

Comprehensive Review of Use Regulations

Planning Commission Meeting
March 5, 2025



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Review of Use Regulations

- The Town is preparing to comprehensively review its Land Use Planning and Zoning Ordinance. Upon substantial completion of the Comprehensive Plan update, this initiative will position the town to appropriately refine regulations to complement standards appropriate for Kiawah in its next phase.
- There are several sections that will be advanced independent of the comprehensive review. This includes the update of the Town's Use Regulations reviewing and refining appropriate land uses for compatibility and land use patterns.

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Review of Use Regulations

- Purpose and intent. Principal uses are the uses permitted in each zoning district. These are shown in table 3A in subsection (c) of this section, authorized uses in zoning districts. The intent is to allow and regulate uses which are deemed compatible with the purpose of that district, with or without conditions; or to restrict uses.

Table 3A. Authorized Uses in Zoning Districts

Permitted Use		C=Conditional Use				S=Special Exception				Blank Cell=Prohibited Use				
Use Category		Zoning Districts										Conditional Use Reference	PR-OC	
	Principal Uses	B-1	B-2	B-3	C	BST-1	BST-2	CS	CS-2	PR	PD	KC		
Residential														
	Single-family detached ¹	P	P	P					P		C		(A)	P
	Single-family attached, also known as townhouses or patio homes ¹		P	P					P		C		(A)	P
	Duplex ¹		P	P					P		C		(A)	P
	Multifamily (including townhouses and apartments) ¹			P					P		C		(A)	P
Civic/institutional														
	Courts and public safety								P	P				
	Court of law								P	P				

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Review of Use Regulations

- A small Planning Commission workgroup has been established to begin reviewing the use regulations.
- A workshop to be scheduled in the near future.
- No date identified at this time for formal recommendation.

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