing unit shall be determined by the most recently published HUD annual household income limits.
2. The resale price of a workforce housing unit shall not exceed the initial purchase price paid by the owner of the unit with the following exceptions:
 - a. Customary closing costs and costs of sale;
 - b. Costs of real estate commissions paid by the seller if a licensed real estate salesperson is employed;

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- c. Consideration of permanent capital improvements installed by the seller; and
 - d. An inflation factor, based on Consumer Product Index, to be applied to the initial sale price of the unit.
3. All restrictions affecting the workforce housing unit shall be recorded in the deed at the time of initial sale or conveyance and in any future sales or conveyances of the unit.
 4. Resale of workforce housing units shall be limited by deed restriction to a purchaser who meets the requirements of 16-4-105.D during the affordability period of the unit.

F. Workforce Housing Rental Rates

Rental Units:

1. Maximum monthly rental rates for workforce housing shall be calculated using 80% of the most recently published HUD AMI for Beaufort County, multiplying by 30% and dividing by 12.
2. Rental rates shall remain consistent throughout the term of the lease.

(Added 11-4-2020 - Ordinance 2020-26)

LMO Sec.16-4-102.B.1.

d. Workforce Housing

- i. Any development that includes workforce housing shall comply with the Workforce Housing Program as outlined in Sec. 16-4-105.
- ii. Workforce housing may be permitted in the PD-1 District through a Zoning Map Amendment in accordance with Sec. 16-2-103.C.
- iii. In the MS District, properties developed for WFH shall not be permitted on properties currently utilized as a school or fire station.
- iv. In the S District, properties developed for WFH shall not have vehicular access to U.S. Route 278 (William Hilton Parkway).
- v. In the WMU District, properties developed for WFH shall not have vehicular access to Marshland Road.
- vi. In the LC District, properties developed for WFH shall not have vehicular access to U.S. Route 278 (William Hilton Parkway) between Wexford Drive and Singleton Beach Road.
- vii. In the RM-4 District, properties developed for Group Living use are not be eligible to participate in the WFH Program.
- viii. In the RM-4 District, existing mobile home parks, located on property that is a minimum of 3 acres, shall be eligible to participate in the WFH Program.
- ix. Except for paragraph viii above, workforce housing use in the RM-4 District shall comply with the following conditions:
 - a. The property shall be a single parcel that is a minimum of 3 acres.
 - b. The property shall not have frontage on Jarvis Creek, Broad Creek, or Old House Creek.
 - c. The site of the WFH use shall not be located within 750 linear feet of the Hilton Head Island Airport property. This distance shall be measured as the length of an imaginary straight line between the two closest points of the perimeter boundary of the property on which any WFH use is located, and the perimeter boundary of the Hilton Head Island Airport.
 - d. The site of the WFH use shall be located within 3,500 linear feet of a minor arterial in accordance with Sec. 16-5-105.B, Street Hierarchy. This distance shall be measured from the centerline of the closest vehicular access on the property where the WFH is located, and shall be measured along the centerline of the travel lane of the street providing the shortest route to the minor arterial.
 - e. Lots within an existing legally platted and developed single family subdivision, including open space are not eligible to participate in the WFH Program.
 - f. Properties developed with a non-single family residential use that is permanent in nature are not eligible to participate in the WFH Program.
- x. Workforce housing use in the RM-12 District shall comply with the following conditions:
 - a. The property shall be a minimum of 5 acres.
 - b. The property shall be located on a major arterial in accordance with Sec. 16-5-105.B, Street Hierarchy.

(Revised 11-4-2020 - Ordinance 2020-26; revised 2-16-2021 - Ordinance 2021-02; revised 6-3-2025 - Ordinance 2025-10)

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

Workforce Housing

Housing that is affordable at 60—100% of the Area Median Income (AMI) for Beaufort County.

(Revised 9-17-2019 - Ordinance 2019-20; revised 7-21-2020 - Ordinance 2020-16; revised 11-4-2020 - Ordinance 2020-26; revised 2-16-2021 - Ordinance 2021-02; revised 5-2-2023 - Ordinance 2023-06; revised 10-3-2023 - Ordinance 2023-12)

Sec.16-10-102. Rules of Measurement

B. Density

1. Commercial Conversion

For conversion of non-residential square footage (commercial conversion) to residential or mixed-use development, density shall be based on the existing gross floor area and the minimum unit sizes established below:

Minimum Unit Sizes

Unit Type	Market-Rate Conversion Minimum Unit Size	Workforce Housing Conversion Minimum Unit Size
Micro Efficiency	NA	280 square feet
Studio	NA	400 square feet
1-bedroom	800 square feet	560 square feet
2-bedroom	1,075 square feet	750 square feet
3-bedroom	1,330 square feet	930 square feet

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.

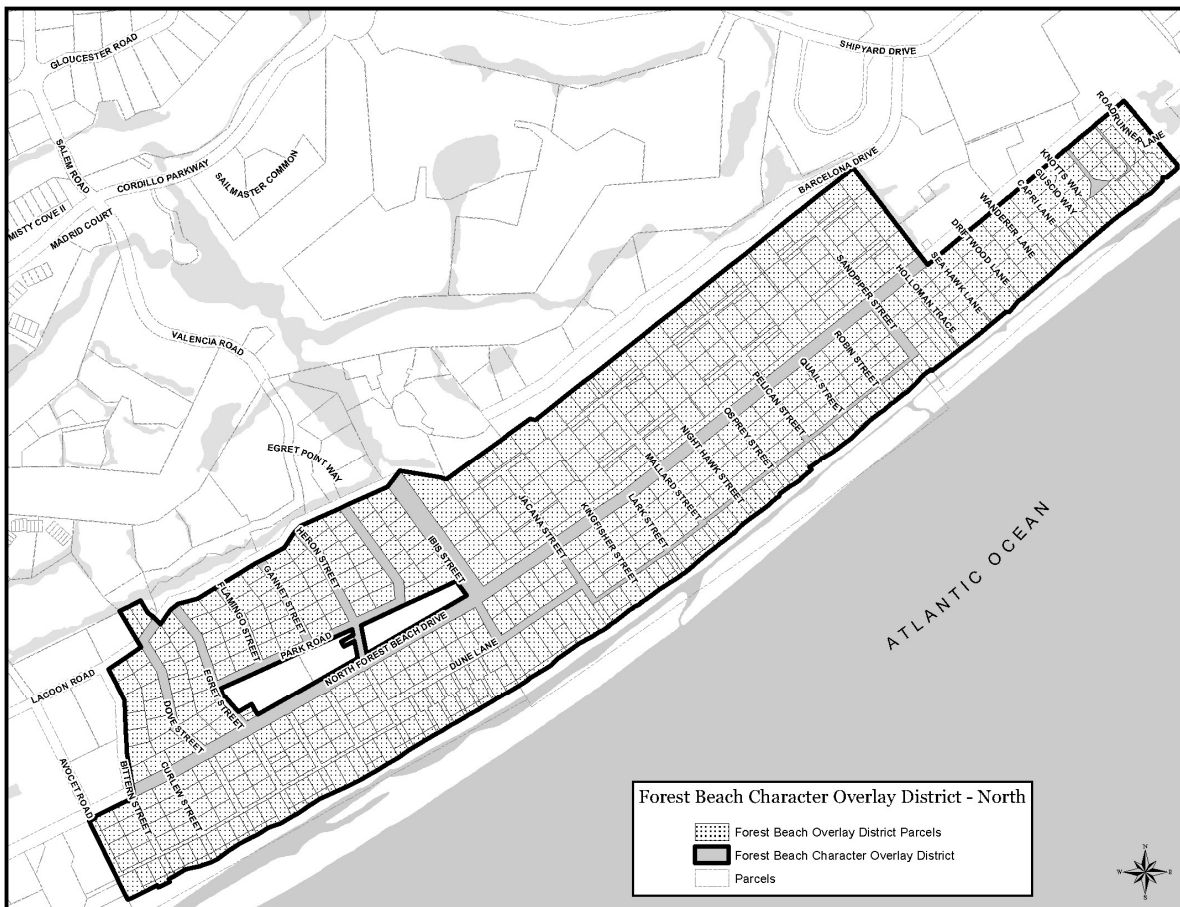
2. Approval

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.

Table Section B-4 - Timeshare and Lockout Units -

- Definition

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

D. Resort Accommodations

1. Description

The Resort Accommodation **use** classification includes **uses** providing lodging units or rooms for short-term stays of less than 30 days for rent or lease. **Uses** include **bed and breakfasts, hotels and interval occupancy**. **Accessory uses** may include pools and other recreational facilities, restaurants, bars, limited storage, laundry facilities, gift shops, supporting retail sales and services, meeting facilities, and offices. Resort Accommodations do not include **recreational vehicle (RV) parks** (which are considered Residential **Uses**).

2. Use Types and Definitions

Bed and Breakfast

A commercial establishment whose outside appearance is that of a residential property with no more than ten guest rooms designed for and occupied by transients renting rooms on a daily basis and usually staying less than seven days. The rooms are connected by internal corridors for **access**.

Hotel

A **building** or group of **buildings** with guest rooms for sleeping designed for and occupied by transients renting rooms on a daily basis and usually staying less than seven days. **Accessory uses** include check-in and reception facilities, a dining room providing meals for guests, business and conference rooms, and guest amenities such as a swimming pool. A **hotel** is generally distinguished from a **bed and breakfast** primarily by the number of rooms and the residential appearance of the **bed and breakfast**.

Interval Occupancy

The **use**, occupancy or possession of any real property or any interest in real property that is subject to either a "Vacation Time Sharing Ownership Plan" as that term is defined in S. C. Code Ann. § 27-32-10(7), or a "Vacation Time Sharing Lease Plan" as that term is defined in S. C. Code Ann. § 27-32-10(8), and which is authorized and governed by the terms of S. C. Code Ann. § 27-32-10, et seq.



TOWN OF HILTON HEAD ISLAND

Gullah Geechee Historic Neighborhoods Community Development Corporation

TO: Land Management Ordinance Task Force
FROM: Thomas Boxley, Executive Director
CC: Marc Orlando, ICMA-CM, Town Manager
DATE: March 26, 2026
SUBJECT: Gullah Geechee Historic Neighborhoods Community Development Corporation – LMO Task Force Recommendations – Series I

BACKGROUND:

As part of the CDC mission to support the Gullah Geechee community of Hilton Head Island, the CDC convened a focus group to gather feedback that would inform the work of the LMO Task Force. The first series of recommendations was submitted to the CDC board for discussion and vote during our February monthly board meeting. The following narrative is meant to provide additional context to the recommendations:

1. Property owners seeking to make improvements on their personal parcels of land are different from large scale developers and should not be considered as such.
2. Redevelopment and the impacts that redevelopment could have on historic neighborhoods should be considered. For example, if a parcel in a historic neighborhood was granted 8 units per acre or greater and the property is impacted by storm, fire, or other natural disaster, so long as the ownership is maintained, the property owner should be granted the right to rebuild based on the standard established (grandfather clause).
3. The concept of norming density at 6 dwelling units per acre is based in maintaining the highest possible density in historic neighborhoods. There have been several conversations regarding a reduction in density. The focus group as a majority was not in favor of a reduction in density. The majority also agreed that density should not be set below a base level of 6 dwelling units per acre should there be any shift to a lower density or a move to abandon sliding scale density. Eight units per acre has been referenced in several documents that have been published in the past (R/UDAT Study, Response to the R/UDAT, Stoney Area Initiative Plan, etc.) and should be honored.

The overarching theme presented by the focus group is to maintain opportunities for the Gullah community that don't minimize or diminish the by right opportunities that have been afforded developers of parcels in historic neighborhoods in previous years.

RECOMMENDATION:

Given the aforementioned context, CDC Staff recommends adoption of the following recommendations, as presented to and adopted by the CDC Board of Directors on February 19, 2026:

- Ensure that developers are held liable for mitigating stormwater impacts and disruptions in all downstream directions of a proposed development (North, South, East and West). Deeper offsite analysis will be required to address potential impacts prior to issuance of building permits to ensure mitigation requirements are clearly defined
- Allow cottage style home development that incorporates a smaller footprint home for cost effectiveness
- Keep the provisions allowed in the current LMO related to Gross Floor Area/acre that can be dedicated to home-based businesses (residential/commercial provision).
- Remove feet from the code regarding height and referencing stories instead as a replacement for height standards.
- Stronger, more consistent infrastructure requirements (such as mandatory stormwater review) across all development types. Currently minor subdivisions do not require a high-level stormwater review. Multiple minor developments in one area ultimately create drainage issues resembling the stormwater issues that would result from a major subdivision.
- Mandatory sewer connection for all new development.
- Reintroduce meaningful incentives that encourage workforce housing within mixed-use and residential districts, ensuring long-term affordability and local economic participation.
- Norm density at a minimum of 6 Dwelling Units/acre. This would seem to be an equitable compromise if sliding scale density is written out of the code.

- Mitchelville density and development components should be extended to parcels across the road so that there is uniformity in the code versus a “piece meal” strategy.

ATTACHMENTS:

N/A