



Town of Hilton Head Island
**PUBLIC PLANNING
COMMITTEE MEETING**
1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers
Thursday, August 10, 2023, 10:00 AM

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

1. **Call to Order**
2. **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.
3. **Adoption of the Agenda**
4. **Approval of Minutes**
 - a. Regular Meeting Minutes of July 13, 2023
5. **Appearance by Citizens:** Citizens who wish to address the Town Council on the matters being discussed during the meeting may do so by submitting the [Request to Speak form](#) by 4:30 PM the day prior to the meeting.
6. **Unfinished Business**
 - a. Presentation and Discussion on the Creation of Hilton Head Island District Plans and Land Management Ordinance – Missy Luick, Assistant Community Development Director
7. **New Business**
 - a. Consideration of Proposed Ordinance 2023-16 Amending Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance (LMO) to Amend Single-Family Dwelling Parking Requirements and to Establish Regulations for Single-Family Dwelling Floor Area Ratio Requirements – Missy Luick, Assistant Community Development Director
8. **Adjournment**



Town of Hilton Head Island
PUBLIC PLANNING
COMMITTEE SPECIAL MEETING
Thursday, July 13, 2023, 10:00 AM
MINUTES

Present from the Committee: David Ames, *Chairman*; Patsy Brison, Tamara Becker, Glenn Stanford, *Members*

Present from Town Staff: Shawn Colin, *Assistant Town Manager-Community Development*; Missy Luick, *Assistant Community Development Director*; Kimberly Gammon, *Town Clerk*; Numerous members of Community Development

1. Call to Order

Chair Ames called the meeting to order at 10:02 a.m.

2. FOIA Compliance

Ms. Gammon confirmed Compliance with the Freedom of Information Act.

3. Adoption of the Agenda

Mr. Stanford moved to approve. Ms. Becker seconded. Motion carried 4-0.

4. Approval of Minutes

a. Regular Meeting Minutes of June 8, 2023

Mr. Stanford moved to approve. Ms. Brison seconded. Motion carried 4-0.

5. Appearance by Citizens

Lynn Fontaine addressed the Committee stating her support for the Islander Mixed-Use Project stating it will benefit the Town by providing housing and not use tax dollars.

Sherrie Mikrut addressed the Committee stating her support for the Islander Mixed-Use text amendment stating it will provide much needed housing for the local workforce and students attending USCB.

Fred Goulet addressed the Committee stating his support of the Islander Mixed Use text amendment and commended the applicant for addressing the needs of the community. He urged the Committee members to vote in support of the text amendment.

Melinda Tunner addressed the Committee asking for support for the Islander Mixed-Use text amendment. She stated the Island would benefit from the dormitories planned for the project as well as workforce housing. She complimented the design and the fact taxpayer dollars will not be used.

Angie Hutchens addressed the Committee and stated her support of the developer for the Islander Mixed-Use project.

Risa Prince addressed the Committee regarding the Islander Mixed-Use Text Amendment stating that it is easy to look at the project superficially as benefitting the public. She asked that they dig deeper prior to voting on the issue. She stated the request is a form of public/private partnership. She posed questions regarding the specifics of the amendment.

Xiaodan Li urged the Committee members to vote in favor of the Islander Mixed-Use text amendment citing excerpts from *Our Plan* regarding fostering private section development of needed and diverse obtainable housing options.

John Zmarslay addressed the Committee regarding the decline of buildings on Office Way and urged the Committee members to vote in support of the Islander Mixed-Use text amendment which would create a solution to some of the workforce housing issues, help USCB develop a thriving campus, is fully privately funded, repurpose an area in desperate need of revitalization, and reduce density.

Madeline Dowd addressed the Committee stating her support for the Islander Mixed-Use text amendment stating it is privately funded and it enhances what is now an eyesore at the Sea Pines Circle.

Megan Fitzpatrick addressed the Committee stating her support for the Islander Mixed-Use text amendment stating the need to reduce traffic coming on to the Island along with the need to address the revitalization of the properties on Office Way. She commended the SERG Group and other local employers for addressing the issue by working with the developer.

Matt Sweeney addressed the Committee commending the developer, employers and USCB for working together to come up with a solution to the need for workforce housing, student housing and addressing the need for revitalization in the area. He spoke in support of the Islander Mixed-Use text amendment.

6. Unfinished Business

- a. Presentation and Discussion on the Creation of Hilton Head Island District Plans and Land Management Ordinance (LMO) Updates – Shawn Colin, Assistant Town Manager, Community Development**

Shawn Colin updated the Committee regarding the new hires in the Community Development Department within the past year. He introduced each of them and explained their role in working for the Town in the Community Development Department.

Missy Luick conducted a presentation regarding the LMO Amendments Plan stating that Phases 1, 2 and 3 are complete. She explained Phase 4 set in currently in staff review and Floor Area Ratio (FAR) and Parking Standards were separated from Phase 4 LMO Amendment set to create Phase 4a LMO Amendment set. She noted the legal ad for phase 4a ran on Sunday, June 25th, 2023 and is scheduled for Planning Commission review on July 27th, 2023. Mis Luick reviewed the timeline for Phase 4, 4a and 5 with a completion date for all expected by April, 2024.

Ms. Luick proceeded to review the Growth Framework Map and District Plans noting that overall, it is a conservation and growth management strategy. She explained there will be eight district plans spanning the Island non-planned communities stating the Mid-Island Plan has been adopted and the Marshes is to be discussed today and Bridge to Beach is scheduled next. Ms. Luick further explained the conservation growth framework map which provides base direction for possible growth and redevelopment opportunities on the Island where investment can occur while focusing on areas of conservation considerations. She reviewed each district and the parameters of each in detail.

Members of the Committee made comments regarding the following: the need for neighborhoods that are not in Planned Unit Developments to be considered and protected; suggestion that the old Mercedes property be placed in the Main Street District as opposed to the Mid Island District; the need for input and feedback from the public; a suggestion that if a district is accessed by a road/street, the road/street should be included within that district; a request that the Forest Beach District is scheduled next; a comment that the design of the districts are logical and the names identify them well; and the need for correlation between the district plans and the zoning map.

Miss Luick proceeded to conduct a detailed presentation regarding the draft Marshes District Plan and noted staff welcomes feedback and comments regarding the draft. She added that it will be posted on the Town website for access and review by the public.

Members of the Committee made comments regarding the following: a request for clarification of leveling up development regulations which means reigning in overall density and adding architectural standards; a request for a breakdown between rental units and owner occupied residences; concern of the increase in population; a clarification request as to whether the proposed pathways will be included in the CIP; clarification of underdeveloped parcels; the need for a breakdown of single family versus mobile homes; a request for the standards for pervious versus impervious on single family lots; concern for the loss of "Island Character"; the need for clarification of history regarding higher density in the area; the need for access to water; clarification that Lowcountry Neighborhood would be a new zoning classification under the proposed newly written LMO; the need for comparison for the proposed land use as to what it is today; the need to determine whether the Town wants mobile homes on the island or is it being attempted to do things for people to purchase a home; questioning neighborhood commercial size of 25,000 square feet; concern regarding changes in home based businesses; concern over different density for different areas; the need for another level of stakeholder input for historic neighborhoods definition; concern for residents and neighborhoods outside of PUD's; concern for significant commerce being inappropriate in the area; the need to look at sizes of existing commercial spaces with what is being recommended; consideration to reduce the number of zoning districts in the LMO; the need to make sure the Design Review Board has a better guide and expanded

purview when making recommendations; a suggestion that the Paddocks property be returned to its original use as a stable and be available to the public; the need for an updated definition of dwelling unit; suggestion of an additional tactic of land purchased for preservation; and noted appreciation for the detailed work completed to date and the quality of information within the draft plan.

Chairman Ames asked for public comment.

Xiaodan Li addressed the Committee and encouraged members to reach out to their constituents regarding the purpose and economic impact.

Carey Kelly, Indigo Run Manager addressed the Committee expressing concerns regarding development of property connected to Indigo Run PUD and the impact of value of properties as the plan moves forward.

Sherrie Mikrut addressed the Committee and encouraged reaching out to all residents in the areas and voiced concern for government overreach regarding the requirements within the plan.

Matt Sweeney addressed the Committee voicing concern regarding the scope of the program and rewriting of the LMO. He encouraged the Committee and Council not to suffer from paralysis by analysis.

Megan Fitzpatrick addressed the Committee requesting clarification regarding community input. Mr. Colin stated a draft plan for community reaction is being created and will soon be available. Ms. Fitzpatrick also stated traffic concerns need to be addressed prior to moving forward with the plan.

Melinda Tunner addressed the Committee regarding the complexity of the plans and how it will be prioritized.

Daniel Anthony addressed the Committee and applauded the plan stating the complexity and diversity within the area and voiced concern regarding overdevelopment.

7. Adjournment

The meeting was adjourned at 12:20 p.m.

Approved:

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



TOWN OF HILTON HEAD ISLAND

Public Planning Committee

TO: Public Planning Committee
FROM: Ashley Goodrich, *Principal Planner*
VIA: Richard Edwards, *Community Planning Manager*
VIA: Missy Luick, *Director of Planning*
VIA: Shawn Colin, AICP, *Assistant Town Manager – Community Development*
CC: Marc Orlando, *Town Manager*
DATE: August 10, 2023
SUBJECT: Consideration of a Proposed Ordinance 2023-16 Amending Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend single-family dwelling Parking requirements and to establish single-family dwelling Floor Area Ratio requirements

RECOMMENDATION:

That the Public Planning Committee consider a proposed ordinance amending Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend single-family dwelling parking requirements and to establish single-family dwelling floor area ratio requirements.

BACKGROUND:

The LMO Amendments Plan is comprised of five phases. Attachment 2 provides a detailed review of what will be included in each phase. On May 11, 2023, Public Planning Committee reviewed the proposed LMO Assessment and Amendments Timeline as presented with staff research. The amendment material presented in the first four phases correlates directly with input received from the Island community. The Phase 4 LMO Amendment set is currently in staff review. However, an initial Phase 4a amendment set was prioritized for introduction and discussion by this Commission at the request of Public Planning Committee on June 8th, 2023.

On July 27, 2023, the Planning Commission held a public hearing to review the proposed amendments and voted 6-3 to recommend that Town Council approve the proposed amendments with an amendment to LMO 16-5-118.E to reference “net acreage” instead of “area” for code consistency.

Proposed ordinance 2023-16 has been drafted for consideration by the Public Planning Committee (Attachment 1).

Attachments 3, 4, and 6 summarize research conducted by staff that provide rationale and analysis of the proposed amendments.

The purpose of the Floor Area Ratio (FAR) proposed amendment is to regulate the volume and placement of homes more effectively based on the ratio of the structure size in relation to the size of the property. The proposed amendment change to single-family parking regulations will better align the number of parking spaces required for the single-family use type to the size of the dwelling unit structure.

These proposed changes will be further examined during the District Planning process to gather a higher level of granularity, as to how these types of regulations will affect specific neighborhoods and their desire to maintain a certain character of development form.

SUMMARY:

The Town of Hilton Head Island has committed to implementing its Strategic Action Plan of which a Land Management Ordinance (LMO) amendments project has been identified as a priority project. The Town conducted a critical review of the LMO and plans to amend the LMO to incorporate policy changes to address administrative processes, residential and commercial development, design standards, natural resource regulations, and to bring the LMO into alignment with the comprehensive plan, Our Plan, while incorporating the future District Plans recommendations.

LMO Amendment Phase 4a was broken out as a priority from the Public Planning Committee to address development and design standards to address single-family development mass, scale, and parking.

The Phase 4a amendment proposes a maximum Floor Area Ratio of 0.45 for Single-Family homes, provided however, that the maximum gross floor area does not exceed 4,000 square feet in the following districts: RSF-3, RSF-5, RSF-6, RM-4, RM-8, RM-12, LC, MF, MV, NC, RD, S, and WMU. (Attachment 5 is the Town of Hilton Head Official Zoning Map.)

For Single-Family Principal Use Required Parking, the Phase 4a amendment proposes 1 parking space per 750 square feet or portion thereof of Gross Floor Area (GFA) for single-family homes. This eliminates the counting of an initial 2 spaces per dwelling unit and will calculate the required number of parking spaces based on square footage. For the Overlay Districts, the amendment proposes 1 additional parking space per 750 square feet or portion thereof above the current 2,000 square feet of GFA.

ANALYSIS:

Floor Area Ratio (FAR) is the measurement of a building's total floor area (gross floor area) in relation to the size of the lot/parcel that the building is located on. The FAR is a calculation of maximum building size based upon the land area of the lot square footage. FAR is a separate calculation from density, which is defined as dwelling units per net acre of the parcel.

The Phase 4a Proposal recommends a maximum Floor Area Ratio of 0.45 for Single-Family homes, provided however, that the maximum gross floor area does not exceed 4,000 square feet in the following districts: RSF-3, RSF-5, RSF-6, RM-4, RM-8, RM-12, LC, MF, MV, NC, RD, S, and WMU. A Floor Area Ratio of 0.45 is consistent with the majority of existing FAR Requirements in the current Land Management Ordinance (LMO) for the character overlay districts. Existing neighborhoods on the Island that are not in character overlay districts face the type of pressure that increases the intensity of new developments or redeveloped sites with the largest possible size structure that can be permitted on a lot. Attachment 3 FAR Rationale provides further details.

Parking Standards for Single-Family Use in Base Zoning Districts and Character Overlay Districts are to ensure provisions for sufficient parking and loading facilities in proportion to the generalized use demand. The amount of parking provided for the range of land uses in a community is an important link between land use, transportation, design, and environmental quality.

For Single-Family Principal Use and Required Parking, the Phase 4a Amendment proposes 1 parking space per 750 square feet or portion thereof of Gross Floor Area (GFA). This eliminates the counting of an initial 2 spaces per dwelling unit and will calculate the required number of parking spaces based on square footage. For the Overlay Districts, the amendment proposed 1 additional parking space per 750 square feet or portion thereof above the current 2,000 square feet of GFA.

Attachment 4 Parking Rationale provides more detail included in Tables 1 – 5 depicting parking calculations with examples of existing LMO code language in comparison to the proposed 1 parking space per 750 square feet minimum requirement.

The Planned Development (PD-1) District is not included in the FAR standards as Planned Unit Developments are master-planned communities approved by development agreements. Single-family use parking will be required in all zoning districts island-wide through the application of the Development and Design Standards, Parking and Loading Standards – Parking Space Requirements.

Section 16-2-103.B.3 provides text amendment review standards that may be considered when determining to adopt or deny a proposed text amendment. Those factors are listed below:

- In accordance with Our Plan, the Town's comprehensive plan;

- Required by changed conditions;
- Addresses a demonstrated community need;
- Consistent with the purpose and intent of the zoning districts in this ordinance, or would improve compatibility among uses and ensure efficient development within the Town;
- Would result in a logical and orderly development pattern; and
- Would not result in significant adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

ATTACHMENTS:

1. Proposed Ordinance 2023-16
2. LMO Amendment Plan Details by Phase and Critical Path
3. Rationale – Floor Area Ratio
4. Rationale – Parking
5. Town of Hilton Head Official Zoning Map
6. Presentation

AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND

ORDINANCE NO.

PROPOSED ORDINANCE NO.2023-16

AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND TO AMEND TITLE 16 OF THE MUNICIPAL CODE OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, THE LAND MANAGEMENT ORDINANCE (LMO), CHAPTERS 2, 3, 5, AND 10, TO AMEND SINGLE-FAMILY DWELLING PARKING REQUIREMENTS AND TO ESTABLISH SINGLE-FAMILY DWELLING FLOOR AREA RATIO REQUIREMENTS PERMITTED WITH SPECIFIC CONDITIONS AS DESCRIBED IN EXHIBIT “A” TO THIS ORDINANCE, AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on October 7, 2014, the Town Council did adopt a new Land Management Ordinance (LMO); and

WHEREAS, from time to time it is necessary to amend the LMO; and

WHEREAS, the Town of Hilton Head Island conducted a critical review of the Land Management Ordinance (LMO) in a code assessment in January 2023. The code assessment identified core strengths, weaknesses, opportunities, and threats (SWOT) of existing code regulations.

WHEREAS, Town Council identified prioritization of LMO Amendments to address development and design standards to address single-family development mass, scale, and parking; and

WHEREAS, the Planning Commission held a public hearing on July 27, 2023, at which time a presentation was made by Staff and an opportunity was given for the public to comment on the proposed LMO Amendments to amend single-family dwelling Parking requirements and to establish single-family dwelling Floor Area Ratio requirements ; and

WHEREAS, after consideration of the Staff presentation and public comments, the Planning Commission voted 6-3 to forward the proposed LMO amendments to the Public Planning Committee with a recommendation of approval; and

WHEREAS, the Public Planning Committee held a public meeting on August 10, 2023, at which time a presentation was made by Staff and an opportunity was given for the public to comment on the proposed LMO amendments; and

WHEREAS, after consideration of the Staff presentation and public comments, the Public Planning Committee voted 0-0 to recommend approval of the proposed LMO amendments; and

WHEREAS, on September 19, 2023, Town Council approved **xx-xx** on first reading a proposed Ordinance outlining LMO amendments; and

WHEREAS, after due consideration of said LMO amendment, the Town Council, upon further review, finds it is in the public interest to approve the proposed LMO Amendment.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, AND IT IS HEREBY ORDERED AND ORDAINED BY AND UNDER AUTHORITY OF SAID TOWN COUNCIL, AS FOLLOWS:

Section 1. Amendment. That the LMO Amendment is adopted and the Land Management Ordinance is amended as shown on Exhibit “A” to this Ordinance. Newly added language is illustrated with double underline and deleted language is illustrated with ~~striketrough~~.

Section 2. Severability. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. Effective Date. This Ordinance shall be effective upon its adoption by the Town Council of the Town of Hilton Head Island, South Carolina.

PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND ON THIS ____ DAY OF _____, 2023.

THE TOWN OF HILTON HEAD
ISLAND, SOUTH CAROLINA

Alan R. Perry, Mayor

ATTEST:

_ Kimberly Gammon, Town Clerk

Public Hearing: July 27, 2023

First Reading:

Second Reading:

APPROVED AS TO FORM:

Curtis L. Coltrane, Town Attorney

EXHIBIT
“A”

FLOOR AREA RATIO

16-2-Administration

103. Application Specific Review Procedures

G. Development Plan Review (Minor and Major)

3. Exemptions

The following activities or *uses* are exempt from Development Plan Review (although they may be reviewed under a separate administrative procedure, or may be governed or prohibited by private covenants and restrictions):

d. All *structures* (including factory-built housing) built or placed on an individual *single-family residential lot* with no other *dwelling* on it although such structures shall comply with the provisions set forth below:

x. Section 16-6-102.D, Wetland Buffer Standards; ~~and~~

xi. Title 15, Building and Building Codes, Chapter 9, Flood Damage Controls, of the Municipal Code of the Town of Hilton Head Island; ~~and~~

xii. Section 16-5-118 – Floor Area Ratio

16-3-Zoning Districts

104. Residential Base Zoning

B. Residential Single-Family-3 (RSF-3) District

3. Development Form Standards

<u>Single-Family Floor Area Ratio</u>	<u>See Section 16-5-118.</u>
---------------------------------------	------------------------------

C. Residential Single-Family-5 (RSF-5) District

3. Development Form Standards

<u>Single-Family Floor Area Ratio</u>	<u>See Section 16-5-118.</u>
---------------------------------------	------------------------------

D. Residential Single-Family-6 (RSF-6) District

3. Development Form Standards

<u>Single-Family Floor Area Ratio</u>	<u>See Section 16-5-118.</u>
---------------------------------------	------------------------------

E. Low to Moderate Density Residential (RM-4) District

3. Development Form Standards

<u>Single-Family Floor Area Ratio</u>	<u>See Section 16-5-118.</u>
---------------------------------------	------------------------------

F. Moderate Density Residential District (RM-8) District

3. Development Form Standards

<u>Single-Family Floor Area Ratio</u>	<u>See Section 16-5-118.</u>
---------------------------------------	------------------------------

G. Moderate to High Density Residential District (RM-12) District

3. Development Form Standards

<u>Single-Family Floor Area Ratio</u>	<u>See Section 16-5-118.</u>
---------------------------------------	------------------------------

16-3-Zoning Districts

105. Mixed-Use and Business Districts

D. Light Commercial (LC) District

3. Development Form Standards

<u>Single-Family Floor Area Ratio</u>	<u>See Section 16-5-118.</u>
---------------------------------------	------------------------------

G. Marshfront (MF) District

3. Development Form Standards

<u>Single-Family Floor Area Ratio</u>	<u>See Section 16-5-118.</u>
---------------------------------------	------------------------------

I. Mitchelville (MV) District

3. Development Form Standards

<u>Single-Family Floor Area Ratio</u>	<u>See Section 16-5-118.</u>
---------------------------------------	------------------------------

J. Neighborhood Commercial (NC)

3. Development Form Standards

<u>Single-Family Floor Area Ratio</u>	<u>See Section 16-5-118.</u>
---------------------------------------	------------------------------

L. Resort Development (RD) District

3. Development Form Standards

<u>Single-Family Floor Area Ratio</u>	<u>See Section 16-5-118.</u>
---------------------------------------	------------------------------

N. Stoney (S) District

3. Development Form Standards

<u>Single-Family Floor Area Ratio</u>	<u>See Section 16-5-118.</u>
---------------------------------------	------------------------------

O. Waterfront Mixed-Use (WMU) District

3. Development Form Standards

<u>Single-Family Floor Area Ratio</u>	<u>See Section 16-5-118.</u>
---------------------------------------	------------------------------

16-5 Development and Design Standards

16-5-118 - Floor Area Ratio

A. Purpose and Intent

The intent of this section is to establish a Floor Area Ratio development standard to be applied to parcels utilized for *single-family* residential dwelling construction.

B. Applicability

1. This section shall apply to the *use* of all *single-family* residential dwellings in the following districts: RSF-3, RSF-5, RSF-6, RM-4, RM-8, RM-12, LC, MF, MV, NC, RD, S, and WMU.

C. Floor Area Ratio

The maximum *gross floor area* of a single-family residential dwelling is limited to 0.45 times the *net acreage* of the *lot* on which the *single-family* residence is located; provided, however, that the maximum *gross floor area* of a *single-family* residence shall not exceed 4,000 square feet.

16-10-Definitions, Interpretation, and Measurement

102. Rules of Measurement

E. Lot Coverage

4. Floor Area Ratio (FAR)

Floor Area Ratio (FAR) is the measurement of a building's *gross floor area* in relation to the size of the *lot* on which the building is located on. FAR is expressed as a decimal number and is derived by dividing the total *gross floor area* of the building by the net acreage of the *lot*.

104. Table of Abbreviations

<u>FAR</u>	<u>Floor Area Ratio</u>
------------	-------------------------

SINGLE-FAMILY PARKING

16-3-Zoning Districts

104. Residential Base Zoning

B. Residential Single-Family-3 (RSF-3) District

2. Allowable Principal Uses and Required Parking

Single-Family	<u>1 per 750 GFA</u> 2 per du + 1 per 1,250 GFA over 4,000 GFA
---------------	--

C. Residential Single-Family-5 (RSF-5) District

2. Allowable Principal Uses and Required Parking

Single-Family	<u>1 per 750 GFA</u> 2 per du + 1 per 1,250 GFA over 4,000 GFA
---------------	--

D. Residential Single-Family-6 (RSF-6) District

2. Allowable Principal Uses and Required Parking

Single-Family	<u>1 per 750 GFA</u> 2 per du + 1 per 1,250 GFA over 4,000 GFA
---------------	--

E. Low to Moderate Density Residential (RM-4) District

2. Allowable Principal Uses and Required Parking

Single-Family	<u>1 per 750 GFA</u> 2 per du + 1 per 1,250 GFA over 4,000 GFA
---------------	--

F. Moderate Density Residential District (RM-8) District

2. Allowable Principal Uses and Required Parking

Single-Family	<u>1 per 750 GFA</u> 2 per du + 1 per 1,250 GFA over 4,000 GFA
---------------	--

G. Moderate to High Density Residential District (RM-12) District

2. Allowable Principal Uses and Required Parking

Single-Family	<u>1 per 750 GFA</u> 2 per du + 1 per 1,250 GFA over 4,000 GFA
---------------	--

16-3-Zoning Districts

105. Mixed-Use and Business Districts

D. Light Commercial (LC) District

2. Allowable Principal Uses and Required Parking

Single-Family	<u>1 per 750 GFA</u> 2 per du + 1 per 1,250 GFA over 4,000 GFA
---------------	--

G. Marshfront (MF) District

2. Allowable Principal Uses and Required Parking

Single-Family	<u>1 per 750 GFA</u> 2 per du + 1 per 1,250 GFA over 4,000 GFA
---------------	--

I. Mitchelville (MV) District

2. Allowable Principal Uses and Required Parking

Single-Family	<u>1 per 750 GFA</u> 2 per du + 1 per 1,250 GFA over 4,000 GFA
---------------	--

J. Neighborhood Commercial (NC)

2. Allowable Principal Uses and Required Parking

Single-Family	<u>1 per 750 GFA</u> 2 per du + 1 per 1,250 GFA over 4,000 GFA
---------------	--

L. Resort Development (RD) District

2. Allowable Principal Uses and Required Parking

Single-Family	<u>1 per 750 GFA</u> 2 per du + 1 per 1,250 GFA over 4,000 GFA
---------------	--

N. Stoney (S) District

2. Allowable Principal Uses and Required Parking

Single-Family	<u>1 per 750 GFA</u> 2 per du + 1 per 1,250 GFA over 4,000 GFA
---------------	--

O. Waterfront Mixed-Use (WMU) District

2. Allowable Principal Uses and Required Parking

Single-Family	<u>1 per 750 GFA</u> 2 per du + 1 per 1,250 GFA over 4,000 GFA
---------------	--

16-3-Zoning Districts

106. Overlay Zoning Districts

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

4. District Regulations

f. Parking

Two parking spaces are required for up to 2,000 square feet of **gross floor area**. One additional parking space is required for each ~~1,000~~ 750 square feet or portion thereof over and above 2,000 square feet of **gross floor area**. *Driveway* areas not located within any required buffer may be counted for parking.

I. Folly Field Neighborhood Character Overlay (FF-NC-O) District

4. District Regulations

g. Parking

Two parking spaces are required for up to 2,000 square feet of **gross floor area**. One additional parking space is required for each ~~4,000~~ 750 square feet or portion thereof over and above 2,000 square feet of **gross floor area**. **Driveway** areas not located within any required buffer may be counted for parking.

J. Holiday Homes Neighborhood Character Overlay (HH-NC-O) District

4. District Regulations

e. Parking

Two parking spaces are required for up to 2,000 square feet of **gross floor area**. One additional parking space is required for each ~~4,000~~ 750 square feet or portion thereof over and above 2,000 square feet of **gross floor area**.

16-5 Development and Design Standards

16-5-107 Parking and Loading Standards

D. Parking Space Requirements

TABLE 16-5-107.D.1: MINIMUM NUMBER OF PARKING SPACES			
USE CATEGORY/USE TYPE		MINIMUM NUMBER OF PARKING SPACES^{1,2,3,4}	
		CR DISTRICT	ALL OTHER DISTRICTS
RESIDENTIAL USES			
<i>Group Living</i>			
<i>Mixed-Use</i>	Residential		
	Nonresidential		
<i>Multifamily</i>	1 bedroom		
	2 bedrooms		
	3 or more bedrooms		
<i>Single-Family</i>		n/a	<u>1 per 750 GFA</u> <u>2 per du + 1 per</u> <u>1,250 GFA over</u> <u>4,000 GFA</u>
<i>Workforce Housing*</i>		See Sec. 16-5-107.D.2	See Sec. 16-5-107.D.2
RESORT ACCOMMODATIONS			
<i>Bed and Breakfasts</i>			
<i>Hotels</i>			
<i>Interval Occupancy</i>	1 bedroom		
	2 bedrooms		
	3 or more bedrooms		

LMO Amendment Plan: Details by Phase

Phase	Details
1	<p>PHASE 1</p> <ul style="list-style-type: none"> • Remove staff granted waivers and amend some standards. • Allow variances from all sections of the LMO other than use, density or height. • Allow outdoor screened bike storage in the Light Commercial and Community Commercial zoning districts and provide more specificity related to screening. • Provide clarification in the Manufacturing use classification as it relates to the size of a brewery. • Replace using June traffic counts with July traffic counts for Traffic Impact Analysis Plan Standards. • Change when/how plantings are required on single family lots in buffers as part of a subdivision Certificate of Compliance. • Amend the definition of changeable copy to allow signs to be changed electronically with limitations on frequency and timing. • Amend the measurement for height calculation. • Add that owners' consent is required for minor subdivisions as it is currently listed as being exempt. • Require a public hearing for subdivision amendments.
2	<p>PHASE 2</p> <ul style="list-style-type: none"> • Section 16-2-103.F: Provide standards for deviations from previously platted subdivisions.
3	<p>PHASE 3</p> <ul style="list-style-type: none"> • Definition for single-family. • Definition for multifamily. • Eliminate divisible dwelling units.
4	<p>PHASE 4a</p> <ul style="list-style-type: none"> • Updated residential site design standards including: <ul style="list-style-type: none"> o Floor area ratio. o Parking. <p>PHASE 4</p> <ul style="list-style-type: none"> • Administrative application and procedural changes. • Family Compound/Subdivision • Updated residential site design standards including: <ul style="list-style-type: none"> o Pedestrian connectivity. o Open Space. o Setback angles. • Modified traffic impact analysis methodology. • Signage standard updates. • Best-in-class stormwater requirements. • Construction management plan requirements. • Strengthening of Tree Regulation, Tree Preservation, and Tree Mitigation lists.
5	<p>PHASE 5</p> <ul style="list-style-type: none"> • Comprehensive review of all LMO chapters. • Review of overall organization. • Review of user-friendliness of the code. • Application Process evaluation and Applications Manual. • Sustainable Development incentives. • Addition of design guidance graphics. • Alignment with Our Plan. • Integration of outcomes from Growth Framework and District Plan initiative.

LMO Amendment Plan: Critical Path

07/05/2023

Phase	2022			2023												2024					
	Q4			Q1			Q2			Q3			Q4			Q1			Q2		
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
1		11/1: LMO of PC	12/21: PC-PH	01/26: PPC	02/14: TC WKSP 02/21: TC1	03/07: TC2															
2		11/1: LMO of PC	12/21: PC-PH	01/26: PPC	02/14: TC WKSP	03/07: TC1 03/08: PC 03/21: TC2															
3						03/15: PC 03/29: PC	04/10: PPC 04/18: TC1	05/02: TC2													
4a										07/27 PC	8/10 PPC	9/19 TC1	10/3 TC2								
4												9/20 PC	10/12 PPC	11/7: TC1 11/21: TC2							
5										GROWTH FRAMEWORK AND DISTRICT PLAN INITIATIVE				TCW					PC-PH	PPC	TC1 TC2

Dates for future meetings are subject to change.

Topic:

Section 16-5-118: Floor Area Ratio

Proposed Amendment

- This amendment will add a maximum Floor Area Ratio of 0.45 and maximum gross floor area of 4,000 square feet to the Development and Design Standards for single-family dwellings in the following districts: RSF-3, RSF-5, RSF-6, RM-4, RM-8, RM-12, LC, MF, MV, NC, RD, S, and WMU.

Reason for Change

- Floor Area Ratios are values that represent the form of the built environment. They are calculated based on total floor area (gross floor area) in relation to the size of the lot/parcel that the building is located on. When combined with the existing setback and height regulations, the potential volume and placement of homes are regulated more effectively.
- Currently, the LMO regulates the size of single-family dwellings in three overlay districts. Character overlay districts for the Forest Beach, Folly Field and Holiday Homes neighborhoods were created at the request of residents to help preserve the lower density character of development created by the existing homes.
- Single-family homes across the Island are now increasingly at risk of being redeveloped or replaced with the largest possible size structure that can be permitted on a lot. This not only increases the intensity of development in neighborhoods, there is also change in the overall character of both the residential homes and of the neighborhood itself. In many cases, it leads to the loss of existing trees and landscaping and results in reduced and less functional outdoor space on lots.
- Existing neighborhoods on the Island that are not in character overlay districts face this same type of pressure.
- A Floor Area Ratio of 0.45 is consistent with the majority of existing FAR Requirements in the current Land Management Ordinance (LMO) for the character overlay districts.

Existing FAR Requirements		Max. House Size
Forest Beach	0.55	5,000 sq. ft.
Folly Field	0.45	4,500 sq. ft.
Holiday Homes	0.45	4,000 sq. ft.

- New subdivisions that are being developed are being designed to maximize both density and home size, resulting in monotonous development patterns with limited outdoor space on each lot and a reduction in overall efforts to protect natural resources and provide quality open space and amenities.
- Environmental Sustainability to encourage and offer options for sustainable development of structures and sites (2.2) is contained in the Natural Resources and Land Use Elements of Our Plan.

Analysis

- Based on an analysis of the best available data for properties identified as single-family dwellings by Beaufort County and not including manufactured homes, existing FAR ratios outside of the Planned Unit Developments range between 0.10, located around the Squire Pope Road, and 2.07, located in the Singleton Beach area. The average FAR of total properties is 0.32.

Existing FAR Ratios				
Zoning District	Average Building SF	Average Lot SF	Average of FAR	Parcels
MV	2488.16	5918.76	0.53	43
NC	1412.00	23794.04	0.06	1
RD	3278.71	4162.26	0.89	41
RM-4	2036.98	11851.93	0.28	990
RM-8	2590.19	6176.58	0.50	299
RSF-3	1953.03	11240.94	0.20	296
RSF-5	2784.09	10145.45	0.30	657
RSF-6	1736.22	8622.26	0.21	54
S	1271.60	15938.66	0.10	5
WMU	2420.50	6434.42	0.59	48
Total	2321.86	10312.05	0.32	2450

- Examples of areas included in the available data where homes exceed an FAR of .45 include North Forest Beach, Singleton Beach, Sandcastles by

the Sea, Carolina Isles, Hammock Breeze, Bermuda Pointe, Tansyleaf and Jarvis Creek.

- The average building square footage as determined by the available data is lower than the proposed maximum of 4,000 GFA. The highest average is located in RD – Resort Development.
- Based on an analysis of the best available data for properties identified as single-family residential by the Town’s building permit software, there were a total of 156 new residential building permits issued in 2022. Of those new residential building permits issued, only 49 were located in single-family use zoning districts (31%) that would be affected by this proposed amendment.
- The highest average for single-family residential square footage was 6,184 sq ft in 2022. The median was 5,290.5 sq ft.
- The Maximum square footage for single-family residential was 8,328 square feet located in RM-8 Moderate Density Residential District.

2022 Building Permit FAR Ratios				
Zoning District	Number of Units	Average Home SF	Minimum SF	Maximum SF
RD	6	5184	5115	5786
RM-4	23	3526	1216	5994
RM-8	9	6184	4295	8328
RSF-5	9	6214	4138	7691
WMU	2	5107	3814	6400
Total	49	4775	1216	8328

Consequences

Benefits	<ul style="list-style-type: none"> • Improve the regulation of lot intensity that can be developed on single family properties. • Addresses community concerns with the mass and scale of homes. • Helps to shape/protect the character of Island neighborhoods. • Can help to reduce the impact of development on natural resources and local infrastructure.
Results	<ul style="list-style-type: none"> • New development and the redevelopment of existing dwellings will be limited to a scale that is more in keeping with the historic character of the Island’s neighborhoods. • New subdivisions will have improved designs. • Can help to improve usable outdoor open space on lots.

Recommendations

The Phase 4a Proposal recommends a maximum Floor Area Ratio of 0.45 for Single-Family homes, provided however, that the maximum gross floor area does not exceed 4,000 square feet in the following districts: RSF-3, RSF-5, RSF-6, RM-4, RM-8, RM-12, LC, MF, MV, NC, RD, S, and WMU.

<i>Planning Commission</i>
July 27, 2023
<i>Public Planning Committee</i>
August 10, 2023

Topic: Single-Family Parking

1. Modify the parking required for Single-Family Use in the Development Form Standards for the following Zoning Districts and sections:

- Section 16-3-104.B.2** - Residential Single-Family-3 (RSF-3)
- Section 16-3-104.C.2** - Residential Single-Family-5 (RSF-5)
- Section 16-3-104.D.2** - Residential Single-Family-6 (RSF-6)
- Section 16-3-104.E.2** - Low to Moderate Density Residential (RM-4)
- Section 16-3-104.F.2** - Moderate Density Residential District (RM-8)
- Section 16-3-104.G.2** - Moderate to High Density Residential (RM-12)
- Section 16-3-105.D.2** - Light Commercial (LC)
- Section 16-3-105.G.2** - Marshfront (MF)
- Section 16-3-105.I.2** - Mitchelville (MV)
- Section 16-3-105.J.2** - Neighborhood Commercial (NC)
- Section 16-3-105.L.2** - Resort Development (RD)
- Section 16-3-105.N.2** - Stoney (S)
- Section 16-3-105.O.3** - Waterfront Mixed-Use (WMU)

2. Modify Section 16-3-106.H.4.f: Forest Beach Neighborhood Character Overlay (FB-NC-O) District- Design Regulations- Parking

3. Modify Section 16-3-106.I.4.g: Folly Field Neighborhood Character Overlay (FF-NC-O) District- Design Regulations- Parking

4. Modify Section 16-3-106.J.4.e: Holiday Homes Neighborhood Character Overlay (HH-NC-O) District- Design Regulations- Parking

5. Modify Section 16-5-107.D.1: Minimum Number of Parking Spaces

Proposed Amendment

The proposed changes will better align the number of parking spaces required for the single-family use type to the size of the dwelling unit structure. Increases in parking requirements are proposed in the three Neighborhood Character Overlay Districts for Forest Beach, Folly Field, and Holiday Homes. The parking requirements for single-family dwellings would increase island-wide for single-family homes larger than 1,500 square feet including single-family homes within the Planned Development Mixed-Use (PD-1) District as per LMO Sec. 16-5-107.D.

Reason for Change

- Numerous complaints have been brought to the attention of Town staff regarding the availability of parking for single-family homes, especially for larger homes.

- The current parking requirements do not produce enough parking per residential lot.

Analysis

In general, simpler, and more straightforward parking requirements are easier to calculate. Options that involve additional factors or variables, such as the number of bedrooms, can introduce additional complexity to the calculation process. Staff will not need to specify the type of individual internal room or bedroom by moving to a square footage calculation.

The provided information includes five tables that present different options for calculating parking space requirements based on the number of bedrooms and square footage of homes. The following tables provide seven options for calculating parking space requirements. Several options calculate parking by the base and the number of bedrooms. Considering the number of bedrooms changes the minimum required parking spaces, five tables are provided to show the number of parking spaces for all options. Tables were not provided for homes with less than four bedrooms per estimated square footage.

The ZoneCo option proposes the calculation for parking spaces be based on square footage. The three alternative calculations provide additional per bedroom requirements, in addition to the base requirements as a sample. This means an additional parking space is needed for each bedroom of over 4. In Tables 1 and 2, the ZoneCo option requires more parking spaces based on square footage than the alternative calculation. In tables 3-5, the alternative calculations require more parking spaces. In an updated note for Public Planning Committee, staff updated each of the tables to indicate whole number requirements.

Existing Overlay requirement calculations are also provided with similarly proposed square footage calculation of 750 sq. ft. By reducing the Overlay language from 1000 to 750 sq. ft. the overall parking requirement will be higher.

Staff reviewed the 750 square foot parking measurement to the American Planning Association (APA) Planning Advisory Service (PAS) Report 510/511 – Parking Standards. The goal and intent of improving the Single-Family Use Parking Requirement is to improve compatibility and consistency in Hilton Head Island's development patterns.

Table 1: Parking Calculations – less than 4 bedrooms

Parking - Less than 4 bedrooms								
Options	Requirement	Sq Ft Home						
		2500	3500	4000	4500	5000	5500	6000
HHI Parking - Existing	2 per du + 1 per 1,250 GFA over 4,000 GFA	2	2	2	3	3	4	4
ZoneCo	1 per 750	4	5	6	6	7	8	8
Alternative No. 1	2 Per du + 1 per 1-1000 GFA over 1000	4	5	5	6	6	7	7
Alternative No. 2	2 Per du + 1 per 1-500 GFA over 1500	4	6	7	8	9	10	11
Alternative No. 3	2 per du + 1 per 1-1,000 GFA over 2,000 GFA and 1 per bedroom for each bedroom over 4 bedrooms in addition to the base requirements	3	4	4	5	5	6	6
HHI Overlay - Existing	2 per du + 1 per 1,000 GFA over 2,000 GFA	3	4	4	5	5	6	6
ZoneCo Overlay - Proposed	2 per du + 1 per 750 GFA over 2,000 GFA	3	4	5	6	6	7	8

Table 2: Parking Calculations – 5 bedrooms

Parking - 5 bedrooms								
Options	Requirement	Sq Ft Home						
		2500	3500	4000	4500	5000	5500	6000
HHI Parking - Existing	2 per du + 1 per 1,250 GFA over 4,000 GFA	2	2	2	3	3	4	4
ZoneCo	1 per 750	4	5	6	6	7	8	8
Alternative No. 1	2 Per du + 1 per 1-1000 GFA over 1000	4	5	5	6	6	7	7
Alternative No. 2	2 Per du + 1 per 1-500 GFA over 1500	4	6	7	8	9	10	11
Alternative No. 3	2 per du + 1 per 1-1,000 GFA over 2,000 GFA and 1 per bedroom for each bedroom over 4 bedrooms in addition to the base requirements	4	5	5	6	6	7	7
HHI Overlay - Existing	2 per du + 1 per 1,000 GFA over 2,000 GFA	3	4	4	5	5	6	6
ZoneCo Overlay - Proposed	2 per du + 1 per 750 GFA over 2,000 GFA	3	4	5	6	6	7	8

Table 3: Parking Calculations – 6 bedrooms

Parking - 6 bedrooms								
Options	Requirement	Sq Ft Home						
		2500	3500	4000	4500	5000	5500	6000
HHI Parking - Existing	2 per du + 1 per 1,250 GFA over 4,000 GFA	2	2	2	3	3	4	4
ZoneCo	1 per 750	4	5	6	6	7	8	8
Alternative No. 1	2 Per du + 1 per 1-1000 GFA over 1000	4	5	5	6	6	7	7
Alternative No. 2	2 Per du + 1 per 1-500 GFA over 1500	4	6	7	8	9	10	11
Alternative No. 3	2 per du + 1 per 1-1,000 GFA over 2,000 GFA and 1 per bedroom for each bedroom over 4 bedrooms in addition to the base requirements	5	6	6	7	7	8	8
HHI Overlay - Existing	2 per du + 1 per 1,000 GFA over 2,000 GFA	3	4	4	5	5	6	6
ZoneCo Overlay - Proposed	2 per du + 1 per 750 GFA over 2,000 GFA	3	4	5	6	6	7	8

Table 4: Parking Calculations – 7 bedrooms

Parking - 7 bedrooms								
Options	Requirement	Sq Ft Home						
		2500	3500	4000	4500	5000	5500	6000
HHI Parking - Existing	2 per du + 1 per 1,250 GFA over 4,000 GFA	2	2	2	3	3	4	4
ZoneCo	1 per 750	4	5	6	6	7	8	8
Alternative No. 1	2 Per du + 1 per 1-1000 GFA over 1000	4	5	5	6	6	7	7
Alternative No. 2	2 Per du + 1 per 1-500 GFA over 1500	4	6	7	8	9	10	11
Alternative No. 3	2 per du + 1 per 1-1,000 GFA over 2,000 GFA and 1 per bedroom for each bedroom over 4 bedrooms in addition to the base requirements	6	7	7	8	8	9	9
HHI Overlay - Existing	2 per du + 1 per 1,000 GFA over 2,000 GFA	3	4	4	5	5	6	6
ZoneCo Overlay - Proposed	2 per du + 1 per 750 GFA over 2,000 GFA	3	4	5	6	6	7	8

Table 5: Parking Calculations – 8 bedrooms

Parking - 8 bedrooms								
Options	Requirement	Sq Ft Home						
		2500	3500	4000	4500	5000	5500	6000
HHI Parking - Existing	2 per du + 1 per 1,250 GFA over 4,000 GFA	2	2	2	3	3	4	4
ZoneCo	1 per 750	4	5	6	6	7	8	8
Alternative No. 1	2 Per du + 1 per 1-1000 GFA over 1000	4	5	5	6	6	7	7
Alternative No. 2	2 Per du + 1 per 1-500 GFA over 1500	4	6	7	8	9	10	11
Alternative No. 3	2 per du + 1 per 1-1,000 GFA over 2,000 GFA and 1 per bedroom for each bedroom over 4 bedrooms in addition to the base requirements	7	8	8	9	9	10	10
HHI Overlay - Existing	2 per du + 1 per 1,000 GFA over 2,000 GFA	3	4	4	5	5	6	6
ZoneCo Overlay - Proposed	2 per du + 1 per 750 GFA over 2,000 GFA	3	4	5	6	6	7	8

Consequences

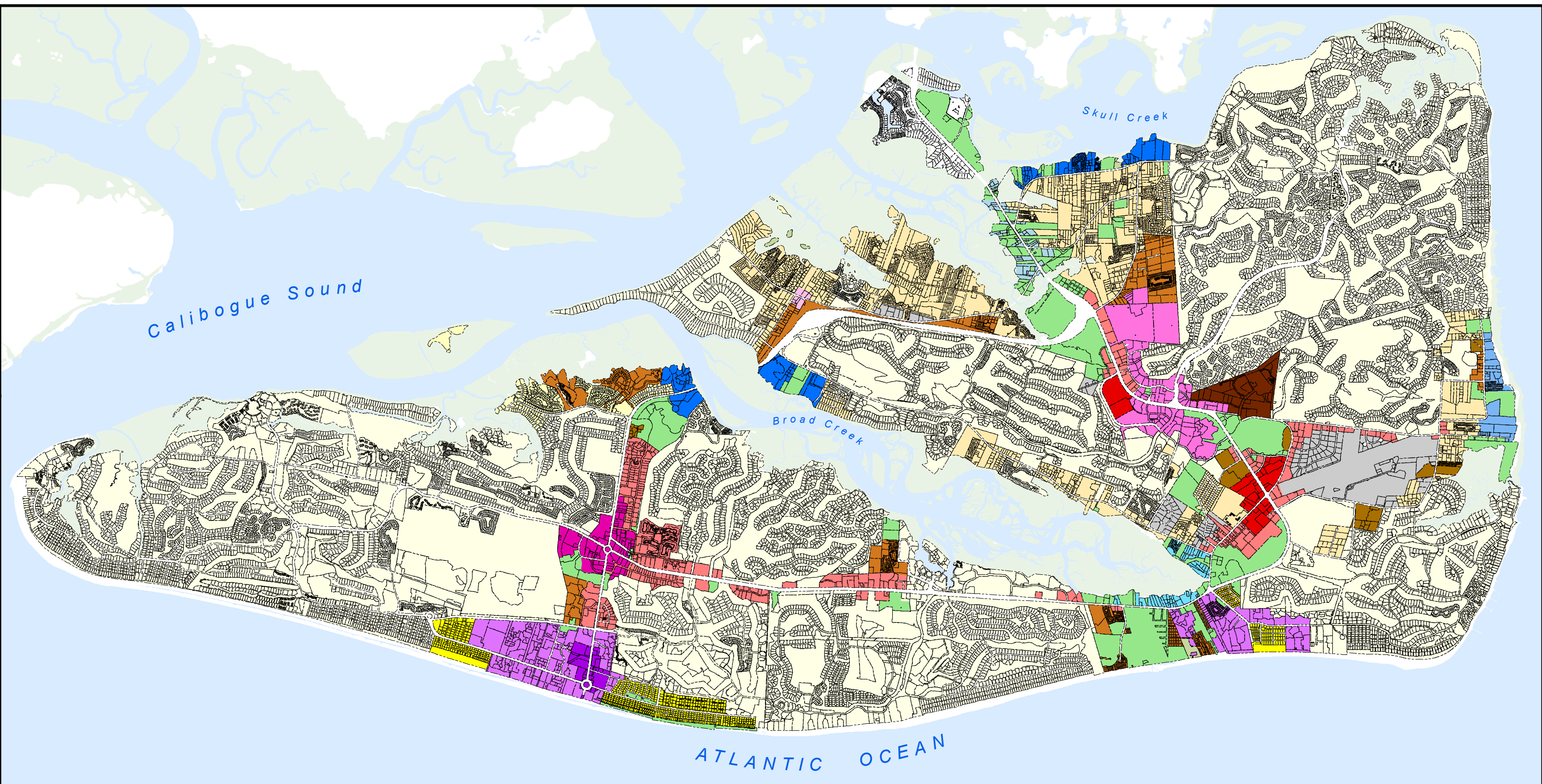

Benefits	<ul style="list-style-type: none"> Improves the regulation of parking for single-family properties. Addresses community concerns with the amount of parking that is required for new homes. Helps to reduce parking problems in Island neighborhoods.
Results	<ul style="list-style-type: none"> Better aligns the amount of parking required with the size of the home. Reduces the potential for parking problems by requiring that new homes provide adequate parking for users. Increases parking requirements that relate to the home size. This will require that applicants consider design in meeting all performance standards per LMO (setbacks, buffers, open space, etc.) and build homes of an appropriate scale for the size of the lot. Phase 1 of the LMO Amendments that was adopted in March removed staff waivers and will allow Variance

	applications to be submitted to the BZA regarding parking requirements.
--	---

Recommendations

For Single-Family Principal Use and Required Parking, the Phase 4a Proposal suggests moving to 1 parking space per 750 square feet or portion thereof of Gross Floor Area (GFA). This eliminates the counting of an initial 2 spaces per dwelling unit and will calculate the required number of parking spaces based on square footage. For the Overlay Districts, the suggestion is 1 additional parking space per 750 square feet or portion thereof above the current 2,000 square feet of GFA.

<i>Planning Commission</i>
July 27, 2023
<i>Public Planning Committee</i>
August 10, 2023

Town of Hilton Head Island

OFFICIAL ZONING DISTRICT MAP


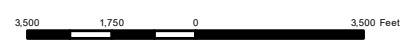
Effective Date*: October 7, 2014
 Last Update**: March 2, 2021

* 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 TPD 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 8-1.12 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)

1 inch = 4,000 feet

RESIDENTIAL ZONING DISTRICTS

RS-3	SINGLE FAMILY
RS-5	SINGLE FAMILY
RS-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

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

Land Management Ordinance (LMO) Amendments Plan Phase 4a

Town of Hilton Head Island, SC

Public Planning Committee | 08-10-2023



Background: LMO Critical Path

LMO Amendment Plan: Critical Path																					07/05/2023
Phase	2022			2023												2024					
	Q4			Q1			Q2			Q3			Q4			Q1			Q2		
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
1		11/1: LMO of PC	12/21: PC-PH	01/26: PPC	02/14: TC WKSP 02/21: TC1	03/07: TC2															
2		11/1: LMO of PC	12/21: PC-PH	01/26: PPC	02/14: TC WKSP	03/07: TC1 03/08: PC 03/21: TC2															
3						03/15: PC 03/29: PC	04/10: PPC 04/18: TC1	05/02: TC2													
4a									07/27 PC	8/10 PPC	9/19 TC1	10/3 TC2									
4											9/20 PC	10/12 PPC	11/7: TC1 11/21: TC2								
5										GROWTH FRAMEWORK AND DISTRICT PLAN INITIATIVE				TCW				PC-PH	PPC	TC1 TC2	

Dates for future meetings are subject to change.



Phase 4a - Recommendation:

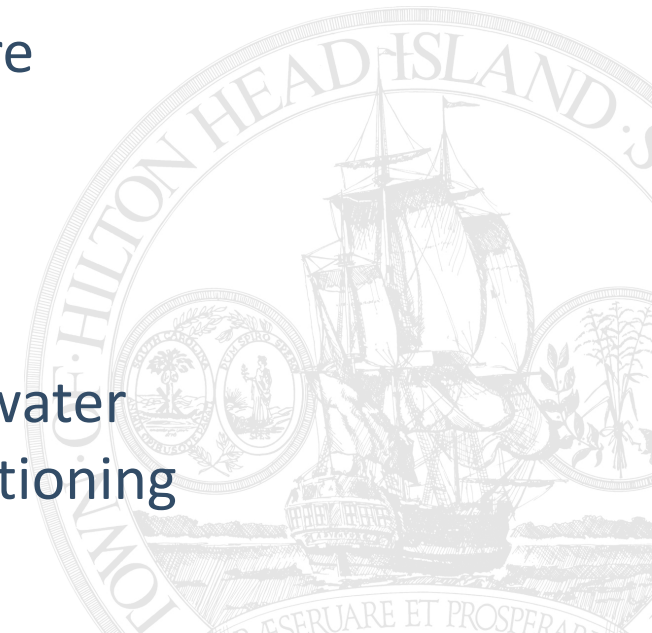
That the Public Planning Committee consider a proposed ordinance amending Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend single-family dwelling parking requirements and to establish single-family dwelling floor area ratio requirements.



Review Standards

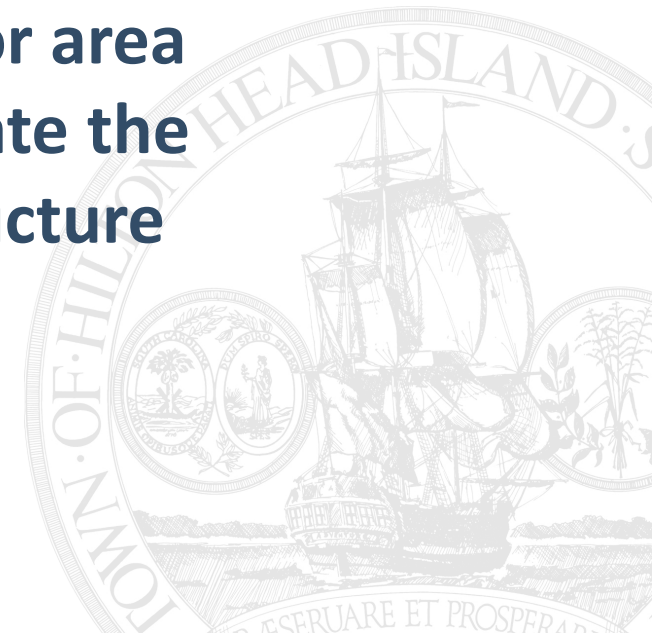
Factors to consider per Land Management Ordinance (LMO) Sec. 16-2-103.B.3

- Is in accordance with the comprehensive plan;
- Is required by changed conditions;
- Addresses a demonstrated community need;
- Is consistent with the purpose and intent of the zoning districts in this ordinance, or would improve compatibility among uses and ensure efficient development within the Town;
- Would result in a logical and orderly development pattern; and
- Would not result in significant adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.



Phase 4a - Purpose:

- 1. Amend single-family dwelling parking requirements to better align the single-family use type to the size of the dwelling unit structure.**
- 2. Establish regulations for single-family dwelling floor area ratio (FAR) requirements to more effectively regulate the volume and placement of homes based on the structure size in relation to the size of the property.**



Phase 4a – Proposed Parking Changes:

1. Amend single-family dwelling parking requirements.

Sec.16-3-106 Overlay Zoning Districts

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

4. District Regulations *f. Parking*

I. Folly Field Neighborhood Character Overlay (FF-NC-O) District

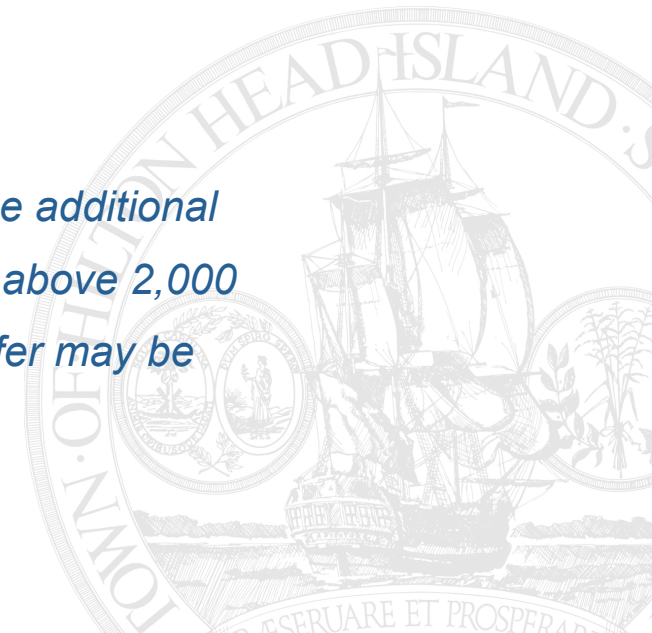
4. District Regulations *g. Parking*

J. Holiday Homes Neighborhood Character Overlay (HH-NC-O) District

4. District Regulations *e. Parking*

Parking

*Two parking spaces are required for up to 2,000 square feet of **gross floor area**. One additional parking space is required for each ~~1,000~~ **750** square feet or portion thereof over and above 2,000 square feet of **gross floor area**. **Driveway** areas not located within any required buffer may be counted for parking.*



Phase 4a - Proposed Parking Changes:

1. Amend single-family dwelling parking requirements.

Sec.16-5 Development and Design Standards

16-5-107. Parking and Loading Standards

D. Parking Space Requirements

USE CATEGORY/USE TYPE – MINIMUM NUMBER OF PARKING SPACES

Single-Family Use

1 parking space per 750 gross floor area GFA

TABLE 16-5-107.D.1: MINIMUM NUMBER OF PARKING SPACES			
USE CATEGORY/USE TYPE		MINIMUM NUMBER OF PARKING SPACES ^{1,2,3,4}	
		CR DISTRICT	ALL OTHER DISTRICTS
RESIDENTIAL USES			
<i>Group Living</i>			
<i>Mixed-Use</i>	Residential		
	Nonresidential		
<i>Multifamily</i>	1 bedroom		
	2 bedrooms		
	3 or more bedrooms		
<i>Single-Family</i>		n/a	<u>1 per 750 GFA</u> 2 per du + 1 per 1,250 GFA over 4,000 GFA

D. Parking Space Requirements

Single-Family Use

~~2 per du + 1 per 1,250 GFA over
4,000 GFA~~



Phase 4a – Proposed Parking Changes:

1. Amend single-family dwelling parking requirements.

Sec.16-3-104. Residential Base Zoning

- B. Residential Single-Family-3 (RSF-3) District
- C. Residential Single-Family-5 (RSF-5) District
- D. Residential Single-Family-6 (RSF-6) District
- E. Low to Moderate Density Residential (RM-4) District
- F. Moderate Density Residential District (RM-8) District
- G. Moderate to High Density Residential District (RM-12) District

Sec.16-3-105. Mixed-Use & Business Districts

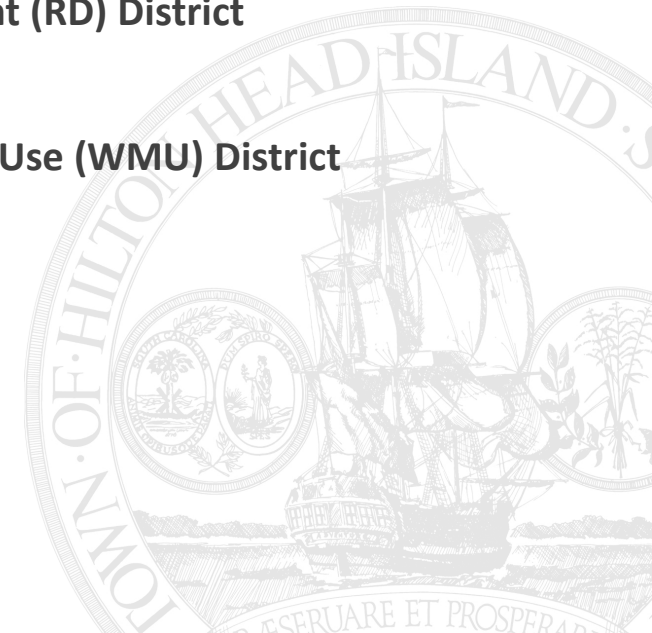
- D. Light Commercial (LC) District
- G. Marshfront (MF) District
- I. Mitchelville (MV) District
- J. Neighborhood Commercial (NC)
- L. Resort Development (RD) District
- N. Stoney (S) District
- O. Waterfront Mixed-Use (WMU) District

2. Allowable Principal Uses and Required Parking

Single-Family

1 per 750 GFA

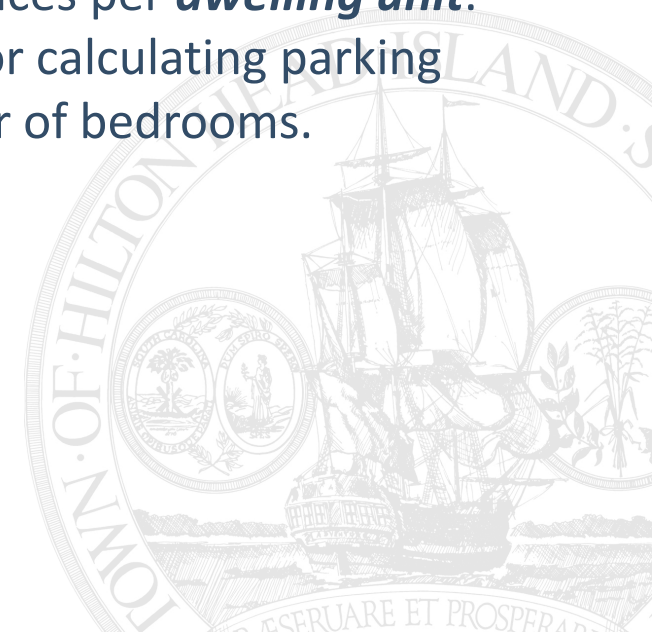
~~2 per du + 1 per 1,250 GFA over 4,000 GFA~~



Phase 4a - Parking Considerations:

Parking Minimum Requirements

- Gathering parking standards is the review in a range of what is necessary by *use*.
- Off-street parking requirements are an attempt to minimize spillover parking on public streets; and to ensure a safe and efficient supply of parking is adequate at the site of development to meet and satisfy demand.
- Parking calculations are routinely simplified by accounting for *gross floor area* or square footage; however residential parking has traditionally required a certain number of spaces per *dwelling unit*.
- The provided information includes five tables that present different options for calculating parking space requirements based upon the square footage of the homes and number of bedrooms.



Phase 4a - Parking Considerations:

Parking - Less than 4 bedrooms								
Options	Requirement	Sq Ft Home						
		2500	3500	4000	4500	5000	5500	6000
HHI Parking - Existing	2 per du + 1 per 1,250 GFA over 4,000 GFA	2	2	2	3	3	4	4
ZoneCo	1 per 750	4	5	6	6	7	8	8
Alternative No. 1	2 Per du + 1 per 1-1000 GFA over 1000	4	5	5	6	6	7	7
Alternative No. 2	2 Per du + 1 per 1-500 GFA over 1500	4	6	7	8	9	10	11
Alternative No. 3	2 per du + 1 per 1-1,000 GFA over 2,000 GFA and 1 per bedroom for each bedroom over 4 bedrooms in addition to the base requirements	3	4	4	5	5	6	6
HHI Overlay - Existing	2 per du + 1 per 1,000 GFA over 2,000 GFA	3	4	4	5	5	6	6
ZoneCo Overlay - Proposed	2 per du + 1 per 750 GFA over 2,000 GFA	3	4	5	6	6	7	8

Parking - 5 bedrooms								
Options	Requirement	Sq Ft Home						
		2500	3500	4000	4500	5000	5500	6000
HHI Parking - Existing	2 per du + 1 per 1,250 GFA over 4,000 GFA	2	2	2	3	3	4	4
ZoneCo	1 per 750	4	5	6	6	7	8	8
Alternative No. 1	2 Per du + 1 per 1-1000 GFA over 1000	4	5	5	6	6	7	7
Alternative No. 2	2 Per du + 1 per 1-500 GFA over 1500	4	6	7	8	9	10	11
Alternative No. 3	2 per du + 1 per 1-1,000 GFA over 2,000 GFA and 1 per bedroom for each bedroom over 4 bedrooms in addition to the base requirements	4	5	5	6	6	7	7
HHI Overlay - Existing	2 per du + 1 per 1,000 GFA over 2,000 GFA	3	4	4	5	5	6	6
ZoneCo Overlay - Proposed	2 per du + 1 per 750 GFA over 2,000 GFA	3	4	5	6	6	7	8



Phase 4a – Parking Considerations:

Parking - 6 bedrooms								
Options	Requirement	Sq Ft Home						
		2500	3500	4000	4500	5000	5500	6000
HHI Parking - Existing	2 per du + 1 per 1,250 GFA over 4,000 GFA	2	2	2	3	3	4	4
ZoneCo	1 per 750	4	5	6	6	7	8	8
Alternative No. 1	2 Per du + 1 per 1-1000 GFA over 1000	4	5	5	6	6	7	7
Alternative No. 2	2 Per du + 1 per 1-500 GFA over 1500	4	6	7	8	9	10	11
Alternative No. 3	2 per du + 1 per 1-1,000 GFA over 2,000 GFA and 1 per bedroom for each bedroom over 4 bedrooms in addition to the base requirements	5	6	6	7	7	8	8
HHI Overlay - Existing	2 per du + 1 per 1,000 GFA over 2,000 GFA	3	4	4	5	5	6	6
ZoneCo Overlay - Proposed	2 per du + 1 per 750 GFA over 2,000 GFA	3	4	5	6	6	7	8

Parking - 7 bedrooms								
Options	Requirement	Sq Ft Home						
		2500	3500	4000	4500	5000	5500	6000
HHI Parking - Existing	2 per du + 1 per 1,250 GFA over 4,000 GFA	2	2	2	3	3	4	4
ZoneCo	1 per 750	4	5	6	6	7	8	8
Alternative No. 1	2 Per du + 1 per 1-1000 GFA over 1000	4	5	5	6	6	7	7
Alternative No. 2	2 Per du + 1 per 1-500 GFA over 1500	4	6	7	8	9	10	11
Alternative No. 3	2 per du + 1 per 1-1,000 GFA over 2,000 GFA and 1 per bedroom for each bedroom over 4 bedrooms in addition to the base requirements	6	7	7	8	8	9	9
HHI Overlay - Existing	2 per du + 1 per 1,000 GFA over 2,000 GFA	3	4	4	5	5	6	6
ZoneCo Overlay - Proposed	2 per du + 1 per 750 GFA over 2,000 GFA	3	4	5	6	6	7	8



Phase 4a – Parking Considerations:

Sec.16-5-107. - Parking and Loading Standards

B. Applicability

1. All **development** shall provide off-street parking and loading areas in accordance with the standards of this section.
2. Any change in **use** of an existing **development** that does not involve **expansion** or remodeling subject to paragraph 3 below, shall comply with the standards this section as applied to the new **use**, to the **maximum extent practicable**.
3. Except as otherwise provided in Sec. 16-7-105, Nonconforming Site Features, any **expansion** or remodeling of an existing **use** or **structure** that results in an increase in the number of **dwelling units**, **square feet**, rooms, seats, or other unit on which calculation of the minimum number of required parking or loading spaces is based shall provide additional off-street parking and loading spaces as required by application of the standards of this section to such increase, to the **maximum extent practicable**.

Parking - 8 bedrooms								
Options	Requirement	Sq Ft Home						
		2500	3500	4000	4500	5000	5500	6000
HHI Parking - Existing	2 per du + 1 per 1,250 GFA over 4,000 GFA	2	2	2	3	3	4	4
ZoneCo	1 per 750	4	5	6	6	7	8	8
Alternative No. 1	2 Per du + 1 per 1-1000 GFA over 1000	4	5	5	6	6	7	7
Alternative No. 2	2 Per du + 1 per 1-500 GFA over 1500	4	6	7	8	9	10	11
Alternative No. 3	2 per du + 1 per 1-1,000 GFA over 2,000 GFA and 1 per bedroom for each bedroom over 4 bedrooms in addition to the base requirements	7	8	8	9	9	10	10
HHI Overlay - Existing	2 per du + 1 per 1,000 GFA over 2,000 GFA	3	4	4	5	5	6	6
ZoneCo Overlay - Proposed	2 per du + 1 per 750 GFA over 2,000 GFA	3	4	5	6	6	7	8



Phase 4a - Proposed FAR Changes:

2. Establish regulations for single-family dwelling floor area ratio (FAR) requirements.

Sec.16-3-104. Residential Base Zoning

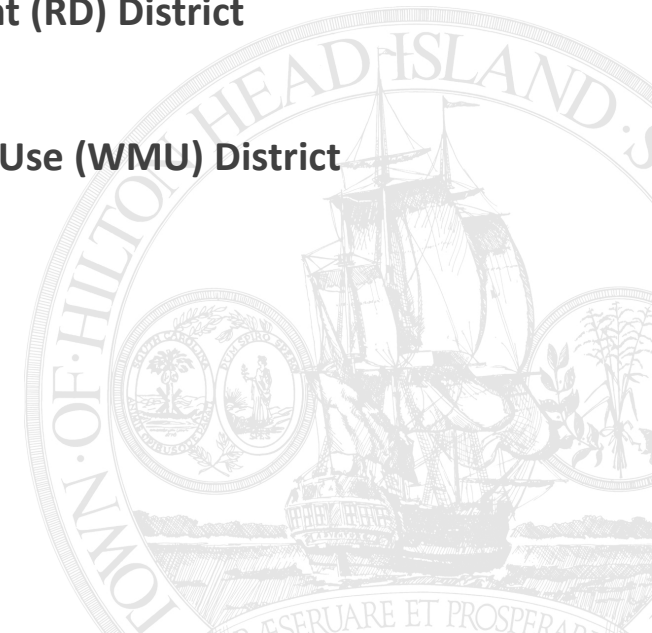
- B. Residential Single-Family-3 (RSF-3) District
- C. Residential Single-Family-5 (RSF-5) District
- D. Residential Single-Family-6 (RSF-6) District
- E. Low to Moderate Density Residential (RM-4) District
- F. Moderate Density Residential District (RM-8) District
- G. Moderate to High Density Residential District (RM-12) District

Sec.16-3-105. Mixed-Use & Business Districts

- D. Light Commercial (LC) District
- G. Marshfront (MF) District
- I. Mitchelville (MV) District
- J. Neighborhood Commercial (NC)
- L. Resort Development (RD) District
- N. Stoney (S) District
- O. Waterfront Mixed-Use (WMU) District

3. Development Form Standards

Single-Family Floor Area Ratio See Section 16-5-118



Phase 4a - Proposed FAR Changes:

2. Establish regulations for single-family dwelling floor area ratio (FAR) requirements.

Sec.16-5 Development and Design Standards

16-5-118 - Floor Area Ratio

A. Purpose and Intent

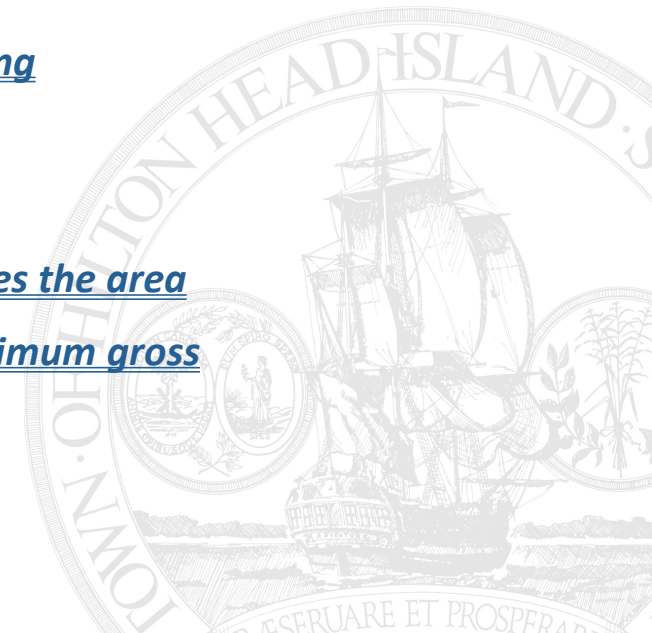
The intent of this section is to establish a Floor Area Ratio development standard to be applied to parcels utilized for single-family residential dwelling construction.

B. Applicability

1. This section shall apply to the use of all single-family residential dwellings in the following districts: RSF-3, RSF-5, RSF-6, RM-4, RM-8, RM-12, LC, MF, MV, NC, RD, S, and WMU.

E. Floor Area Ratio

The maximum gross floor area of a single-family residential dwelling is limited to 0.45 times the area of the lot on which the single-family residence is located; provided, however, that the maximum gross floor area of a single-family residence shall not exceed 4,000 square feet.



Phase 4a - Proposed FAR Changes:

2. Establish regulations for single-family dwelling floor area ratio (FAR) requirements.

Sec.16-2 Administration

16-2-103. Application Specific Review Procedures

G. Development Plan Review (Minor and Major)

3. Exemptions

d. All structures (including factory-built housing) built or placed on an individual single-family residential lot with no other dwelling on it although such structures shall comply with the provisions set forth below:

xii. Section 16-5-118 – Floor Area Ratio

Sec.16-10 Definitions, Interpretation, and Measurement

16-2-102. Rules of Measurement

E. Lot Coverage

4. Floor Area Ratio (FAR)

Floor Area Ratio (FAR) is the measurement of a building's gross floor area in relation to the size of the lot on which the building is located on. FAR is expressed as a decimal number and is derived by dividing the total gross floor area of the building by the net acreage of the lot.



Phase 4a – FAR Considerations:

Use Specific Conditions - Floor Area Ratio

- Floor Area Ratio (FAR) is the measurement of a building’s total floor area (gross floor area) in relation to the size of the lot/parcel that the building is located on.
- FAR ratio is a calculation for maximum building size to the land area of the lot square footage.
- FAR is a separate calculation to density, dwelling units per net acreage of the parcel.
- Proposal is viewed to be consistent with the existing LMO Overlay Floor Area Ratio of 0.45.

Zoning District	Average Building SF	Average Lot SF	Average of FAR	Parcels
MF	1945.25	24270.44	0.32	16
MV	2488.16	5918.76	0.53	43
NC	1412.00	23794.04	0.06	1
RD	3278.71	4162.26	0.89	41
RM-4	2036.98	11851.93	0.28	990
RM-8	2590.19	6176.58	0.50	299
RSF-3	1953.03	11240.94	0.20	296
RSF-5	2784.09	10145.45	0.30	657
RSF-6	1736.22	8622.26	0.21	54
S	1271.60	15938.66	0.10	5
WMU	2420.50	6434.42	0.59	48
Total	2321.86	10312.05	0.32	2450

Existing FAR Requirements		Max. House Size
Forest Beach	0.55	5,000 sq. ft.
Folly Field	0.45	4,500 sq. ft.
Holiday Homes	0.45	4,000 sq. ft.

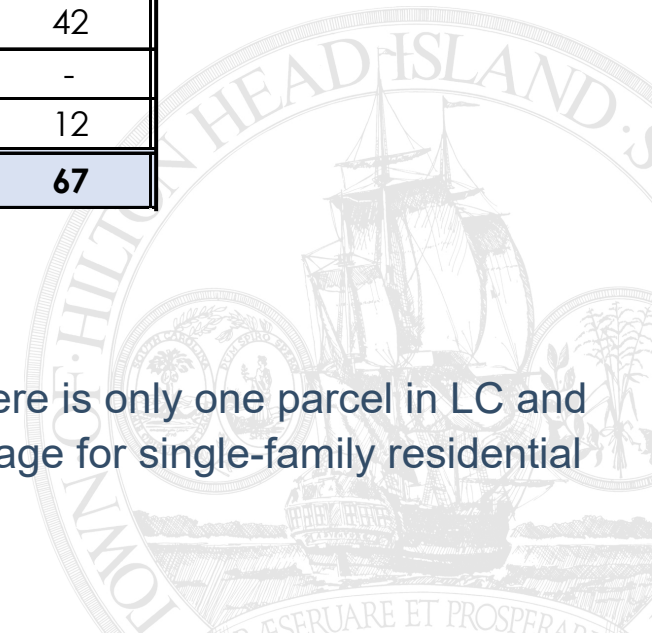
For context, staff researched FAR within the available data of **existing zoning districts.**

Phase 4a – FAR Considerations:

Districts	Floor Area Ratio Distribution by District							
	Less than .10	0.10 to 0.19	0.20 to 0.29	0.30 to 0.39	0.40 to 0.49	0.50 to 0.59	0.60 to 0.79	0.80 plus
LC	-	-	-	-	-	1	-	-
MF	5	17	-	-	1	-	-	-
MV	16	8	-	1	4	4	2	-
RD	23	29	4	1	-	-	-	-
RM-12	1	-	-	-	-	-	-	-
RM-4	143	314	207	132	117	102	47	13
RM-8	3	6	3	5	2	-	-	-
RSF-3	10	92	56	13	1	-	-	-
RSF-5	4	-	-	-	-	-	-	-
RSF-6	1	1	-	-	1	2	7	42
S	2	-	3	3	1	3	1	-
WMU	10	8	6	3	6	7	7	12
Total	218	475	279	158	133	119	64	67

For context, staff researched FAR within the available data of existing zoning districts.

- The districts listed have a *minimum* FAR between 0.03 and 0.07, with one outlier of 0.58.
- The districts listed have an *average* of **0.32 FAR, below the suggested 0.45 FAR.**
- Four districts have an avg FAR above 45% or 0.45: LC, RM-12, RSF-6, and WMU. However, there is only one parcel in LC and one in RM-12, which is not enough to compare on a district basis. Additionally, the highest average for single-family residential square footage is **3,174 sq ft in RSF-6** for existing residential single-family.



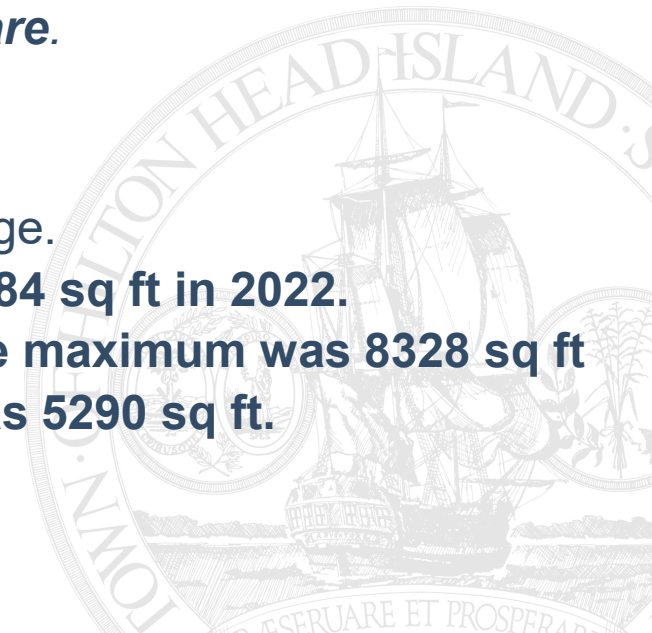
Phase 4a – FAR Considerations:

2022 Permit Distribution of Square Footage by Zoning District

2022 Building Permit FAR Ratios				
Zoning District	Number of Units	Average Home SF	Minimum SF	Maximum SF
RD	6	5184	5115	5786
RM-4	23	3526	1216	5994
RM-8	9	6184	4295	8328
RSF-5	9	6214	4138	7691
WMU	2	5107	3814	6400
Total	49	4775	1216	8328

For context, staff researched Square Footage within the available data of existing HHI permits software.

- New residential buildout for calendar year 2022 included 156 total properties.
- The number of properties per zoning district are distributed by building square footage.
- Additionally, the highest average for single-family residential square footage was **6184 sq ft in 2022**.
- **The minimum was 1216 sq ft in RM-4 Low to Moderate Density Residential, the maximum was 8328 sq ft in RM-8 Moderate Density Residential, and the median of all 156 properties was 5290 sq ft.**

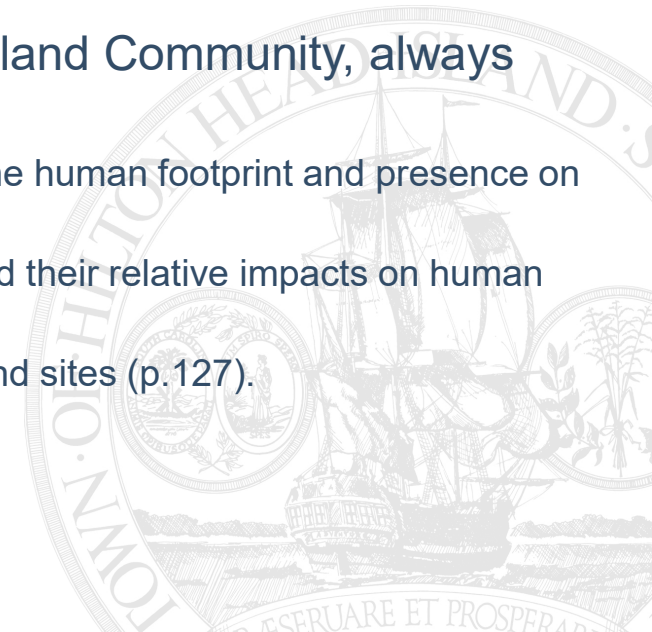


Our Plan – Review Considerations:

Review Criteria – In accordance with “Our Plan” the Comprehensive Plan of Hilton Head Island

Throughout **Our Plan**, given the nature of inter-related ideas around common topics or areas of concern, there is overlap in key ideas or the scope of the goals.

- **The Pursuit of Excellence** – emphasis on a people-focused community that embraces and celebrates its history, racial, cultural, and socio-economic diversity, and natural resources.
 - Opportunities for Excellence include building an Island community defined by small communities operating collaboratively and by a diverse economic focus (p.111).
 - Connected Strategies include providing appropriate modifications to the zoning designations and land use regulations to meet community needs while maintaining island character (p.116).
- **The Environment and Sustainability** – are foundational values of the Hilton Head Island Community, always including the natural environment.
 - Opportunities for Environment include to anticipate the future climate or environment that could impact the human footprint and presence on the Island (p.124).
 - Infrastructure Strategies include educating residents and visitors about air quality and noise pollution, and their relative impacts on human and environmental health (p.132).
 - Economic Strategies include to encourage and offer options for sustainable development of structures and sites (p.127).



Phase 4a - Recommendation:

That the Public Planning Committee consider a proposed ordinance amending Title 16 of the Municipal Code of the Town of Hilton Head Island, the Land Management Ordinance, to amend single-family dwelling parking requirements and to establish single-family dwelling floor area ratio requirements.



Questions?

