

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		70-50 percent				
Maximum height ⁽²⁾⁽⁶⁾						
	Stories	4	<u>3</u>	<u>2</u>	<u>1</u>	<u>0</u>
	Feet	70-55	<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>
	<u>Non oceanfront</u>	<u>50</u>	<u>40</u>	<u>30</u>	<u>30</u>	<u>20</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.						