

Town of Kiawah Island Zoning Ordinance Amendment Request
Case AZO25-00008 Case History

Planning Commission Meeting: August 6, 2025
Public Hearing and First Reading:
Second Reading:

CASE INFORMATION

Applicant: Town of Kiawah Island

Application: 1) #AZO25-00008 | Modified Zoning District Standards
An Ordinance to Amend Chapter 12 - Land Use Planning and Zoning Ordinance Article II. - Zoning, Division 2 – Zoning Map/Districts to modify zoning standards including but limited to lot coverage, height, and setbacks within several residential, resort, commercial, community support, and parks and recreation zoning districts.

Key Factors of the Proposed Ordinance:

The proposed amendment begins assessment and review of several base zoning districts subsequently to the comprehensive plan update process. The proposed amendment considers reduction of modification of height, lot coverage and setbacks including establishing consistency between the RST -1 and RST-2 Zoning Districts oceanfront setbacks, reduction of 70% lot coverages.

RECOMMENDATION BY THE PLANNING COMMISSION

Pursuant to §12-158(3) of the *Land Use Planning and Zoning Ordinance* “The Planning Commission shall review the proposed text amendment and/or zoning map amendment and take action, recommending that the Town Council approve or deny the proposed amendment. The Planning Commission may hold a public hearing in accordance with the procedures in section 12-156. The Planning Commission's recommendation shall be based on the approval criteria of subsection (6) of this section. The Planning Commission shall submit its recommendation to the Town Council within 30 working days of the Planning Commission meeting at which the amendment was introduced. A simple majority vote of Planning Commission members present, and voting shall be required to approve the amendment.”

DECISION ON AMENDMENT BY THE TOWN COUNCIL

Pursuant to §12-158(5) of the *Land Use Planning and Zoning Ordinance* “After receiving the recommendation of the Planning Commission, the Town Council shall hold one or more public hearings, and any time after the close of the public hearing, take action to approve, approve with modifications, or deny the proposed amendment based on the approval criteria of subsection (6) of this section. A simple majority vote of Town Council members present, and voting shall be required to approve the amendment. Zoning map amendments shall not be approved with conditions. Prior to action on a proposed code text amendment, the Town Council may, in the exercise of its legislative discretion, invoke the "pending ordinance doctrine" by ordinance so that no building permits shall be issued for structures which would be affected by the proposed amendment until the Town Council has rendered its decision on the proposed amendment.

APPROVAL CRITERIA

Pursuant to §12-158(6) of the *Land Use Planning and Zoning Ordinance*, (6) Approval criteria. Text and zoning map amendments to the ordinance may be approved if the following approval criteria have been met:

- a. The proposed amendment is consistent with the purposes and intent of the adopted Town of Kiawah Island Comprehensive Plan;

- b. The proposed amendment is consistent with the purposes and intent of this article;
- c. The purpose of the proposed amendment is to further the general health, safety and welfare of the Town of Kiawah Island;
- d. The proposed amendment corrects an error or inconsistency or meets the challenge of a changed condition.

PLANNING STAFF REVIEW

The Planning Commission considered recommendation of the Comprehensive Plan which highlights pressures and strain on existing infrastructure and amenities. The Town should take some action to consider standards which impact remaining development opportunity and redevelopment. The proposed changes reduce lot coverage and building height for zoning districts of greater density.

Planning staff finds the proposed amendment satisfies the approval criteria pursuant to §12-158(6) and recommends approval.

PLANNING COMMISSION MEETING AUGUST 6, 2025

Notifications: Notice of this meeting has been published and posted in accordance with the Freedom of Information Act and the requirements of the Town of Kiawah Island.

Sec. 12-65. R-1, Residential District.

- (a) *Purpose and intent.* The purpose of the R-1 zoning district is to promote stable residential neighborhoods consisting of low density, detached, single-family dwellings and surrounding parks, golf courses, and open spaces. Activities and endeavors which might serve to mitigate against this purpose shall be prohibited or strictly regulated.
- (b) *District regulations.* The following apply to all dwelling units in the R-1 zoning district:
 - (1) The maximum density for this district is three dwelling units per acre;
 - (2) All required parking shall be enclosed;
 - (3) Open storage is prohibited;
 - (4) Lot standards (setbacks, lot coverage, etc.) for single-family detached dwellings on existing platted lots that are included in article VII of this chapter, the Kiawah Island Property Setback Requirements Appendix, dated 7-10-2007, incorporated herein by reference and adopted hereto as said article VII shall apply in lieu of the setback requirements in table 2B following subsection (b)(6) of this section;
 - (5) Lot standards (setbacks, lot coverage, etc.) for single-family detached dwellings not covered by subsection (b)(4) of this section are listed in table 2B following subsection (b)(6) of this section and table 2C following section 12-66(b)(8);
 - (6) Authorized uses are listed in table 3A in section 12-102(c).

Lot Size (square feet)	Maximum Lot Coverage	Depth (feet)	Width (feet) ⁽¹⁾	Minimum Yard Setbacks (feet)			Maximum Height	
				Front ⁽²⁾	Side ⁽³⁾⁽⁵⁾	Rear ⁽⁴⁾	(stories)	(feet)
8,000—11,999	40 percent	100	60	25	10	25	2.5	40
12,000+	33 percent	100	75	25	20	25	2.5	40
⁽¹⁾ For lots on cul-de-sacs or similar circumstances, the minimum width shall apply at the front yard setback line. Cul-de-sac lots shall have a minimum width of 25 feet at the street line. The minimum width of any flag lot may be reduced to 20 feet, provided that the minimum width specified in the table is provided at the front building setback line.								
⁽²⁾ On corner and double-frontage lots, front setback standards will apply to each lot line that borders a street right-of-way. The rear yard setback shall apply to the opposite side of the principal structure's front main entrance. The side yard setback shall apply to the remaining sides.								
⁽³⁾ A minimum of 15 feet must be provided between structures.								
⁽⁴⁾ The minimum yard requirements shall be increased to 30 feet from any lot or parcel boundary which abuts a golf course.								
⁽⁵⁾ Minimum setbacks in side yard for lots currently in existence and reflected on the current zoning map and fronting on Eugenia Avenue the side yard setback shall be ten feet.								

(Code 1993, § 12A-205; Ord. No. 2005-08, § 12A-205, 10-12-2005; Ord. No. 2006-10, § 2, 2-6-2007; Ord. No. 2007-05, § 2(12A-205), 7-10-2007)

Sec. 12-66. R-2, Residential District.

- (a) *Purpose and intent.* The purpose of the R-2 zoning district is to promote stable residential neighborhoods consisting of medium density residences surrounded by parks, golf courses and open spaces. The district is intended for a variety of dwelling unit types. Activities and endeavors which might serve to mitigate against this purpose shall be prohibited or strictly regulated.
- (b) *District regulations.* The following apply to the R-2 zoning district:
 - (1) The maximum density for this district is six dwelling units per acre;
 - (2) All required parking shall be enclosed;
 - (3) Open storage is prohibited;
 - (4) There shall be no more than four dwelling units in any building within this district;
 - (5) Lot standards (setbacks, lot coverage, etc.) for single-family detached dwellings on existing platted lots that are included in article VII of this chapter, the Kiawah Island Property Setback Requirements Appendix, dated 7-10-2007, incorporated herein by reference and adopted hereto as said article VII shall apply in lieu of the setback requirements in table 2C following subsection (b)(8) of this section;
 - (6) Lot standards (setbacks, lot coverage, etc.) for patio homes, on existing platted lots that are included in article VII of this chapter, the Kiawah Island Property Setback Requirements Appendix, dated 7-10-2007, incorporated herein by reference and adopted hereto as said article VII shall apply in lieu of the setback requirements in table 2D following subsection (b)(8) of this section;
 - (7) Lot standards (setbacks, lot coverage, etc.) for patio homes not covered by subsection (b)(6) of this section are listed in table 2D following subsection (b)(8) of this section;
 - (8) Authorized uses are listed in table 3A in section 12-102(c).

Table 2C. Lot Standards for R-2 Single-Family Detached Dwellings								
Lot Size (square feet)	Maximum Lot Coverage	Depth (feet)	Width (Feet) ⁽¹⁾	Minimum Yard Setbacks ⁽²⁾ (feet)			Maximum Height	
				Front ⁽²⁾	Side ⁽³⁾	Rear ⁽⁴⁾	(stories)	(feet)
6,000—7,999	50 percent	85	55	20	7	20	2.5	40
8,000—11,999	40 percent	100	60	25	15	25	2.5	40
12,000+	33 percent	100	75	25	20	25	2.5	40
⁽¹⁾ For lots on cul-de-sacs or similar circumstances, the minimum width shall apply at the front yard setback line. Cul-de-sac lots shall have a minimum width of 25 feet at the street line. The minimum width of any flag lot may be reduced to 20 feet, provided that the minimum width specified in the table is provided at the front building setback line.								
⁽²⁾ On corner and double-frontage lots, front setback standards will apply to each lot line that borders a street right-of-way. The rear yard setback shall apply to the opposite side of the principal structure's front main entrance. The side yard setback shall apply to the remaining sides.								
⁽³⁾ A minimum of 15 feet must be provided between structures.								
⁽⁴⁾ The minimum yard requirements shall be increased to 30 feet from any lot or parcel boundary which abuts a golf course.								

Table 2D. Lot Standards for R-2 (Patio Homes, Duplexes and Townhouses)

Housing Type	Minimum Lot Size (sq. ft.)	Minimum Yard Setbacks (feet)			Maximum Height		Maximum Lot Coverage
		Front	Side ⁽¹⁾	Rear	(stories)	(feet)	
Patio homes, zero lot line homes	4,000	20	0/10 ⁽²⁾	20	2.5	35	50 percent
Duplex	6,500	15	7	20	2.5	40	40 percent
Townhouse	2,000	10	See note ⁽³⁾	20	2.5	40	60 percent

⁽¹⁾ On corner and double-frontage lots, front setback standards will apply to each lot line that borders a street right-of-way. The rear yard setback shall apply to the opposite side of the principal structure's front main entrance. The side yard setback shall apply to the remaining sides.

⁽²⁾ A total distance of 15 feet is required between buildings with ten feet minimum setback being required on one side of each lot.

⁽³⁾ Where the front, interior side and rear setbacks of the underlying zoning district reduces the buildable width of a lot to less than 40 feet, the Planning Director shall be authorized to reduce the required setbacks as much as necessary. However, no setback reduction granted by the Planning Department shall be for more than 15 feet.

(Code 1993, § 12A-206; Ord. No. 2005-08, § 12A-206, 10-12-2005; Ord. No. 2007-05, § 2(12A-206), 7-10-2007)

Sec. 12-67. R-3, Residential District.

- (a) *Purpose and intent.* The purpose of the R-3 zoning district is to provide for neighborhoods consisting of higher density, residential development for Kiawah Island's residents and guests, surrounded by parks, golf courses, and open spaces. It accommodates multifamily dwellings and other higher density single-family alternatives, such as duplexes or townhouses. Activities and endeavors which might serve to mitigate against this purpose shall be prohibited or strictly regulated.
- (b) *District regulations.* The following apply to the R-3 zoning district:
 - (1) The maximum density for this district is 12 dwelling units per acre;
 - (2) Open storage is prohibited;
 - (3) There shall be no more than four dwelling units in any building within this district;
 - (4) Lot standards (setbacks, lot coverage, etc.) for single-family detached dwellings are listed in table 2F in this subsection;
 - (5) Lot standards (setbacks, lot coverage, etc.) for patio homes, duplexes, townhouses and multifamily are listed in table 2G in this subsection (b);
 - (6) Authorized uses are listed in table 3A in section 12-102(c).

Table 2F. Lot Standards for R-3 Single-family Detached Dwellings								
Lot Size (square feet)	Maximum Lot Coverage	Depth (feet)	Width (feet) ⁽¹⁾	Minimum Setbacks (feet)			Maximum Height	
				Front ⁽²⁾	Side ⁽³⁾	Rear ⁽⁴⁾	(stories)	(feet)
2,000—3,999	60 percent	65	20	10	3	10	2.5	40
4,000—5,999	50 percent	75	30	15	7	15	2.5	40
6,000—7,999	50 percent	85	55	20	7	20	2.5	40
8,000—11,999	40 percent	100	60	25	10	25	2.5	40
12,000+	33 percent	100	75	25	20	25	2.5	40
⁽¹⁾ For lots on cul-de-sacs or similar circumstances, the minimum width shall apply at the front yard setback line. Cul-de-sac lots shall have a minimum width of 25 feet at the street line. The minimum width of any flag lot may be reduced to 20 feet, provided that the minimum width specified in the table is provided at the front building setback line.								
⁽²⁾ On corner and double-frontage lots, front setback standards will apply to each lot line that borders a street right-of-way. The rear yard setback shall apply to the opposite side of the principal structure's front main entrance. The side yard setback shall apply to the remaining sides.								
⁽³⁾ A minimum of 15 feet must be provided between structures.								
⁽⁴⁾ The minimum yard requirements shall be increased to 30 feet from any lot or parcel boundary which abuts a golf course.								

Table 2G. Lot Standards for R-3 (Patio Homes, Duplexes, Townhouses and Multifamily)							
Housing Type	Minimum Lot Size (square feet)	Minimum Setbacks (feet)			Maximum Height		Maximum Lot Coverage (percent)
		Front	Side ⁽¹⁾	Rear	(stories)	(feet)	
Patio homes, zero lot line homes	4,000	20	0/10 ⁽²⁾	20	2.5	35	50
Duplex	6,500	15	7	20	2.5	40	40

Townhouse	2,000	10	See note ⁽³⁾	20	2.5	40	60-40
Multifamily	10,000	25	See note ⁽³⁾	20	2	40	60-40

⁽¹⁾ On corner and double-frontage lots, front setback standards will apply to each lot line that borders a street right-of-way. The rear yard setback shall apply to the opposite side of the principal structure's front main entrance. The side yard setback shall apply to the remaining sides.

⁽²⁾ A total distance of 15 feet is required between buildings with ten feet minimum setback being required on one side of each lot.

⁽³⁾ Where the front, interior side and rear setbacks of the underlying zoning district reduces the buildable width of a lot to less than 40 feet, the Planning Director shall be authorized to reduce the required setbacks as much as necessary. However, no setback reduction granted by the Planning Department shall be for more than 15 feet.

(Code 1993, § 12A-207; Ord. No. 2005-08, § 12A-207, 10-12-2005)

Sec. 12-68. C, Commercial District.

- (a) *Purpose and intent.* The purpose of the Commercial District is to provide for high quality, low-rise commercial development to meet the needs of the Island's residents and guests. Because of the limited population served by the Town's commercial facilities, uses permitted in this district generally are smaller in scale than typical in a regional commercial district.
- (b) *District regulations.* The following apply to the C zoning district:
 - (1) The maximum floor area ratio for this district is 0.2;
 - (2) Open storage is prohibited;
 - (3) Lot standards (setbacks, lot coverage, etc.) are listed in table 2H in this subsection;
 - (4) Authorized uses are listed below in table 3A in section 12-102(c);
 - (5) Parking standards are given in section 12-128.

Table 2H. Lot Standards for the C, Commercial Zoning District	
Minimum area (square feet) ⁽¹⁾	20,000
Minimum lot depth (feet)	120
Minimum width (feet)	150
Maximum floor area ratio	0.2
Maximum lot coverage	70 <u>50</u> percent
Maximum height	
Stories ⁽²⁾	2.5
Feet ⁽⁶⁾	35
Minimum setbacks (feet) ⁽³⁾	
Front	25
Side ⁽⁴⁾	20
Rear ⁽⁵⁾	25
⁽¹⁾ Smaller nonresidential lots may be permitted by the Town Council as part of a planned development.	
⁽²⁾ Buildings shall not exceed the permitted number of stories or height.	
⁽³⁾ Canopies connected to the main building shall be set back a minimum of 20 feet from any property line.	
⁽⁴⁾ No interior side yard will be required on contiguous lots.	
⁽⁵⁾ Accessory structures shall be located a minimum of 20 feet from rear property lines.	
⁽⁶⁾ Height in the C zoning district applies to all nonresidential commercial and general office uses, including restaurants, shops, real estate offices, etc., not associated with a hotel.	

(Code 1993, § 12A-208; Ord. No. 2005-08, § 12A-208, 10-12-2005)

Sec. 12-69. RST-1, Resort District.

- (a) *Purpose and intent.* The purpose of the RST-1 zoning district is to provide for development of high quality resorts and associated uses providing a wide range of activities for guests of Kiawah Island.
- (b) *District regulations.* The following apply to the RST-1 zoning district:
 - (1) The density of guestrooms shall be limited to eight rooms per acre;
 - (2) Hotels, and Inns shall provide the following resort facilities:
 - a. Ten square feet of swimming pool and contiguous pool deck area per guestroom;
 - b. Ten square feet of dining/lounge area per guestroom;
 - c. One seat of meeting room capacity per guestroom;
 - d. Shuttles to transport guests to Kiawah Island golf courses, tennis centers, and other amenities;
 - e. Exercise facilities;
 - f. Direct beach access;
 - g. One tennis court per 50 rooms, which may be waived for hotels located within 1,000 feet of existing courts that may be used by hotel guests;
 - (3) Lot standards (setbacks, lot coverage, etc.) are listed in table 2I in this subsection;
 - (4) Authorized uses are listed in table 3A in section 12-102(c);
 - (5) Parking standards are given in section 12-128.

Table 2I. Lot Standards for the RST-1, Resort Zoning District						
Maximum number of guestrooms (per acre)		8				
Minimum area (square feet) ⁽¹⁾		20,000				
Minimum lot depth (feet)		120				
Minimum width (feet)		150				
Maximum floor area ratio		0.2				
Maximum lot coverage		70 <u>50</u> percent				
Maximum height ⁽²⁾⁽⁶⁾						
	Stories	4	<u>3</u>	<u>2</u>	<u>1</u>	<u>0</u>
	Feet	70 <u>55</u>	<u>55</u>	<u>45</u>	<u>35</u>	<u>10</u>
Minimum setbacks (feet) ⁽³⁾						
	Front	100	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>
	Side ⁽⁴⁾	100	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>
	Rear ⁽⁵⁾	150				
	<u>Oceanfront</u>	<u>150</u>	<u>150</u>	<u>100</u>	<u>60</u>	<u>40</u>
⁽¹⁾ Smaller nonresidential lots may be permitted by the Town Council as part of a planned development.						
⁽²⁾ Buildings shall not exceed the permitted number of stories or height <u>in feet</u> .						
⁽³⁾ Canopies connected to the main building shall be set back a minimum of 20 feet from any property line.						
⁽⁴⁾ No interior side yard will be required on contiguous lots.						
⁽⁵⁾ Accessory structures shall be located a minimum of 20 feet from rear property lines.						
⁽⁶⁾ Height in the RST-1 zoning district applies to hotels and associated activities, such as a conference or convention center, meeting rooms, gift shops or restaurants associated with a hotel.						

(Code 1993, § 12A-209; Ord. No. 2005-08, § 12A-209, 10-12-2005)

Sec. 12-70. RST-2, Resort District.

- (a) *Purpose and intent.* The purpose of the RST-2 zoning district is to provide for development of high quality resorts and associated uses providing a wide range of activities for guests of Kiawah Island.
- (b) *District regulations.* The following apply to the RST-2 zoning district:
 - (1) The density of guestrooms shall be limited to nine rooms per acre;
 - (2) Hotels and inns shall provide the following resort facilities:
 - a. Ten square feet of swimming pool and contiguous pool deck area per guestroom;
 - b. Ten square feet of dining/lounge area per guestroom;
 - c. One seat of meeting room capacity per guestroom;
 - d. Shuttles to transport guests to Kiawah Island golf courses, tennis centers, and other amenities;
 - e. Exercise facilities;
 - f. Direct beach access;
 - g. One tennis court per 50 rooms, which may be waived for hotels located within 1,000 feet of existing courts that may be used by hotel guests;
 - (3) Lot standards (setbacks, lot coverage, etc.) are listed in table 2J in this subsection;

Notation: Accessory uses include pools, changing rooms, restrooms, gazebos, shade structures, food and beverage services, poolside-beachside retail sales, meeting facilities, fitness and other similar uses related to hotel guest services.
 - (4) Authorized uses are listed in table 3A in section 12-102(c);
 - (5) Parking standards are given in section 12-128.

Table 2J. Lot Standards for the RST-2, Resort Zoning District						
Maximum number of guestrooms (per acre)		9 ⁽¹⁰⁾				
Minimum area (square feet) ⁽¹⁾		20,000				
Minimum lot depth (feet)		120				
Minimum width (feet)		150				
Maximum floor area ratio		0.2				
Maximum lot coverage		70-50 percent				
Maximum height ⁽²⁾⁽⁶⁾						
	Stories	4	3	2	1	0 ⁽⁷⁾
	Feet	55	55	45	35	10
Minimum setbacks (feet) ⁽³⁾						
	Front	50	50 ⁽⁸⁾	50 ⁽⁸⁾	50 ⁽⁸⁾	25
	Side ⁽⁴⁾	50	40 ⁽⁸⁾	30 ⁽⁸⁾	25	25
	Rear ⁽⁵⁾					
	Oceanfront ⁽⁹⁾	120	120	60	40	20
	Lagoon—Wooded	50	40	25	25	20

Created: 2025-06-20 14:56:49 [EST]

(1) Smaller nonresidential lots may be permitted by the Town Council as part of a planned development.
(2) Buildings shall not exceed the permitted number of stories or height <u>in feet</u> .
(3) Canopies connected to the main building shall be set back a minimum of 20 feet from any property line.
(4) No interior side yard will be required on contiguous lots.
(5) Accessory structures shall be located a minimum of 20 feet from rear property lines.
(6) Height in the RST-2 zoning district applies to hotels and associated activities, such as a conference or convention center, meeting rooms, gift shops or restaurants associated with a hotel.
(7) Grade level structures such as pools, decking, parking and other site improvements that minimize vertical massing
(8) Building setback may be reduced to 25 feet for structures adjacent to local or minor streets. Section 12.64(2) (formerly section 12A-204) "Setbacks on corner and double frontage lots" does not apply where one of the two streets is a minor (or local) street.
(9) Hotel rooms and meeting rooms shall not be closer to rear oceanfront property line than 120 feet regardless of height.
(10) With respect to a parcel under a development agreement comprised of more than one tax map parcel, the maximum number of rooms per acre shall not be determined based upon individual tax map basis, but instead on the total acreage of the entire parcel under the development agreement.

(Code 1993, § 12A-210; Ord. No. 2005-08, § 12A-210, 10-12-2005; Ord. No. 2017-14, § 1(Exh. A), 7-11-2017)

Sec. 12-71. CS, Community Support District.

- (a) *Purpose and intent.* The purpose of the CS, Community Support District is to provide for supporting community facilities and services including, but not limited to, utilities, street maintenance facilities and other necessary uses that may not otherwise be compatible with uses permitted in other districts in the Town of Kiawah Island.
- (b) *District regulations.* The following apply to the CS zoning district:
 - (1) The maximum floor area ratio for this district is 0.25;
 - (2) Lot standards (setbacks, lot coverage, etc.) are listed in table 2K in this subsection;
 - (3) Authorized uses are listed in table 3A in section 12-102(c);
 - (4) Parking standards are given in section 12-128.

Table 2K. Lot Standards for the CS, Community Support Zoning District		
Minimum area (square feet) ⁽¹⁾		20,000
Minimum lot depth (feet)		120
Minimum width(feet)		150
Maximum floor area ratio		0.25
Maximum lot coverage		70 percent
Maximum height ⁽²⁾⁽⁶⁾		
	Stories	2.5
	Feet	40
Minimum setbacks (feet) ⁽³⁾		
	Front	25
	Side ⁽⁴⁾	25
	Rear ⁽⁵⁾	25
⁽¹⁾ Smaller nonresidential lots may be permitted by the Town Council as part of a planned development.		
⁽²⁾ Buildings shall not exceed the permitted number of stories or height.		
⁽³⁾ Canopies connected to the main building shall be set back a minimum of 20 feet from any property line.		
⁽⁴⁾ No interior side yard will be required on contiguous lots.		
⁽⁵⁾ Accessory structures shall be located a minimum of 20 feet from rear property lines.		
⁽⁶⁾ Height in the CS zoning district applies to uses which will not fit within the categories in this table. Example: clubhouses or other recreation-oriented structures, public buildings, churches, etc.		

(Code 1993, § 12A-211; Ord. No. 2005-08, § 12A-211, 10-12-2005)

Sec. 12-71.1. CS-2, Community Support District.

- (a) *Purpose and intent.* The purpose of the CS-2, Community Support District is to provide for supporting community facilities and services including, but not limited to, residential use, office, recreational and other necessary uses that may not otherwise be compatible with uses permitted in other districts in the Town of Kiawah Island.
- (b) *District regulations.* The following apply to the CS-2 zoning district:
 - (1) The maximum floor area ratio for this district is 0.25;
 - (2) Lot standards (setbacks, lot coverage, etc.) are listed in table 2K in this subsection;
 - (3) Authorized uses are listed in table 3A in section 12-102(c);
 - (4) Parking standards are given in section 12-128.
 - (5) Residential uses standards are given in section 12-67.
 - (6) Parks and recreation standards are given in section 12-72.

Table 2K.1. Lot Standards for the CS-2, Community Support Zoning District	
Minimum area (square feet) ⁽¹⁾	20,000
Minimum lot depth (feet)	120
Minimum width(feet)	150
Maximum floor area ratio	0.25
Maximum lot coverage	70 percent
Maximum height ⁽²⁾⁽⁶⁾	
Stories	2.5
Feet	40
Minimum setbacks (feet) ⁽³⁾	
Front	25
Side ⁽⁴⁾	25
Rear ⁽⁵⁾	25
⁽¹⁾ Smaller nonresidential lots may be permitted by the Town Council as part of a planned development.	
⁽²⁾ Buildings shall not exceed the permitted number of stories or height.	
⁽³⁾ Canopies connected to the main building shall be set back a minimum of 20 feet from any property line.	
⁽⁴⁾ No interior side yard will be required on contiguous lots.	
⁽⁵⁾ Accessory structures shall be located a minimum of 20 feet from rear property lines.	
⁽⁶⁾ Height in the CS-2 zoning district applies to uses which will not fit within the categories in this table. Example: clubhouses or other recreation-oriented structures, public buildings, churches, etc.	

(Ord. No. 2016-04, § 1, 9-6-2016)

Sec. 12-72. PR, Parks and Recreation District.

- (a) *Purpose and intent.* The purpose of the PR, Parks and Recreation District is to provide community parks and recreation facilities, including parks, open spaces, golf courses and tennis courts. This district provides for both active and passive use of land. Accessory structures which support or compliment the parks/recreation use may be permitted as conditional or special exception uses.
- (b) *District regulations.* The following apply to the PR zoning district:
 - (1) Lot standards (setbacks, lot coverage, etc.) for accessory structures in this district are listed in table 2L in this subsection (b);
 - (2) Authorized uses for this district are listed in table 3A in section 12-102(c);
 - (3) Parking standards are given in section 12-128.

Table 2L. Lot Standards for Accessory Structures in the PR, Parks and Recreation Zoning District		
Minimum area (square feet) ⁽¹⁾		20,000
Minimum lot depth (feet)		120
Minimum width (feet)		150
Maximum floor area ratio		0.2
Maximum lot coverage		70 60 percent
Maximum height		
	Stories	2
	Feet	35
Minimum setbacks (feet) ⁽²⁾		
	Front	25
	Side	25
	Rear	25
⁽¹⁾ Smaller lots for accessory structures may be permitted by the Town Council as part of a planned development.		
⁽²⁾ Canopies connected to the main building shall be set back a minimum of 20 feet from any property line.		

(Code 1993, § 12A-212; Ord. No. 2005-08, § 12A-212, 10-12-2005)

Sec. 12-72.1. PR, Parks and Recreation—Ocean Course District.

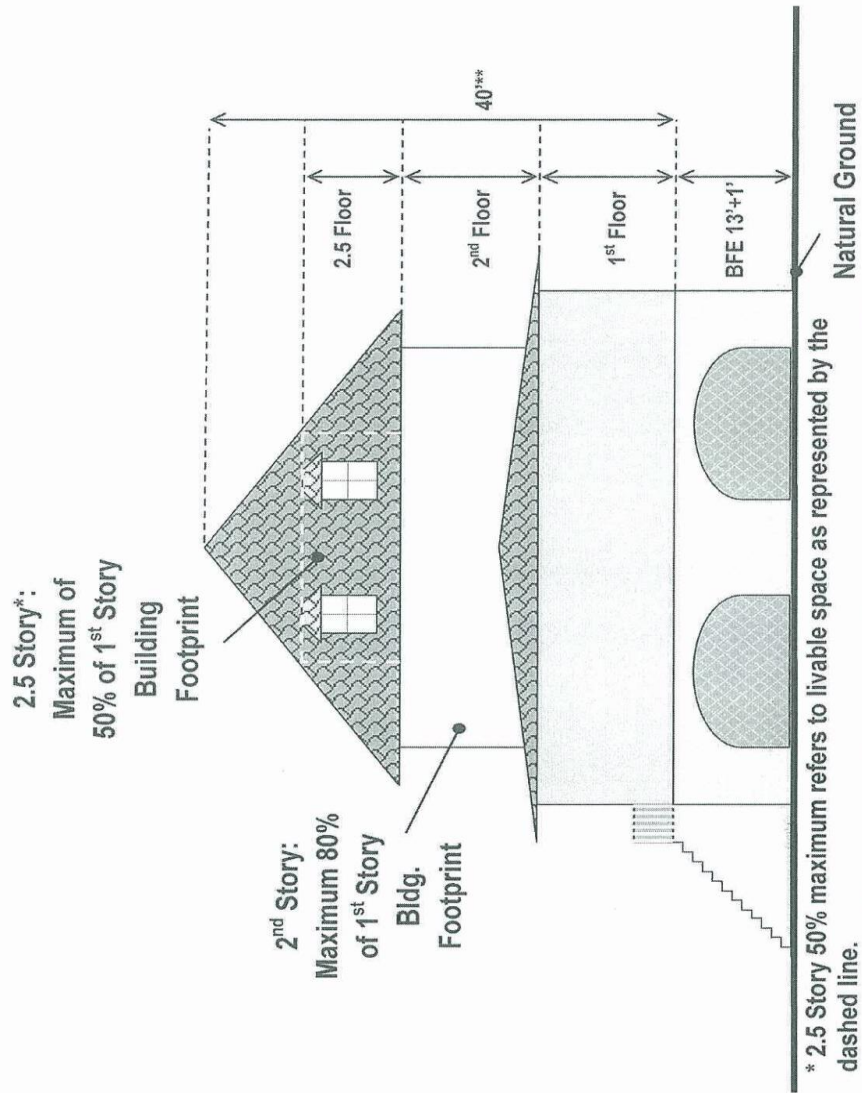
- (a) *Purpose and intent.* The purpose of the PR, Parks and Recreation District is to provide community parks and recreation facilities, including parks, open spaces, golf courses, tennis courts and limited residential associated with the golf course operation. This district provides for both active and passive use of land. Accessory structures which support or compliment the parks/recreation use may be permitted as conditional or special exception uses.
- (b) *District regulations.* The following apply to the PR zoning district:
 - (1) Lot standards (setbacks, lot coverage, etc.) for accessory structures in this district are listed in table 2L in this subsection (b);
 - (2) Authorized uses for this district are listed in table 3A in subsection 12-102(c);
 - (3) Parking standards are given in section 12-128.
 - (4) Maximum dwelling units for this district shall be no greater than 26 dwelling units total, of which no more than six may be single-family attached, duplexes or multi-family.
 - (5) Maximum residential density shall be no more than one dwelling unit per 1.1 acres.
 - (6) Up to six dwelling units may be attached to and integrated with non-residential buildings, but there shall be no more than four dwelling units in any building within this district.

Table 2L. Lot Standards for Accessory Structures in the PR, Parks and Recreation Zoning District, and PR-OC Zoning District	
Minimum area (square feet) ⁽¹⁾	20,000
Minimum lot depth (feet)	120
Minimum width (feet)	150
Maximum floor area ratio	0.2
Maximum lot coverage	70 60percent
Maximum height	
Stories	2
Feet	35
Minimum setbacks (feet) ⁽²⁾	
Front	25
Side	25
Rear	25
⁽¹⁾ Smaller lots for accessory structures may be permitted by the Town Council as part of a planned development.	
⁽²⁾ Canopies connected to the main building shall be set back a minimum of 20 feet from any property line.	

(Ord. No. 2018-05, § 1(att. A), 5-1-2018)

Sec. 12-80. R-2-O, Residential Overlay Zoning District.

- (a) *Definition.* For purposes of this section, the term "major renovations" means costs of repair or restoration that exceed 50 percent of the appraised value of the structure at the time of zoning and building permit application. Refer to sections 12-192 and 12-193.
- (b) *Purpose and intent.* The purpose and intent of the R-2-O Residential Overlay Zoning District is to promote stable residential neighborhoods consisting of medium density single-family detached residences and patio homes surrounded by parks, golf courses and open spaces. Additionally the purpose and intent is to ensure that new dwelling units and major renovations to existing dwelling units are compatible with the character of existing neighborhoods located within the overlay by permitting consistent dwelling types through the implementation of the R-2-O development standards. Activities and endeavors which might serve to mitigate against this purpose and intent shall be prohibited or strictly regulated.
- (c) *Effect of overlay zoning district.* The R-2-O, Residential Overlay Zoning District regulations of this section apply in addition to the underlying (base) zoning district regulations to impose different development rules for properties within the R-2-O district. In case of conflict between the regulations of this section and other regulations in this article, the regulations of this section shall control.
- (d) *Applicability.* The R-2-O, Residential Overlay Zoning District is illustrated on the attached map. The standards of this section shall apply to all development within the R-2-O district.
- (e) *Development standards.* The following apply to the R-2-O, Residential Overlay Zoning District:
 - (1) The maximum density for this district is six dwelling units per acre;
 - (2) All required parking shall be enclosed;
 - (3) Open storage is prohibited;
 - (4) Lot standards (setbacks, lot coverage, etc.) for single-family detached dwellings on existing platted lots that are included in article VI of this chapter, the Kiawah Island Property Setback Requirements Appendix dated July 10, 2007, incorporated herein by reference and adopted hereto as article VI of this chapter shall apply in lieu of the setback requirements in table 2C, section 12-66;
 - (5) Lot standards (setbacks, lot coverage, etc.) for patio homes, on existing platted lots that are included in the Kiawah Island Property Setback Requirements Appendix dated July 10, 2007, incorporated herein by reference and adopted hereto as article VI of this chapter shall apply in lieu of the setback requirements in table 2D, section 12-66;
 - (6) Lot standards (setbacks, lot coverage, etc.) for patio homes not covered by subsection (e)(5) of this section are listed in table 2D, section 12-66, excluding duplexes and townhouses;
 - (7) Authorized uses are listed in table 3A in section 12-102(c) except that townhouses and duplexes shall not be permitted uses in the R-2-O, Residential Overlay Zoning District;
 - (8) Nonconforming structures and nonconforming uses that were lawfully erected within this overlay district prior to adoption of the R-2-O, Residential Overlay Zoning District, shall comply with sections 12-192 and 12-193; and
 - (9) The term "height" means the elevation from ground floor level as measured in feet and stories to the highest point of the roof. The term "building height" does not include chimneys, antennas or ventilation pipes. Height in stories is the number of habitable floors (stories) exclusive of the area below the first finished floor. One-half story is a habitable floor which has heated square footage that is no greater than one-half the heated square footage of the largest story;



(Ord. No. 2011-06, § 2(12A-221), 10-4-2011)