MAYOR:

John Labriola

TOWN ADMINISTRATOR: Stephanie Tillerson

TOWN ATTORNEY: Joseph Wilson

MAYOR PRO TEMPORE: Michael Heidingsfelder

> **COUNCIL MEMBERS:** Bradley D. Belt Russell A. Berner



SPECIAL CALL TOWN COUNCIL AND PUBLIC HEARING

Municipal Center Council Chambers November 28, 2023; 2:00 pm

AGENDA

- Call to Order:
- 11. Roll Call:
- 111. **Public Hearing:**
 - A. Ordinance 2023-20 An Ordinance to Amend the Town of Kiawah Island Comprehensive Plan Land Use Element – Future Land Use Categories and Comprehensive Plan Map IX.2, Future Land Use; to Change the Future Land Use Designation for the Subject Parcels Within the 2013 Amended and Restated Development Agreement - Second Public Hearing - Second and Final Reading Tab 1
 - B. Ordinance 2023-21 An Ordinance to Amend Chapter 12 Land Use Planning and Zoning, Article II. -Zoning, Division 2. - Zoning Map/Districts, Section 12-62. - Zoning Map by Rezoning the Specific Parcels Within the 2013 Amended and Restated Development Agreement - Second Public Hearing - Second and Final Reading Tab 2
 - C. Ordinance 2023-22 An Ordinance to Amend Chapter 12 Land Use Planning and Zoning, Article II. -Zoning, Division 3. – Use Regulations, Section 12-103. – Conditions Of Use - Second Public Hearing – Second and Final Reading [Tab 3]
 - D. Ordinance 2023-23 An Ordinance to Amend Chapter 12 Land Use Planning and Zoning Ordinance Pursuant to Existing Ordinance 2013-14 to Remove the 2013 Amended and Restated Development Agreement from the Zoning Code as an Appendix - Second Public Hearing - Second and Final Reading [Tab 4]
- IV. **Council Member Comments:**
- V. Citizens' Comments:
- VI. Adjournment:



TOWN COUNCIL

Agenda Item

TOWN OF KIAWAH ISLAND

ORDINANCE 2023-20

AN ORDINANCE TO AMEND THE TOWN OF KIAWAH ISLAND COMPREHENSIVE PLAN

- LAND USE ELEMENT - FUTURE LAND USE CATEGORIES AND COMPREHENSIVE
PLAN MAP IX.2, FUTURE LAND USE; TO CHANGE THE FUTURE LAND USE
DESIGNATION FOR THE SUBJECT PARCELS WITHIN THE 2013 AMENDED AND
RESTATED DEVELOPMENT AGREEMENT AND PROPERTY LOCATED AT
BEACHWALKER DRIVE (TMS# 207-05-00-116)

WHEREAS, the Town of Kiawah Island Municipal Code currently contains Chapter 12 - Land Use Planning and Zoning; and

WHEREAS, on or about December 3, 2013, the Town entered into an Amended and Restated Development Agreement by and between Kiawah Resort Associates and the Town of Kiawah Island pursuant to Ordinance 2013-16; and

WHEREAS, on or about December 3, 2013, the Town also adopted Ordinance 2013-15, which, among other things, adopted the Amended and Restated Development Agreement as an appoendix to Article 12 of the Town's Land Use Planning and Zoning Regulations; and

WHEREAS, the Town and Property Owner agreed to amend the 2013 Amended and Restated Development Agreement to set a termination date of December 4, 2023, and;

WHEREAS, the Town of Kiawah Island now finds that, upon further review, it is in the public interest to change the Future Land Use category for the subject properties identified within the 2013 Amended and Restated Development Agreement Exhibit 13.2; and

WHEREAS, the Town of Kiawah Island now finds that, upon further review, it is in the public interest to change the Future Land Use category for the subject property TMS# 207-05-00-116, which is not part of the 2013 Amended and Restated Development Agreement; and

WHEREAS, this Comprehensive Plan Map amendment is compatible with surrounding land uses and is not detrimental to the public health, safety, and welfare; and

WHEREAS, the Planning Commission held a meeting on October 4, 2023, and October 19, 2023, at which time a presentation was made by staff and the applicant, and an opportunity was given for the public to comment on the amendment request; and

WHEREAS, the Planning Commission, after consideration of the staff report, subsequently voted at that meeting to recommend to Town Council that the subject request be approved; and

WHEREAS, a properly noticed Public Hearing was held on October 24, 2023, and November 28, 2023, providing the public an opportunity to comment on the proposed amendment; and

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COUNCIL OF THE TOWN OF KIAWAH ISLAND, SOUTH CAROLINA, AND IT IS ORDAINED BY THE AUTHORITY OF SAID COUNCI

SECTION 1 **Purpose**

This Ordinance is adopted to amend the Town of Kiawah Island Comprehensive Plan Future Land Use Element, Future Land Use categories, and Comprehensive Plan Map IX.2, Future Land Use; to change

the Future Land Use designation for the subject properties Within The 2013 Amended and Restated

Development Agreement Exhibit 13.2 and the subject parcel TMS# 207-05-00-116.

SECTION 2 **Amendment**

The Town hereby amends the Future Land Use Designation for the referenced parcels attached hereto

and incorporated herein by reference as "Exhibit A."

Ordinance SECTION 3

The Town of Kiawah Island Comprehensive Plan Map IX.2 Future Land Use, be, and the same hereby

amended as follows in "Exhibit B."

SECTION 4 Severability

If any part of this Ordinance is held to be unconstitutional, it shall be construed to have been the

legislative intent to pass said Ordinance without such unconstitutional provision, and the remainder of said Ordinance shall be deemed to be valid as if such portion had not been included. If said Ordinance, or any provisions thereof, is held to be inapplicable to any person, group of persons,

property, kind of property, circumstances, or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property, or circumstances.

Effective Date and Duration SECTION 5

This Ordinance shall be effective upon second reading approval.

PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND ON THIS

2

28TH DAY OF NOVEMBER 2023.

John Labriola, Mayor	
•	
Petra Reynolds, Town Clerk	

First Reading: November 7, 2023

Second Reading: November 28, 2023

2013 ARDA Related Parcels Proposed Rezonings

PARCEL	Current Standards 2013 ARDA	Land Use Planning & Zoning Ordinance / Comprehensive Plan	Proposed Rezoning Staff Recommendaiton (Revised 10.19.23)	Planning Commission Recommendation
Parcel 2 Mingo North			(1.07.000 101.01.20)	
Future Land Use	Mixed Use	Mixed Use	Conservation	Conservation
Zoning	R-2 / C	R-2/C	Conservation	Convservation
Building Height (R)	2.5 stories / 35' height	2.5 stories / 40'		
(C)		2.5 stories / 35'		
Dwelling Units per Acre (Density)	6 DUs per acre (10 Total Units)	6 DUs per acre		
Dwelling Units per Building	6 DUs per building	4 DUs per building		
Parcel 3 Mingo South				
Future Land Use	Mixed Use	Mixed Use	Conservation	Conservation
Zoning	R-2 / C	R-2 / C	Conservation	Convervation
Building Height (R)	2.5 stories / 35' height	2.5 stories / 40'	Conservation	Convservation
	2.3 Stories / 33 Height	2.5 stories / 40 2.5 stories / 35'		
(C)	6 DUs per acre (10 Total Units)			
Dwelling Units per Acre (Density)		6 DUs per acre		
Dwelling Units per Building	6 DUs per building	4 DUs per building		
Parcel 4 Little Rabbit (The Pointe)				
Future Land Use	Mixed Use	Mixed Use	Medium Density Residential	Medium Residential
Zoning	R-2 / C	R-2 / C	R-2	R-2, Residential
Building Height (R)	2.5 stories / 35' height	2.5 stories / 40'		2.5 stories / 40'
(C)		2.5 stories / 35'		
Dwelling Units per Acre (Density)	6 DUs per acre (10 Total Units)	6 DUs per acre		6 DUs per acre
Dwelling Units per Building	6 DUs per building	4 DUs per building		4 DUs per building
Parcel 5 Rabbit North				
Future Land Use	Mixed Use	Mixed Use	Conservation	Conservation
Zoning	R-2 / C	R-2 / C	Conservation	Convservation
<u> </u>	2.5 stories / 35' height	2.5 stories / 40'	Conservation	Convservation
Building Height (R)	2.5 Stories / 55 Tielgrit	2.5 stories / 40 2.5 stories / 35'		
(C)	6 DUs per acre (10 Total Units)			
Dwelling Units per Acre (Density)		6 DUs per acre		
Dwelling Units per Building	6 DUs per building	4 DUs per building		
Parcel 6 Kiawah River Commons (Riverview)				
Future Land Use	Mixed Use	Mixed Use	Medium Density Residential; Active Rectreaion & Open Space	Medium Density Residential; Active Rectreaion & Open Space
Zoning	R-2 / C	R-2 / C		R-2, Residential, PR Parks and Recreation
Building Height (R)	2.5 stories / 35' height	2.5 stories / 40'	, i	,
(C)	5	2.5 stories / 35'		
Dwelling Units per Acre (Density)	6 DUs per acre (10 Total Units)	6 DUs per acre		
Dwelling Units per Building	6 DUs per building	4 DUs per building		
*Only Parcel 207-02-00-072 proposed for Active Recreation and Open Space	e Future Land Use designation and PR zoning designation	gnation		
Oyster Rake				
Future Land Use	R-2 / C	Mixed Use	Low Density Residential / Active Recreation and Open Space	Low Density Residential / Active Recreation and Open Space
Zoning	R-2 / C	R-2 / C		R-1, Residential / PR, Parks and Recreation



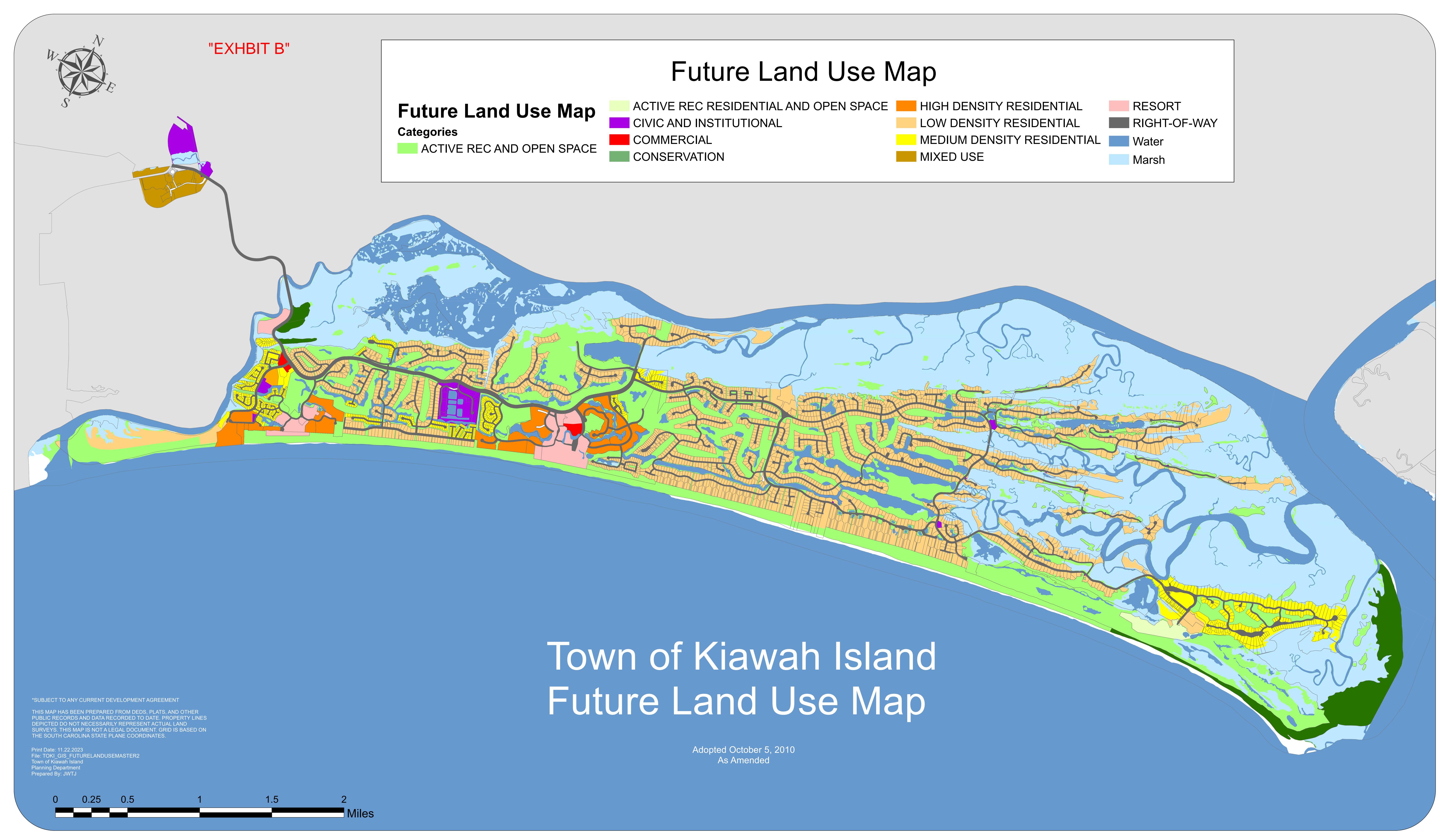
2.5 stories / 35' 6 DUs per acre 4 DUs per building Commercial Commercial no residential 2.5 stories / 35' F.A.R. 0.20 Mixed Use R-2 / C	Mixed Use BW-1, Beachwalker 1 2.5 stories / 40' 2.5 stories / 35' 6 DUs per acre 4 DUs per building Medium Density Residential R-2 2.5 stories / 40'	Only Parcel 207-00-00-024 proposed for Active Recreation and Open Space Future Land Use designaiton and PR, zoning designation Medium Density Residential R-2, Residential 2.5 stories / 40' 6 DUs per acre 4 DUs per building Medium Density Residential R-2, Residential 2.5 stories / 40'
Commercial Commercial no residential 2.5 stories / 35' F.A.R. 0.20 Mixed Use	BW-1, Beachwalker 1 2.5 stories / 40' 2.5 stories / 35' 6 DUs per acre 4 DUs per building Medium Density Residential R-2	Active Recreation and Open Space Future Land Use designaiton and PR, zoning designation Medium Density Residential R-2, Residential 2.5 stories / 40' 6 DUs per acre 4 DUs per building Medium Density Residential R-2, Residential
Commercial Commercial no residential 2.5 stories / 35' F.A.R. 0.20	BW-1, Beachwalker 1 2.5 stories / 40' 2.5 stories / 35' 6 DUs per acre 4 DUs per building Medium Density Residential R-2	Active Recreation and Open Space Future Land Use designation and PR, zoning designation Medium Density Residential R-2, Residential 2.5 stories / 40' 6 DUs per acre 4 DUs per building Medium Density Residential R-2, Residential R-2, Residential
Commercial no residential 2.5 stories / 35' F.A.R. 0.20	BW-1, Beachwalker 1 2.5 stories / 40' 2.5 stories / 35' 6 DUs per acre 4 DUs per building Medium Density Residential R-2	R-2, Residential 2.5 stories / 40' 6 DUs per acre 4 DUs per building Medium Density Residential R-2, Residential
Commercial no residential 2.5 stories / 35' F.A.R. 0.20	BW-1, Beachwalker 1 2.5 stories / 40' 2.5 stories / 35' 6 DUs per acre 4 DUs per building Medium Density Residential R-2	R-2, Residential 2.5 stories / 40' 6 DUs per acre 4 DUs per building Medium Density Residential R-2, Residential
Commercial no residential 2.5 stories / 35' F.A.R. 0.20	BW-1, Beachwalker 1 2.5 stories / 40' 2.5 stories / 35' 6 DUs per acre 4 DUs per building Medium Density Residential R-2	R-2, Residential 2.5 stories / 40' 6 DUs per acre 4 DUs per building Medium Density Residential R-2, Residential
no residential 2.5 stories / 35' F.A.R. 0.20	2.5 stories / 40' 2.5 stories / 35' 6 DUs per acre 4 DUs per building Medium Density Residential R-2	2.5 stories / 40' 6 DUs per acre 4 DUs per building Medium Density Residential R-2, Residential
2.5 stories / 35' F.A.R. 0.20 bdivision process. Mixed Use	2.5 stories / 35' 6 DUs per acre 4 DUs per building Medium Density Residential R-2	6 DUs per acre 4 DUs per building Medium Density Residential R-2, Residential
F.A.R. 0.20 bdivision process. Mixed Use	6 DUs per acre 4 DUs per building Medium Density Residential R-2	4 DUs per building Medium Density Residential R-2, Residential
bdivision process. Mixed Use	4 DUs per building Medium Density Residential R-2	4 DUs per building Medium Density Residential R-2, Residential
Mixed Use	Medium Density Residential R-2	Medium Density Residential R-2, Residential
Mixed Use	R-2	R-2, Residential
	R-2	R-2, Residential
	R-2	R-2, Residential
	R-2	R-2, Residential
P 2 / C		
R-2 / C	2.5 stories / 40'	2.5 stories / 40'
2.5 stories / 40'		
2.5 stories / 35'		
6 DUs per acre	6 DUs per acre	6 DUs per acre
4 DUs per building	4 DUs per building	4 DUs per building
office park and temporary KICA fitnes	s center.	
Mixed Use	Mixed Use	Medium Density Residential
R-2 / C	BW-1	R-2, Residential
2.5 stories / 40'	2.5 stories / 40'	2.5 stories / 40'
2.5 stories / 35'	2.5 stories / 35'	
6 DUs per acre	6 DUs per acre	6 DUs per acre
4 DUs per building	4 DUs per building	4 DUs per building
ubdivision process.		
ubdivision process.		
	High Density Residential	High Density Residential
Mixed Use	<u> </u>	R-3, Residential
Mixed Use R-3 / C	R-3	2.5 stories / 40' (multifamily 2 stories)
Mixed Use R-3 / C tories / 40' (multifamily 2 stories)	<u> </u>	2.5 Stories / 40 (multilarnily 2 Stories)
Mixed Use R-3 / C tories / 40' (multifamily 2 stories) 2.5 stories / 35'	R-3 2.5 stories / 40'	
Mixed Use R-3 / C tories / 40' (multifamily 2 stories)	R-3	12 DUs per acre 4 DUs per building
S	Mixed Use	R-3 / C R-3

"EXHIBIT A"

Former Church Parcel (207-05-00-116)				
Future Land Use		Mixed Use	High Density Residential	High Density Residential
Zoning		R-3 / C	R-3	R-3, Residential
Building Height (R)		2.5 stories / 40' (multifamily 2 stories)	2.5 stories / 40'	2.5 stories / 40' (multifamily 2 stori
(C)		2.5 stories / 35'		
Dwelling Units per Acre (Density)		12 DUs per acre	12 DUs per acre	12 DUs per acre
Dwelling Units per Building		4 DUs per building	4 DUs per building	4 DUs per building
s parcel is not part of ARDA; *rezoned in 2016				
perty Description: This parcel is currently undeveloped and has a current	site plan under review for proposed multifamily developn	nent.		
Parcel 13				
(Lot 1) (Third ARDA Amendment)(207-05-00-118)				
Future Land Use	Mixed Use	Mixed Use	High Density Residential	High Density Residential
Zoning	R-3 / C	R-3/C	R-3	R-3, Residential
Building Height (R)	*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	2.5 stories / 40'	2.5 stories / 40' (multifamily 2 stor
(C)	2.5 stories 35'	2.5 stories / 35'		, ,
Dwelling Units per Acre (Density)	12 DUs per acre	12 DUs per acre	12 DUs per acre	12 DUs per acre
Dwelling Units per Building	***7 DUs per building	4 DUs per building	4 DUs per building	4 DUs per building
*Lot 1 Limited Height Zone based on ARDA 3rd Amendment	Limited Height Zone 3 stories / 55'			
***Lot 1 Varied DUs per builidng based on ARDA 3rd Amendment	two (no more than 14 DUs); two up to 10 DUs; remainder no more than 8 DUs)			
perty Description: This parcel is currently undeveloped and has a current	,	nent.		
, , , , , , , , , , , , , , , , , , , ,				
The Cape (Second ARDA Amendment)				
Future Land Use	Mixed Use	Mixed Use	Mixed Use	High Density Residential
Zoning	R-3 / C	R-3 / C	BW-2	R-3, Residential
Building Height (R)	*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	**3 stories / 50'	2.5 stories / 40' (multifamily 2 stor
(C)	2.5 stories 35'	2.5 stories / 35'	2.5 stories 35'	,
Dwelling Units per Acre (Density)	12 DUs per acre	12 DUs per acre	6 DUs per acre	12 DUs per acre
Dwelling Units per Building	***7 DUs per building	4 DUs per building	7 DUs per building	4 DUs per building
*Area Limited Height Zone based on ARDA 2nd Amendment	Limited Height Zone 25' Height Zone A; 35' Height Zone B		**Structures within in 30' of any property line may not exceed 40' in height.	
***Varied DUs per builidng based on ARDA 2nd Amendment	two (up to 20 DUs); two (up to 12 DUs); remainder (not more than 8 DUs)			
perty Description: This parcel is currently under construction for permitted	multifamily development and western beach club.			
	, ,			
Timbers				
Future Land Use	Mixed Use	Mixed Use	Mixed Use	High Density Residential
Zoning	R-3 / C	R-3 / C	BW-2	R-3, Residential
Building Height (R)	*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	**3 stories / 50'	2.5 stories / 40' (multifamily 2 stor
(C)	2.5 stories 35'	2.5 stories / 35'	2.5 stories 35'	
Dwelling Units per Acre (Density)	12 DUs per acre	12 DUs per acre	6 DUs per acre	12 DUs per acre
Dwelling Units per Building	7 DUs per building	4 DUs per building	7 DUs per building	4 DUs per building



Parcel 12				
Parcel 12A Beachwalker Park (207-05-00-001)				
Future Land Use	Mixed Use	Mixed Use	Medium Density Residential	Medium Density Residential
Zoning	R-3 / C	R-3 / C	R-2	R-2, Residential
Building Height (R)	*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	2.5 stories / 40'	2.5 stories / 40' (multifamily 2 stories)
(C)	2.5 stories 35'	2.5 stories / 35'		,
Dwelling Units per Acre (Density)	12 DUs per acre	12 DUs per acre	6 DUs per acre	6 DUs per acre
Dwelling Units per Building	7 DUs per building	4 DUs per building	4 DUs per building	4 DUs per building
5 1 5		·	1 3	, ,
Parcel 12A is not a unique parcel with a separate TMS # identified by AF	RDA. Parcel 12A contains Parcel 207-05-00-001 and overlay	vs Parcel 207-05-00-0011 (The eastern por	tion of Captain Sams)	
roperty Description: This parcel is currently the site of existing Beachwa				
The state of the s				
Parcel 12B - Captain Sams				
Future Land Use	Low Density Residential	Low Density Residential / Mixed Use	Low Density Residential	Low Density Residential
Zoning	R-1	R-1	R-1	R-1, Residential
Building Height (R)	2.5 stories / 40'	2.5 stories / 40'	2.5 stories / 40'	2.5 stories / 40'
(C)	no commercial	no commercial	2.0 3(0)(65 / 40	2.0 3.01163 / 40
Dwelling Units per Acre (Density)	3 DUs per acre	3 DUs per acre	3 DUs per acre	3 DUs per acre
Dwelling Units per Building	3 DOS per acre	3 DOS per acre	3 DOS per acre	3 DOS per acre
Dwelling Office per Building				
A portion of this parcel 207-05-00-0011 contains ARDA overlay.				
Property Description: This parcel is currently undeveloped.				
Toperty Description. This parcer's currently undeveloped.				
Parcel 16 - The Settlement				
Farcer 10 - The Settlement	Low Density Residential, Active Recreation and	Low Density Residential / Active	Low Density Residential / Active Recreation	Low Doneity Posidontial / Active Poercati
Future Land Use	Open Space	Recreation and Open Space	and Open Space	and Open Space
Zoning	R-2, PR. C	R-2, PR	R-2, PR*	R-1, Residential PR, Parks and Recreation
Building Height (R)				
(C)				
Dwelling Units per Acre (Density)				
Dwelling Units per Building				
2 Honning Office per Building			*area for existing club facility inlcuding spa,	*Residential lots (R-1); River Course (PR
			proposed text amendment for use	*Proposed text amendment to Sec. 12-10
			conditions	Conditions of Use. (Area for existing club
				facility inlcuding spa to be allowed under
				The PR zoning designation)
roperty Description: This parcel is currently developed as single family r	esidential and includes the River Course			
roperty Description. This parcer is currently developed as single family t	land includes the river dourse.			
Parcel 41 - Osprey Beach				
Parcer 41 - Osprey Beach	Low Density Residential, Active Recreation and	Low Density Residential / Active	Low Density Residential, Active Recreation	Low Dansity Residential Active Regresti
Future Land Use	Open Space	Recreation and Open Space	and Open Space	and Open Space
Zoning	R-1, C	R-1, PR	R-1, PR	R-1, Residential PR, Parks and Recreation
Building Height (R)	,	,	,	,
(C)			<u> </u>	
Dwelling Units per Acre (Density)			<u> </u>	
Dwelling Units per Building			<u> </u>	
5 Holling Office per Delivering			<u> </u>	
			<u> </u>	*Residential lots (R-1); East Beach Club
Property Description: This parcel is currently developed as single family r	and the state of t	1		(PR)





TOWN COUNCIL

Agenda Item

TOWN OF KIAWAH ISLAND

ORDINANCE 2023-21

AN ORDINANCE TO AMEND CHAPTER 12 - LAND USE PLANNING AND ZONING,
ARTICLE II. – ZONING, DIVISION 2. - ZONING MAP/DISTRICTS, SECTION 12-62. –
ZONING MAP BY REZONING THE SPECIFIC PARCES WITHIN THE 2013 AMENDED AND
RESTATED DEVELOPMENT AGREEMENT AND PROPERTY LOCATED AT
BEACHWALKER DRIVE (TMS# 207-05-00-116)

WHEREAS, the Town of Kiawah Island Municipal Code currently contains Chapter 12 - Land Use Planning and Zoning; and

WHEREAS, on or about December 3, 2013, the Town entered into an Amended and Restated Development Agreement by and between Kiawah Resort Associates and the Town of Kiawah Island pursuant to Ordinance 2013-16; and

WHEREAS, on or about December 3, 2013, the Town also adopted Ordinance 2013-15, which, among other things, adopted the Amended and Restated Development Agreement as an appendix to Article 12 of the Town's Land Use Planning and Zoning Regulations; and

WHEREAS, the Town and Property Owner agreed to amend the 2013 Amended and Restated Development Agreement to set a termination date of December 4, 2023, and;

WHEREAS, the Town of Kiawah Island now finds that, upon further review, it is in the public interest to rezone the subject properties identified within the 2013 Amended and Restated Development Agreement Exhibit 13.2; and

WHEREAS, the Town of Kiawah Island now finds that, upon further review, it is in the public interest to rezone the property located at Beachwalker Drive (TMS#207-05-00-116), which is not part of the 2013 Amended and Restated Development Agreement; and

WHEREAS, the zoning map amendment would be compatible with surrounding land uses and would not be detrimental to the public health, safety, and welfare; and

WHEREAS, the Planning Commission held a meeting on October 4, 2023, and October 19, 2023, at which time a presentation was made by staff and the applicant, and an opportunity was given for the public to comment on the text amendment request; and

WHEREAS, the Planning Commission, after consideration of the staff report, subsequently voted at that meeting to recommend to the Town Council that the subject request be approved; and

WHEREAS, a properly noticed Public Hearing was held on October 24, 2023, and November 28, 2023, providing the public an opportunity to comment on the proposed amendments; and

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COUNCIL OF THE TOWN OF KIAWAH ISLAND, SOUTH CAROLINA, AND IT IS ORDAINED BY THE AUTHORITY OF SAID COUNCIL

SECTION 1 Purpose

The purpose of this Ordinance is to amend Chapter 12 - Land Use Planning and Zoning, Article II. –

Zoning, Division 2. - Zoning Map/Districts, Section 12-62. - Zoning Map

SECTION 2 Amendment

The Town hereby amends the zoning classification for the referenced parcels attached hereto and

incorporated herein by reference as "Exhibit A."

SECTION 3 Ordinance

The Town of Kiawah Island Zoning Map, be, and the same hereby amended as follows in "Exhibit B."

SECTION 4 Severability

If any part of this Ordinance is held to be unconstitutional, it shall be construed to have been the legislative intent to pass said Ordinance without such unconstitutional provision, and the remainder

of said Ordinance shall be deemed to be valid as if such portion had not been included. If said Ordinance, or any provisions thereof, is held to be inapplicable to any person, group of persons,

 $property, kind \ of \ property, \ circumstances \ or \ set \ of \ circumstances, \ such \ holding \ shall \ not \ affect \ the$

applicability thereof to any other persons, property or circumstances.

SECTION 5 Effective Date and Duration

This Ordinance shall be effective upon second reading approval.

PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND ON THIS

2

28TH DAY OF NOVEMBER 2023.

John Labriola, Mayor
Petra Reynolds, Town Clerk

First Reading: November 7, 2023

Second Reading: November 28, 2023

2013 ARDA Related Parcels Proposed Rezonings

PARCEL	Current Standards 2013 ARDA	Land Use Planning & Zoning Ordinance / Comprehensive Plan	Proposed Rezoning Staff Recommendaiton (Revised 10.19.23)	Planning Commission Recommendation
Parcel 2 Mingo North			(1.07.000 101.01.20)	
Future Land Use	Mixed Use	Mixed Use	Conservation	Conservation
Zoning	R-2 / C	R-2/C	Conservation	Convservation
Building Height (R)	2.5 stories / 35' height	2.5 stories / 40'		
(C)		2.5 stories / 35'		
Dwelling Units per Acre (Density)	6 DUs per acre (10 Total Units)	6 DUs per acre		
Dwelling Units per Building	6 DUs per building	4 DUs per building		
Parcel 3 Mingo South				
Future Land Use	Mixed Use	Mixed Use	Conservation	Conservation
Zoning	R-2 / C	R-2 / C	Conservation	Convervation
Building Height (R)	2.5 stories / 35' height	2.5 stories / 40'	Conservation	Convservation
	2.3 Stories / 33 Height	2.5 stories / 40 2.5 stories / 35'		
(C)	6 DUs per acre (10 Total Units)			
Dwelling Units per Acre (Density)		6 DUs per acre		
Dwelling Units per Building	6 DUs per building	4 DUs per building		
Parcel 4 Little Rabbit (The Pointe)				
Future Land Use	Mixed Use	Mixed Use	Medium Density Residential	Medium Residential
Zoning	R-2 / C	R-2 / C	R-2	R-2, Residential
Building Height (R)	2.5 stories / 35' height	2.5 stories / 40'		2.5 stories / 40'
(C)		2.5 stories / 35'		
Dwelling Units per Acre (Density)	6 DUs per acre (10 Total Units)	6 DUs per acre		6 DUs per acre
Dwelling Units per Building	6 DUs per building	4 DUs per building		4 DUs per building
Parcel 5 Rabbit North				
Future Land Use	Mixed Use	Mixed Use	Conservation	Conservation
Zoning	R-2 / C	R-2 / C	Conservation	Convservation
<u> </u>	2.5 stories / 35' height	2.5 stories / 40'	Conservation	Convservation
Building Height (R)	2.5 Stories / 55 Tielgrit	2.5 stories / 40 2.5 stories / 35'		
(C)	6 DUs per acre (10 Total Units)			
Dwelling Units per Acre (Density)		6 DUs per acre		
Dwelling Units per Building	6 DUs per building	4 DUs per building		
Parcel 6 Kiawah River Commons (Riverview)				
Future Land Use	Mixed Use	Mixed Use	Medium Density Residential; Active Rectreaion & Open Space	Medium Density Residential; Active Rectreaion & Open Space
Zoning	R-2 / C	R-2 / C		R-2, Residential, PR Parks and Recreation
Building Height (R)	2.5 stories / 35' height	2.5 stories / 40'	, i	,
(C)	5	2.5 stories / 35'		
Dwelling Units per Acre (Density)	6 DUs per acre (10 Total Units)	6 DUs per acre		
Dwelling Units per Building	6 DUs per building	4 DUs per building		
*Only Parcel 207-02-00-072 proposed for Active Recreation and Open Space	e Future Land Use designation and PR zoning designation	gnation		
Oyster Rake				
Future Land Use	R-2 / C	Mixed Use	Low Density Residential / Active Recreation and Open Space	Low Density Residential / Active Recreation and Open Space
Zoning	R-2 / C	R-2 / C		R-1, Residential / PR, Parks and Recreation

"EXHIBIT A"

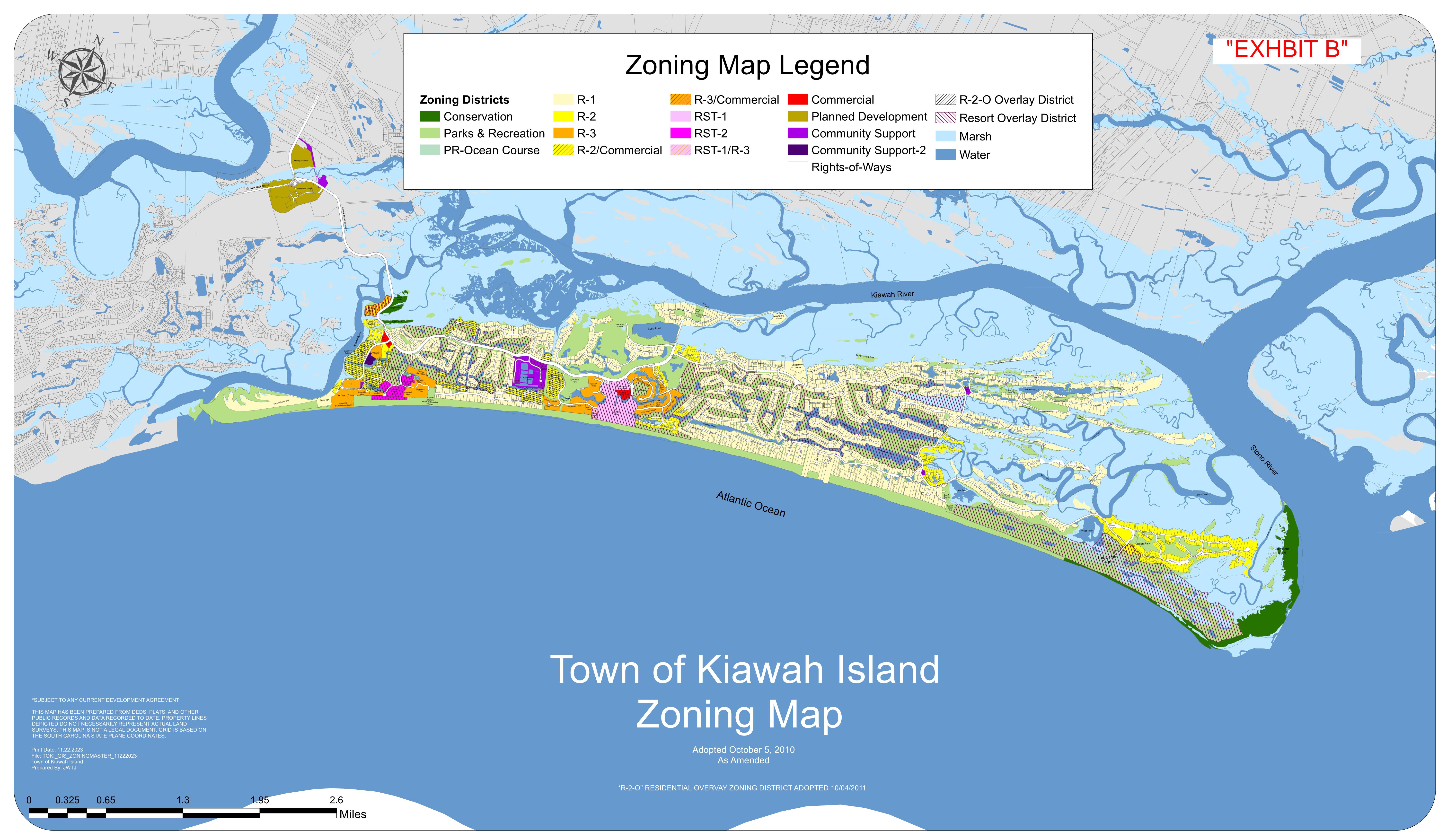
2.5 stories / 35' 6 DUs per acre 4 DUs per building Commercial Commercial no residential 2.5 stories / 35' F.A.R. 0.20 Mixed Use R-2 / C	Mixed Use BW-1, Beachwalker 1 2.5 stories / 40' 2.5 stories / 35' 6 DUs per acre 4 DUs per building Medium Density Residential R-2 2.5 stories / 40'	Only Parcel 207-00-00-024 proposed for Active Recreation and Open Space Future Land Use designaiton and PR, zoning designation Medium Density Residential R-2, Residential 2.5 stories / 40' 6 DUs per acre 4 DUs per building Medium Density Residential R-2, Residential 2.5 stories / 40'
Commercial Commercial no residential 2.5 stories / 35' F.A.R. 0.20 Mixed Use	BW-1, Beachwalker 1 2.5 stories / 40' 2.5 stories / 35' 6 DUs per acre 4 DUs per building Medium Density Residential R-2	Active Recreation and Open Space Future Land Use designaiton and PR, zoning designation Medium Density Residential R-2, Residential 2.5 stories / 40' 6 DUs per acre 4 DUs per building Medium Density Residential R-2, Residential
Commercial Commercial no residential 2.5 stories / 35' F.A.R. 0.20	BW-1, Beachwalker 1 2.5 stories / 40' 2.5 stories / 35' 6 DUs per acre 4 DUs per building Medium Density Residential R-2	Active Recreation and Open Space Future Land Use designation and PR, zoning designation Medium Density Residential R-2, Residential 2.5 stories / 40' 6 DUs per acre 4 DUs per building Medium Density Residential R-2, Residential R-2, Residential
Commercial no residential 2.5 stories / 35' F.A.R. 0.20	BW-1, Beachwalker 1 2.5 stories / 40' 2.5 stories / 35' 6 DUs per acre 4 DUs per building Medium Density Residential R-2	R-2, Residential 2.5 stories / 40' 6 DUs per acre 4 DUs per building Medium Density Residential R-2, Residential
Commercial no residential 2.5 stories / 35' F.A.R. 0.20	BW-1, Beachwalker 1 2.5 stories / 40' 2.5 stories / 35' 6 DUs per acre 4 DUs per building Medium Density Residential R-2	R-2, Residential 2.5 stories / 40' 6 DUs per acre 4 DUs per building Medium Density Residential R-2, Residential
Commercial no residential 2.5 stories / 35' F.A.R. 0.20	BW-1, Beachwalker 1 2.5 stories / 40' 2.5 stories / 35' 6 DUs per acre 4 DUs per building Medium Density Residential R-2	R-2, Residential 2.5 stories / 40' 6 DUs per acre 4 DUs per building Medium Density Residential R-2, Residential
no residential 2.5 stories / 35' F.A.R. 0.20	2.5 stories / 40' 2.5 stories / 35' 6 DUs per acre 4 DUs per building Medium Density Residential R-2	2.5 stories / 40' 6 DUs per acre 4 DUs per building Medium Density Residential R-2, Residential
2.5 stories / 35' F.A.R. 0.20 bdivision process. Mixed Use	2.5 stories / 35' 6 DUs per acre 4 DUs per building Medium Density Residential R-2	6 DUs per acre 4 DUs per building Medium Density Residential R-2, Residential
F.A.R. 0.20 bdivision process. Mixed Use	6 DUs per acre 4 DUs per building Medium Density Residential R-2	4 DUs per building Medium Density Residential R-2, Residential
bdivision process. Mixed Use	4 DUs per building Medium Density Residential R-2	4 DUs per building Medium Density Residential R-2, Residential
Mixed Use	Medium Density Residential R-2	Medium Density Residential R-2, Residential
Mixed Use	R-2	R-2, Residential
	R-2	R-2, Residential
	R-2	R-2, Residential
	R-2	R-2, Residential
P 2 / C		
R-2 / C	2.5 stories / 40'	2.5 stories / 40'
2.5 stories / 40'		
2.5 stories / 35'		
6 DUs per acre	6 DUs per acre	6 DUs per acre
4 DUs per building	4 DUs per building	4 DUs per building
office park and temporary KICA fitnes	s center.	
Mixed Use	Mixed Use	Medium Density Residential
R-2 / C	BW-1	R-2, Residential
2.5 stories / 40'	2.5 stories / 40'	2.5 stories / 40'
2.5 stories / 35'	2.5 stories / 35'	
6 DUs per acre	6 DUs per acre	6 DUs per acre
4 DUs per building	4 DUs per building	4 DUs per building
ubdivision process.		
ubdivision process.		
	High Density Residential	High Density Residential
Mixed Use	<u> </u>	R-3, Residential
Mixed Use R-3 / C	R-3	2.5 stories / 40' (multifamily 2 stories)
Mixed Use R-3 / C tories / 40' (multifamily 2 stories)	<u> </u>	2.5 Stories / 40 (multilarnily 2 Stories)
Mixed Use R-3 / C tories / 40' (multifamily 2 stories) 2.5 stories / 35'	R-3 2.5 stories / 40'	
Mixed Use R-3 / C tories / 40' (multifamily 2 stories)	R-3	12 DUs per acre 4 DUs per building
S	Mixed Use	R-3 / C R-3

"EXHIBIT A"

Former Church Parcel (207-05-00-116)				
Future Land Use		Mixed Use	High Density Residential	High Density Residential
Zoning		R-3 / C	R-3	R-3, Residential
Building Height (R)		2.5 stories / 40' (multifamily 2 stories)	2.5 stories / 40'	2.5 stories / 40' (multifamily 2 stori
(C)		2.5 stories / 35'		
Dwelling Units per Acre (Density)		12 DUs per acre	12 DUs per acre	12 DUs per acre
Dwelling Units per Building		4 DUs per building	4 DUs per building	4 DUs per building
s parcel is not part of ARDA; *rezoned in 2016				
perty Description: This parcel is currently undeveloped and has a current	site plan under review for proposed multifamily developn	nent.		
Parcel 13				
(Lot 1) (Third ARDA Amendment)(207-05-00-118)				
Future Land Use	Mixed Use	Mixed Use	High Density Residential	High Density Residential
Zoning	R-3 / C	R-3/C	R-3	R-3, Residential
Building Height (R)	*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	2.5 stories / 40'	2.5 stories / 40' (multifamily 2 stor
(C)	2.5 stories 35'	2.5 stories / 35'		, ,
Dwelling Units per Acre (Density)	12 DUs per acre	12 DUs per acre	12 DUs per acre	12 DUs per acre
Dwelling Units per Building	***7 DUs per building	4 DUs per building	4 DUs per building	4 DUs per building
*Lot 1 Limited Height Zone based on ARDA 3rd Amendment	Limited Height Zone 3 stories / 55'			
***Lot 1 Varied DUs per builidng based on ARDA 3rd Amendment	two (no more than 14 DUs); two up to 10 DUs; remainder no more than 8 DUs)			
perty Description: This parcel is currently undeveloped and has a current	,	nent.		
, , , , , , , , , , , , , , , , , , , ,				
The Cape (Second ARDA Amendment)				
Future Land Use	Mixed Use	Mixed Use	Mixed Use	High Density Residential
Zoning	R-3 / C	R-3 / C	BW-2	R-3, Residential
Building Height (R)	*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	**3 stories / 50'	2.5 stories / 40' (multifamily 2 stor
(C)	2.5 stories 35'	2.5 stories / 35'	2.5 stories 35'	,
Dwelling Units per Acre (Density)	12 DUs per acre	12 DUs per acre	6 DUs per acre	12 DUs per acre
Dwelling Units per Building	***7 DUs per building	4 DUs per building	7 DUs per building	4 DUs per building
*Area Limited Height Zone based on ARDA 2nd Amendment	Limited Height Zone 25' Height Zone A; 35' Height Zone B		**Structures within in 30' of any property line may not exceed 40' in height.	
***Varied DUs per builidng based on ARDA 2nd Amendment	two (up to 20 DUs); two (up to 12 DUs); remainder (not more than 8 DUs)			
perty Description: This parcel is currently under construction for permitted	multifamily development and western beach club.			
	, ,			
Timbers				
Future Land Use	Mixed Use	Mixed Use	Mixed Use	High Density Residential
Zoning	R-3 / C	R-3 / C	BW-2	R-3, Residential
Building Height (R)	*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	**3 stories / 50'	2.5 stories / 40' (multifamily 2 stor
(C)	2.5 stories 35'	2.5 stories / 35'	2.5 stories 35'	
Dwelling Units per Acre (Density)	12 DUs per acre	12 DUs per acre	6 DUs per acre	12 DUs per acre
Dwelling Units per Building	7 DUs per building	4 DUs per building	7 DUs per building	4 DUs per building



Parcel 12				
Parcel 12A Beachwalker Park (207-05-00-001)				
Future Land Use	Mixed Use	Mixed Use	Medium Density Residential	Medium Density Residential
Zoning	R-3 / C	R-3 / C	R-2	R-2, Residential
Building Height (R)	*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	2.5 stories / 40'	2.5 stories / 40' (multifamily 2 stories)
(C)	2.5 stories 35'	2.5 stories / 35'		, , ,
Dwelling Units per Acre (Density)	12 DUs per acre	12 DUs per acre	6 DUs per acre	6 DUs per acre
Dwelling Units per Building	7 DUs per building	4 DUs per building	4 DUs per building	4 DUs per building
g cc pc sg	. – осрожити.	т д о о р от политу	00 ps	r = c o p or nomaning
Parcel 12A is not a unique parcel with a separate TMS # identified by ARI	DA. Parcel 12A contains Parcel 207-05-00-001 and overlage	vs Parcel 207-05-00-0011 (The eastern po	rtion of Captain Sams)	
roperty Description: This parcel is currently the site of existing Beachwalk	•		Captain Came)	
sperty 2 coorpains the parcer is carrottely and one of change 2 carries and	parting.			
Parcel 12B - Captain Sams				
Future Land Use	Low Density Residential	Low Density Residential / Mixed Use	Low Density Residential	Low Density Residential
Zoning	R-1	R-1	R-1	R-1, Residential
<u> </u>	2.5 stories / 40'	2.5 stories / 40'	2.5 stories / 40'	2.5 stories / 40'
Building Height (R) (C)		no commercial	2.5 Stories / 40	2.3 Stories / 40
	no commercial		2 Dilla par cara	2 Dillo per cere
Dwelling Units per Acre (Density)	3 DUs per acre	3 DUs per acre	3 DUs per acre	3 DUs per acre
Dwelling Units per Building				
" (" ADDA - L			_	
portion of this parcel 207-05-00-0011 contains ARDA overlay.			_	
roperty Description: This parcel is currently undeveloped.				
Parcel 16 - The Settlement			T	
Future Lend Line	Low Density Residential, Active Recreation and	Low Density Residential / Active	Low Density Residential / Active Recreation	
Future Land Use	Open Space	Recreation and Open Space	and Open Space	and Open Space
Zoning	R-2, PR. C	R-2, PR	R-2, PR*	R-1, Residential PR, Parks and Recreati
Building Height (R)			_	
(C)			_	
Dwelling Units per Acre (Density)			_	
Dwelling Units per Building			*	*D : 1 (: 11 (/D 1) D: 0 (/D
			*area for existing club facility inlouding spa, proposed text amendment for use	*Residential lots (R-1); River Course (PR *Proposed text amendment to Sec. 12-10
			conditions	Conditions of Use. (Area for existing club
			Conditions	facility inlcuding spa to be allowed under
				The PR zoning designation)
				3 3 7
roperty Description: This parcel is currently developed as single family re-	sidential and includes the River Course.			
Parcel 41 - Osprey Beach				
	Low Density Residential, Active Recreation and	Low Density Residential / Active	Low Density Residential, Active Recreation	
Future Land Use	Open Space	Recreation and Open Space	and Open Space	and Open Space
Zoning	R-1, C	R-1, PR	R-1, PR	R-1, Residential PR, Parks and Recreation
Building Height (R)				
(C)				
Dwelling Units per Acre (Density)				
Dwelling Units per Building				
				*Residential lots (R-1); East Beach Club
roperty Description: This parcel is currently developed as single family re-	sidential and includes the East Beach Club.			(PR)





TOWN COUNCIL

Agenda Item

TOWN OF KIAWAH ISLAND

ORDINANCE 2023-22

AN ORDINANCE TO AMEND CHAPTER 12 - LAND USE PLANNING AND ZONING, ARTICLE II. – ZONING, DIVISION 3. – USE REGULATIONS, SECTION 12-103. – CONDITIONS OF USE

WHEREAS, the Town of Kiawah Island Municipal Code currently contains Chapter 12 - Land Use Planning and Zoning; and

WHEREAS, the Town of Kiawah Island now finds that, upon further review, it is in the public interest to amend the Town of Kiawah Island Land Use Planning and Zoning Ordinance, Sec. 12- 103. Conditions of Use to modify the conditions for personal improvement services as a permitted use associated within the PR, Parks and Recreation Zoning Category; and

WHEREAS, the text amendment would be consistent with the purposes and intent of the adopted Comprehensive Plan and would not be detrimental to the public health, safety, and welfare of the Town of Kiawah Island; and

WHEREAS, the Planning Commission held a meeting on October 4, 2023, and October 19, 2023, at which time a presentation was made by staff, and an opportunity was given for the public to comment on the text amendment request; and

WHEREAS, the Planning Commission, after consideration of the staff report, subsequently voted to recommend to Town Council that the proposed amendment be approved; and

WHEREAS, Town Council held a Public Hearing on October 24, 2023, and November 28, 2023, providing the public an opportunity to comment on the proposed amendment.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COUNCIL OF THE TOWN OF KIAWAH ISLAND, SOUTH CAROLINA, AND IT IS ORDAINED BY THE AUTHORITY OF SAID COUNCIL.

Section 1 Purpose

The purpose of this Ordinance is to amend Chapter 12. Article II. Zoning Division 2. Zoning Map/Districts. Section 12-103. Conditions of Use.

Section 2 Ordinance

The Town hereby amends Section 12-103. as shown in the attached "Exhibit A":

Section 3 Severability

If any part of this Ordinance is held to be unconstitutional, it shall be construed to have been the legislative intent to pass said Ordinance without such unconstitutional provision, and the remainder of said Ordinance shall be deemed to be valid as if such portion had not been included. If said Ordinance, or any provisions thereof, is held to be inapplicable to any person, group of persons, property, kind property, circumstances, or set of circumstances, such holding shall not affect the circumstances or set of

circumstances,	such holding sh	nall not affect th	ne applicability	thereof t	o any oth	ner persons,	property,	or
circumstances.								

Section 4 Effective Date and Duration

2nd Reading: November 28, 2023

This Ordinance shall be effective upon its enactment by Town Council for the Town of Kiawah Island.

PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND ON THIS 28^{TH} DAY OF NOVEMBER 2023.

	John Labriola, Mayor	
ATTEST:		
By:Petra Reynolds, Town Clerk		
1 st Reading: November 7, 2023		

Sec. 12-103. Conditions of use.

- (a) Planned development. Planned developments shall follow the planned development provisions contained in sections 12-73 and 12-159, and the code text and zoning district map amendments provisions contained in section 12-158.
- (b) Educational services. Educational services are those services offered for the exclusive use of residents, on island employees and guests of Kiawah Island for instruction and care of their dependent children. The following conditions must be met for an educational services use:
 - (1) Proof of application for the facilities license from the South Carolina Department of Social Services where appropriate;
 - (2) Play areas within 50 feet of a residential zoning district shall be buffered pursuant to section 12-127;
 - (3) Off-street parking requirements contained within this article are met and are buffered in accordance with section 12-128;
 - (4) Site plans for ingress/egress, loading/unloading and the location of the parking areas are approved by the Planning Director; and
 - (5) Proposed outdoor lighting of the facility does not negatively impact neighboring properties or the beachfront.
- (c) Health care services. These services include medical clinics with outpatient services, physicians' and dentist's offices. Outpatient clinics, including offices for physicians or dentists, shall be limited to 2,000 square feet of floor area and shall not provide a base for emergency medical vehicles or service unless approved as a special exception pursuant to special exception provisions contained in this article.
- (d) Museums, historical sites and similar institutions.
 - (1) Historical sites within residential areas shall be restricted to the hours between 7:00 a.m. and 8:00 p.m.
 - (2) Historical sites, libraries, archives, museums and/or art galleries shall be completely housed within the principal use.
 - (3) Nature exhibitions.
 - a. Where nature exhibitions are of public ownership or listed in the National Registry of Natural Landmarks or registered as a Heritage Site with the South Carolina Heritage Trust in accordance with the provisions of Act No. 600 of the 1976 Acts and Joint Resolutions, either in public or private ownership, accessory uses to acquire maintenance revenue are permitted.
 - b. Accessory uses are limited to the retail sale of gifts, novelties, souvenirs, and food services. Accessory structures so used shall not exceed ten percent in size of the principal structures when the nature exhibit is housed, or 1,200 square feet for each acre when the nature exhibit is not enclosed.
 - c. Parking requirements for each accessory use, in addition to the parking requirements for the principal use, shall comply with the parking requirements of section 12-128.
 - d. Signs advertising accessory uses shall be located on the premises and not visible from a public road.
 - (4) Botanical gardens and/or arboretums shall be housed completely on the grounds of the principal use.

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- (e) Postal Service of the United States. Any postal service facility shall have a maximum floor area of 5,000 square feet or less.
- (f) Recreation and entertainment. The following standards shall apply to approval of a site plan for community recreation, including, but not limited to, sports activities, playgrounds, athletic areas or swimming areas and recreation or vacation day camps:
 - (1) All parks with soccer, baseball and similar playfields shall meet all off street parking requirements of section 12-128. The Planning Director shall determine the need for additional spaces based on available parking studies for similar uses in similar communities;
 - (2) All parking areas and recreational equipment storage areas shall meet the buffering requirements of section 12-127 and be screened from view from any adjacent residential use. Screening shall be opaque and shall be at least four feet in height. Screening may be masonry or natural materials if approved by the Planning Director;
 - (3) Small passive parks of one acre or less within residential neighborhoods shall have no parking requirements;
 - (4) Be designed so that light sources are shielded from adjacent single-family residential properties and the beachfront.
- (g) Utilities and waste-related uses.
 - (1) Aboveground water storage tanks, sewage pumping stations, telephone relay towers, electric regulating substations and similar utility/communications structures shall comply with the following standards:
 - a. Facilities shall be located at least 50 feet from any residential property line;
 - b. Facilities shall be secured by a fence located at least 25 feet from any residential property line;
 - c. Facilities shall be surrounded by a buffer pursuant to section 12-127;
 - d. Telephone exchange stations and communications towers shall be limited to unmanned facilities, and shall provide at least two parking spaces for service vehicles; and
 - e. Radio transmitting stations and towers shall be set back from zoning district boundaries a distance equal to their height.
 - (2) Communications, utility distribution lines and water transmission lines shall be located underground in all districts.
 - (3) The equipment set forth in this subsection is permitted in all zoning districts. Aboveground equipment (e.g., pad-mounted transformers) shall be screened from public view:
 - a. Electrical pedestals.
 - b. Electrical pad-mounted transformers.
 - c. Electrical switch gear cabinets.
 - d. Electrical service meters.
 - e. Telephone equipment cabinets.
 - f. Telephone pedestals.
 - g. Irrigation controllers.
 - h. Backflow preventors.
 - i. Cable television amplifiers.

- j. Other such similar equipment, typically installed above ground.
- (4) *Utility cabinets, utility structures*. For utility cabinets which measure approximately nine feet in length by six feet in width, and once installed, stand approximately five feet above grade, and for any other utility structures which the zoning administrator determines are similar in size and impact on the community shall be treated as accessory structures and the following standards shall apply:
 - a. Structure shall not be located on property zoned for residential use and must be located a minimum of ten feet from any residential property line.
 - b. Structure shall be surrounded by a landscaped buffer, pursuant to section 12-127.
- (h) Commercial accommodations. Hotels or inns providing more than 50 guestrooms shall comply with the special exception provisions of this article or shall be a part of a development agreement.
- (i) Financial services.
 - (1) Automated teller machines (ATM), stand-alone.
 - (2) ATMs shall be walk-up style and shall be permitted as accessory uses.
- (j) Food and beverage services.
 - (1) Bars, cocktail lounges, taverns.
 - a. Bars or lounges, including taverns, cocktail lounges or member exclusive bars or lounges serving alcoholic beverages are only permitted in restaurants, private clubs, hotels, inns, or country clubs.
 - b. Where applicable, these uses shall comply with the special exception provisions of this article.
 - (2) *Catering services*. Catering service facilities shall only prepare and store food in permitted restaurants, private clubs, hotels, inns, or country clubs.
 - (3) Restaurant, general. All general restaurants not a part of a hotel, inn, private club or country club and occupying over 2,000 square feet of floor area shall comply with the special exception provisions of this article.
 - (4) Restaurant, café, coffee shop or snack bar is only permitted in the CS-2 as an ancillary use to the building's primary function as office and meeting space.
 - (5) Be designed so that light sources are shielded from adjacent single-family residential properties, and property zoned R-2.
- (k) Information industries.
 - (1) Advertising services. All advertising associated with this use shall be contained within the structure and not visible, except for any permitted sign, on the exterior of the structure.
 - (2) Radio and television broadcasting studios. All radio or television broadcast studios shall be located within a structure. No mobile radio or television broadcast stations are permitted as a permanent use. Temporary use permits may be granted if applicant complies with temporary use permit requirements.
- (I) Government offices. Government offices shall:
 - (1) Meet the buffer requirements of section 12-127;
 - (2) Provide off-street parking as required in section 12-128; and
 - (3) Be designed so that light sources are shielded from adjacent single-family residential properties.
- (m) Communications towers.

- (1) Purpose and legislative intent. The Federal Telecommunications Act of 1996 affirmed the Town of Kiawah Island's authority concerning the placement, construction and modification of wireless telecommunications facilities. The regulations of this section are designed to site communications towers on Kiawah Island. It is the intent of this article to allow for the harmonious co-existence of communications towers and other land uses. It is also the intent of this article to reduce the overall negative impact of communications towers by:
 - a. Reducing the number of towers needed through a policy of encouraging collocation; and
 - b. Encouraging the following, if collocation is not feasible:
 - 1. The use of stealth tower design, as defined in subsection (m)(3) of this section;
 - 2. The clustering of towers (tower farms);
 - 3. The placement of towers away from roadways;
 - 4. The provision of effective screening; and
 - 5. The location of communications equipment on existing structures.
- (2) Collocation exemption. Proposed communications equipment collocating on existing towers and structures without adding to their height shall require only a zoning permit and shall not be subject to the requirements of this section.
- (3) Stealth tower provision.
 - a. For the purposes of this section, the term "stealth tower" means a communications tower not exceeding 120 feet in height designed to unobtrusively blend into its existing surroundings so as not to have the appearance of a communications tower and is designed to hide, obscure, or conceal the presence of the towers and antennas. Examples of stealth towers include, but are not limited to, antenna tower alternative structures, architecturally roof-mounted antennas, building-mounted antennas painted to match the existing or proposed trees and landscaping, antenna structures designed to look like light poles or electrical utility poles, artificial trees, clock towers, flagpoles, steeples, water towers or water tanks.
 - b. All proposed stealth tower designs must be approved by the Planning Director.
 - c. A complete zoning permit application for a stealth tower that meets all requirements of this article shall be approved.
- (4) Preapplication meeting. Prior to submitting a formal application for a zoning permit for a communications tower the applicant is required to attend one or more preapplication meetings. The purpose of the preapplication meeting is to address key issues which will help to expedite the review and permitting process. The Planning Director may conduct a site visit at the preapplication meeting.
- (5) Zoning permit submittal requirements. Prior to zoning permit approval, all applications for communications towers shall complete the site plan review process as provided in section 12-162. In addition to any site plan review requirements, the application must contain the following items:
 - a. A site plan, drawn to engineer's scale, showing the location of the tower guy anchors (if any), existing or proposed buildings and structures or improvements, including parking, driveways or access roads, fences and protected Grand trees affected by the proposed construction. If there are no Grand trees affected, a surveyor's statement on the site plan must be shown. Adjacent land uses shall also be noted on the site plan, with precise measurements noted between the proposed tower and any residential structures on surrounding properties.
 - b. The site plan must show a vegetated buffer, either existing or installed, that provides an effective screen from public rights-of-way and adjacent property owners and across view corridors. If a

- buffer is to be installed, its placement on the site will vary in order to provide the most effective screening from public view. Required materials will be based on installation of a 25-foot buffer around the fenced area.
- c. The height and typical design of the tower, typical materials to be used, color, and lighting shall be shown on elevation drawings. The applicant shall submit documentation justifying the total height of any communications towers, facility and/or antenna and the basis therefor.
- d. Additionally, color and material samples shall be provided. The tower must be located no closer to a residential structure than a distance equal to 1.5 feet for each foot in height of the proposed tower plus 50 feet as measured from the center of the proposed tower. At a minimum, there must be a 150-foot distance between the proposed tower and a residential structure.
- e. A six-foot nonclimbable fence must be placed around the tower and any associated building. Guy wires may be fenced separately.
- f. The proposed tower must be located such that adequate setbacks are provided on all sides to prevent the tower's fall zone from encroaching onto adjoining properties. The fall zone shall be determined by an engineer certified by the State of South Carolina in a letter which includes the engineer's signature and seal.
- g. For the purposes of collocation review and review of efforts at siting a tower on the same lot near an existing tower, the applicant shall submit satisfactory written evidence such as correspondence, agreements, contracts, etc., that alternative towers, buildings, or other structures are not available or suitable for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, providing a location free of interference from other communication towers, or available at the prevailing market rate (as determined by staff communication with persons doing business within the industry). Additionally, the applicant shall make every effort to build the proposed tower in such a manner as may allow other telecommunication users to collocate.
- h. Proposed towers may not be located within 1,000 feet of the center of an existing tower unless the applicant certifies that the existing tower does not meet the applicant's structural specifications and the applicant's technical design requirements, or that a collocation agreement could not be obtained at a reasonable market rate. In the event of the situation set forth in this subsection, the clustering of new towers on the same parcel near existing towers is permitted.
- i. The proposed tower shall only be illuminated as required by the Federal Communications Commission or Federal Aviation Administration. Nighttime strobe lighting shall not be incorporated unless required by the Federal Communications Commission or Federal Aviation Administration. If lighting is required, the applicant shall provide a detailed plan for sufficient lighting that shall be as unobtrusive and inoffensive as permissible under State and Federal regulations, and an artist's rendering or other visual representation showing the effect of light emanating from the site on neighboring habitable structures within 1,500 feet of all property lines of the parcel on which the communications towers are located.
- j. Communications towers shall contain a sign no larger than four square feet to provide adequate notification to persons in the immediate area of the presence of an antenna that has transmission capabilities. The sign shall contain the names of the owners and operators of the antennas, as well as emergency phone numbers. The sign shall be located so as to be visible from the access point of the site. No other signage, including advertising, shall be permitted on any facilities, antennas, antenna supporting structures or antenna towers, unless required by law.
- k. A copy of the tower's search ring.

- I. To ensure the removal of towers which do not meet requirements for continued use or proper maintenance, a statement of financial responsibility shall be submitted for each tower and a performance bond for the amount of anticipated removal costs shall be posted. The bond must be renewed as necessary to ensure that it is maintained at all times during the existence of the tower.
- m. The applicant shall furnish a visual impact assessment which shall include:
 - 1. A zone visibility map which shall be provided in order to determine locations where the tower may be seen.
 - 2. Pictorial representations of before and after view from key viewpoints both inside and outside the Town including, but not limited to:
 - (i) Major highways and roads;
 - (ii) State and local parks;
 - (iii) Historic districts;
 - (iv) Preserves and historic sites normally open to the public; and
 - (v) Any other location where the site is visible to a large number of visitors, travelers or residents.
 - 3. An assessment of the visual impact of the tower base, guy wires and accessory buildings from abutting and adjacent properties and streets
- (6) Retention of expert assistance and reimbursement by the applicant.
 - a. The Town may hire any consultant and/or expert necessary to assist the Town in reviewing and evaluating the application, including the construction and modification of the site, once permitted, and any requests for recertification.
 - b. An applicant shall deposit with the Town funds sufficient to reimburse the Town for all reasonable costs of the consultant and expert evaluation and consultation to the Town in connection with the review of any application including the construction and modification of the site, once permitted. The initial deposit shall be \$8,500.00. The application will not be processed until receipt of this initial deposit. The Town will maintain a separate escrow account for all such funds. The Town's consultants/experts shall invoice the Town for its services in reviewing the application, including the construction and modification of the site, once permitted. If, at any time during the process this escrow account has a balance less than \$2,500.00, the applicant shall immediately, upon notification by the Town, replenish said escrow account so that it has a balance of at least \$5,000.00. Such additional escrow funds shall be deposited with the Town before any further action or consideration is taken on the application. In the event that the amount held in escrow by the Town is more than the amount of the actual invoicing at the conclusion of the project, the remaining balance shall be promptly refunded to the applicant. The applicant shall not be entitled to receive any interest earnings on unused funds.
 - c. The total amount of the funds needed as set forth in subsection (m)(6)b of this section may vary with the scope and complexity of the project, the completeness of the application and other information as may be needed to complete the necessary review, analysis and inspection of any construction or modification.
- (7) Surrounding property owner notification.
 - a. In order to better inform the public, in the case of a new communications towers, the applicant shall hold a balloon test as follows:

- 1. Applicant shall arrange to fly, or raise upon a temporary mast, a minimum of three-foot diameter brightly colored balloon at the maximum height of the proposed new tower.
- 2. The dates, (including a second date, in case of poor visibility on the initial date) shall be provided to the Planning Director ten days after receipt of the complete application notice.
- 3. The dates shall be set at minimum 15 days prior to the Planning Director making a final decision on the zoning permit.
- 4. The balloons shall be flown for ten consecutive hours between 8:00 a.m. and 6:00 p.m.
- b. Once the application is deemed complete by the Planning Director for a communications tower zoning permit, the Planning Department shall provide parties in interest, personal, posted and newspaper notice in accordance with the requirements of section 12-156. The public notice shall include the dates of the balloon tests as provided by the applicant and the date the Planning Director must make a final decision on the zoning permit.
- (8) Time limit for staff review. Upon receipt of an application deemed complete by the Planning Director for a communications tower zoning permit, the Planning Director shall have a maximum of 45 days to act on the application. The 45 days begins from the date the applicant is sent written notice of a complete application from the Planning Director. Failure to act on the application within 45 days will result in the applicant being granted a zoning permit.
- (9) Zoning permit approval criteria.
 - a. A complete zoning permit application for a stealth tower that meets all requirements of this article shall be approved.
 - b. Upon review of a complete application, no zoning permit shall be issued for a communications tower, until the Planning Director determines that the proposed tower complies with the following criteria and standards:
 - 1. The location and height of the proposed tower will not substantially impact the character of property listed in or eligible for the National Register of Historic Places, other significant environmental, cultural or historical site officially designated scenic roads or rivers and that the tower is designed to blend into the environment and minimize visual impact.
 - 2. If a completely new tower is necessary, the applicant must provide written proof of attempts at collocation and siting a tower on the same lot near an existing tower were proven not feasible or practical.
 - 3. The applicant has pursued any available publicly owned sites and privately owned sites occupied by a compatible use, and if not utilized, that these sites are unsuitable for operation of the facility under applicable communications regulations and the applicant's technical design requirements.
 - 4. Staff shall review and approve the color and materials to be used for the proposed tower.
 - 5. If the Planning Director finds a proposed communications tower will have a substantially negative impact on a surrounding area or adjoining property, the use shall fall under the special exception (S) provisions of this article.
 - c. In determining whether the use shall fall under the special exception (S) provisions the Planning Director may consider one or more of the following items:
 - 1. The proposed use will be detrimental to adjacent land uses including historical sites;
 - 2. The proposed use will have a negative aesthetic visual impact;

- 3. The proposed use will have an adverse affect on the environment (not including radio frequency emissions); and
- 4. The proposed use is contrary to the public health, safety or welfare.
- (10) Tower abandonment. A tower that is not used for communication purposes for more than 120 days (with no new application on file for any communication user) is presumed to be out of service and the owner of such tower must notify the staff and remove the tower within 50 days. Towers which are not maintained by the owner according to the Town building code shall be removed by the owner within 60 days. To ensure the removal of towers which do not meet requirements for continued use or proper maintenance, a statement of financial responsibility shall be submitted for each tower and a performance bond for the amount of anticipated removal costs shall be posted. Removal costs shall be charged to the tower owner. The bond must be renewed as necessary to ensure that it is maintained at all times during the existence of the tower.
- (n) Convention center or visitors bureau. The convention center or visitors bureau using over a total of 10,000 square feet must comply with the special exception provisions of this article.
- (o) Repair and maintenance services.
 - (1) Consumer repair services. Consumer repair services, including repair and servicing of appliances, shoes, watches, furniture, jewelry, musical instruments or similar items, may only occur within an enclosed structure. No noise or other emissions from the structure are permitted.
 - (2) Vehicle service. Limited vehicle service, including automotive oil change or lubrication operations and shall be conducted within an enclosed building. Vehicle storage shall be located in an enclosed building or in an opaquely screened yard.
- (p) Retail sales and retail or personal services. Retail sales, display and storage of goods are permitted only within a designated building for that particular use. Personal improvement services shall be included as a permitted use as within the PR category as accessory to golf clubhouses, or other private club amenities within a designated building for such uses.
- (q) Construction services. Contract construction services operations (e.g., contractor's shops, plumbing shops, heating and air conditioning shops, etc.) excluding construction sites for authorized development activities, shall be conducted within an enclosed building. Authorized development activities, for the purpose of this section, include the permitted installation, construction of buildings, structures or utilities at the site on which they will be used. Vehicle, equipment and materials storage at construction services offices shall be located in an enclosed building or in an opaquely screened yard.
- (r) Warehouse and storage facilities. Warehouse and storage facilities shall be designed so that all stored items are located within a completely enclosed building, or are completely screened from view from adjacent property lines. Portable storage units shall not be allowed to remain on any property for more than 72 hours within a week.
- (s) Vehicle storage, including boat or recreational vehicle storage.
 - (1) Storage of boats, campers and other major recreational equipment, if provided, must be contained within completely enclosed buildings or opaquely screened storage areas on an approved lot. No such equipment shall be used for living, sleeping or housekeeping purposes.
 - (2) Canoes and kayaks may be stored in a semi-enclosed storage rack which is suitably landscaped.
- (t) Recycling services; recycling collection, dropoff. Recycling collection and dropoff structures are limited to the following:
 - (1) Maximum dimensions: nine feet in length by six feet in width, and once installed, stands no more than five feet above grade.

- (2) Structure shall not be located on property zoned for residential use and must be located a minimum of ten feet from any residential property line.
- (3) Structure shall be surrounded by a landscaped buffer, as determined by the Planning Director pursuant to section 12-127.
- (u) Transportation; bus passenger stands. The design and location of bus passenger stands shall only be approved after completing the site plan review procedures contained within section 12-162.

(Code 1993, § 12A-302; Ord. No. 2005-08, § 12A-302, 10-12-2005; Ord. No. 2006-08, § 2.1(12A-302), 11-7-2006; Ord. No. 2016-04, § 1, 9-6-2016)





Agenda Item

TOWN OF KIAWAH ISLAND

Ordinance 2023-23

"AN ORDINANCE TO AMEND CHAPTER 12 - LAND USE PLANNING AND ZONING ORDINANCE PURSUANT TO EXISTING ORDINANCE 2013-14 TO REMOVE THE 2013 AMENDED AND RESTATED DEVELOPMENT AGREEMENT AS AN APPENDIX TO THE ZONING CODE"

WHEREAS, the Town of Kiawah Island Municipal Code currently contains Chapter 12 - Land Use Planning and Zoning; and

WHEREAS, on or about December 3, 2013, the Town entered into an Amended and Restated Development Agreement by and between Kiawah Resort Associates and the Town of Kiawah Island pursuant to Ordinance 2013-16; and

WHEREAS, on or about December 3, 2013, the Town also adopted Ordinance 2013-14, which, among other things, adopted the Amended and Restated Development Agreement as an appendix to Article 12 of the Town's Land Use Planning and Zoning Regulations; and

WHEREAS, the Town and Property Owner agreed to amend the 2013 Amended and Restated Development Agreement to set a termination date of December 4, 2023, and;

WHEREAS, the Town of Kiawah Island now finds that, upon further review, it is in the public interest to amend the Town of Kiawah Island Land Use Planning and Zoning Ordinance to remove the Amended and Restated Development Agreement as an appendix to the Town of Kiawah Island Land Use Planning and Zoning Ordinance; and

WHEREAS, this amendment would retain residential graphic setback standards identified by Exhibit 13.10 within the Amended and Restated Development Agreement adopted by ordinance 2013-014; and

WHEREAS, this amendment would retain the zoning standards adopted by ordinance 2013-014 for Freshfields Retail Village Planned Development and

WHEREAS, this amendment would rezone and establish designated future land categories for properties identified within the 2013 Amended and Restated Development Agreement, Exhibit 13.2, to be consistent with the purposes and intent of the adopted Comprehensive Plan and would not be detrimental to the public health, safety, and welfare of the Town of Kiawah Island; and

WHEREAS, the Planning Commission provided a recommendation on October 4, 2023, and October 19, 2023, at which time a presentation was made by staff, and an opportunity was given for the public to comment on the amendment request; and

WHEREAS, the Town Council held a Public Hearing on October 24, 2023, and November 28, 2023, providing the public an opportunity to comment on the proposed amendment.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COUNCIL OF THE TOWN OF KIAWAH ISLAND, SOUTH CAROLINA, AND IT IS ORDAINED BY THE AUTHORITY OF SAID COUNCIL.

Section 1 Purpose

[1] Ordinance 2023-23

The purpose of this Ordinance is to amend the Land Use Planning and Zoning Ordinance to remove the 2013 Amended and Restated Development Agreement as an appendix to the Zoning Code.

Section 2 Ordinance

- (a) The Town hereby adopts the future land use map and zoning map attached hereto and incorporated herein by reference as Exhibit "A."
- (b) The Town hereby removes the 2013 Amended and Restated Development Agreement as an appendix from Chapter 12- Land Use Planning and Zoning Ordinance, but keeps in place the Kiawah Island Property Setback Standards as attached hereto and incorporated herein by reference as Exhibit "B."
- (c) In removing the Amended and Restated Development Agreement as an appendix to Chapter 12-Land Use Planning and Zoning Ordinance, the Town confirms that it is retaining the Freshfields Retail Village Planned Development attached hereto and incorporated herein by reference as Exhibit "C." that was adopted by Ordinance 2013-14.

Section 3 Severability

If any part of this Ordinance is held to be unconstitutional, it shall be construed to have been the legislative intent to pass said Ordinance without such unconstitutional provision, and the remainder of said Ordinance shall be deemed to be valid as if such portion had not been included. If said Ordinance, or any provisions thereof, is held to be inapplicable to any person, group of persons, property, kind property, circumstances or set of circumstances, such holding shall not affect the circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property, or circumstances.

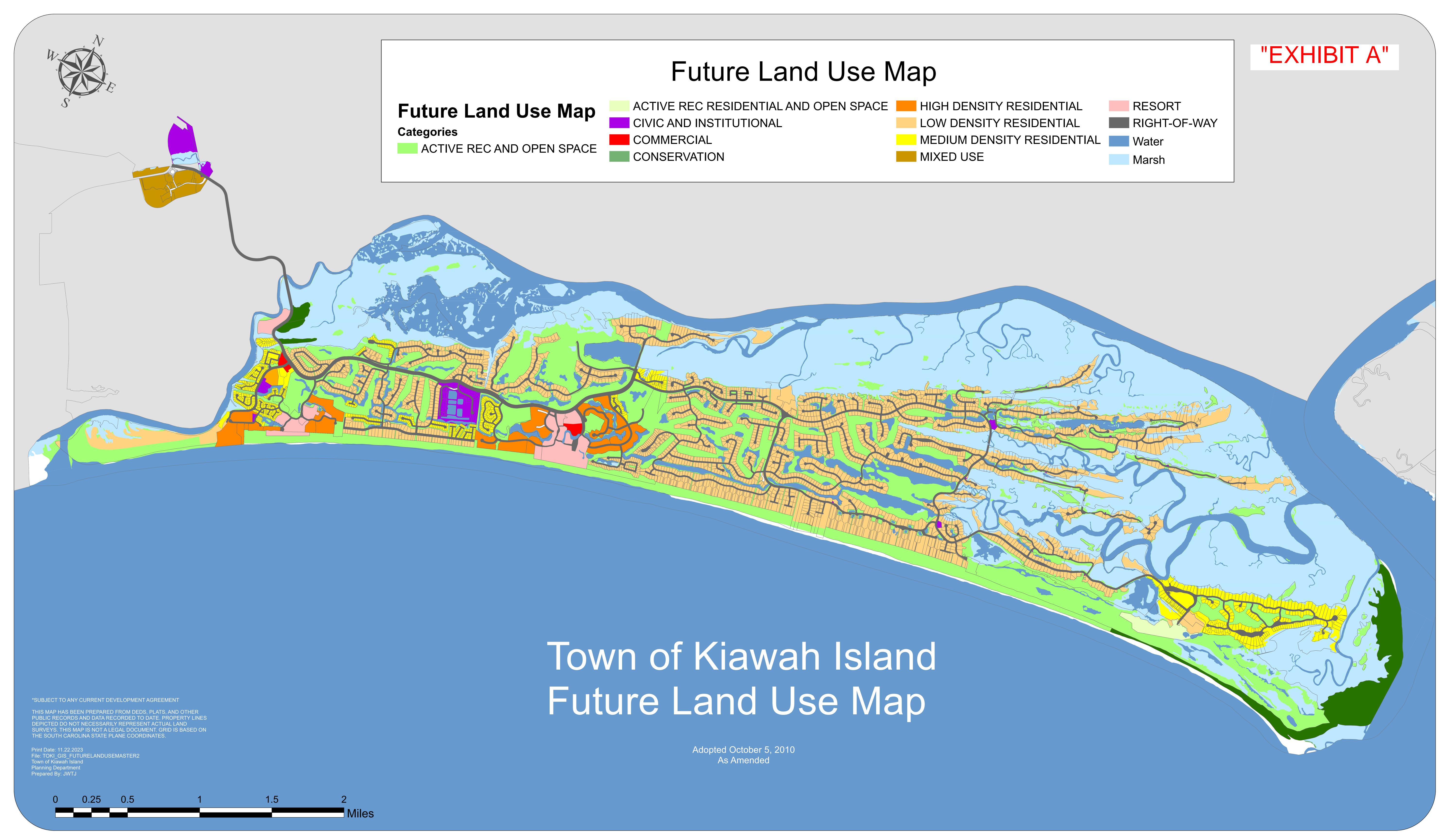
Section 4 Effective Date and Duration

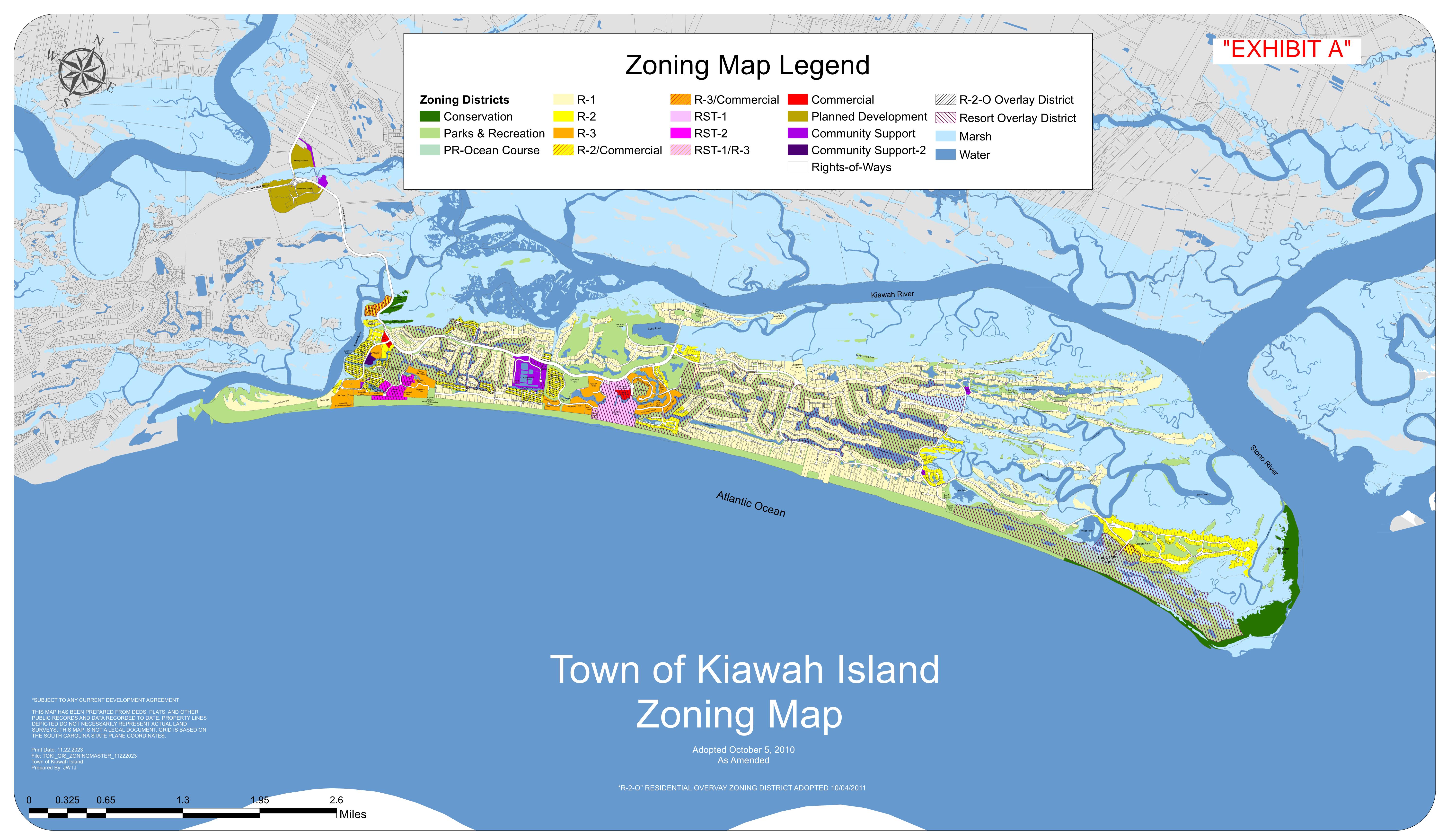
This Ordinance shall be effective upon its enactment by the Town Council for the Town of Kiawah Island.

PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND ON THIS 28TH DAY OF NOVEMBER 2023.

ATTEST:	John Labriola, Mayor	
By: Petra Reynolds, Town Clerk		
1 st Reading: November 7, 2023		
2 nd Reading: November 28, 2023		

Ordinance 2023-23





ARTICLE 12-G

Kiawah Island Property Setback Requirements Appendix

(R-1 and R-2 Properties shown)

The information contained within this appendix has been created from:

- The 1994 Development Agreement between the Town of Kiawah Island and Kiawah Resorts Associates (KRA), "Kiawah Island Property Setback Requirements,"
- Plats plotted subsequent to the Development Agreement and up to July 10, 2007; and
- Plats showing specific Office of Ocean and Coastal Resources Management (OCRM) Critical Line setbacks.

All other lots not listed in this appendix fall under Article 12, Land Development Regulations, Town of Kiawah Island, dated October 12, 2005, as amended; or under the Development Agreement between the Town of Kiawah Island and Kiawah Island Resorts Associates, L.L.C. dated October 12, 2005, as amended. A master copy of this appendix is maintained by the Town Clerk for the Town of Kiawah Island.

MASTEN COPY

Exhibit "B"

PROPERTIES FOR EXHIBIT INCLUSION

Setbacks R-1 without graphics

Name	Page	Lots
Airy Hall (Developed Lands)	2	1 - 27
Amaranth Rd-Patio Lots(Developed Lands)	3	402 - 420
Angler Hall (Developed Lands)	3	1 - 15
Anhinga Court (Sparrow Pond)(Developed Lands)	3	1040 -1046
Arrowhead Hall(Developed Lands)	3&4	16 - 25
Atlantic Beach Court(Developed Lands)	4	1 - 41
Augusta National (Developed Lands)	5	135 - 235
Avocet lane(Developed Lands)	5	1 - 15
Bally Bunion(Developed Lands)	6	181 - 198
Baldpate Court (Night Heron Cottages)(Developed Lands)	7	80 - 87
Bank Swallow(Night Heron Cottages)	7	49 - 89
Bass Creek Lane(See Graphics Also)(Undeveloped Lands)	7&8	91 - 101
Belmeade Hall (Inlet Cove)(Developed Lands)	8&9	63 - 108
Belted Kingfisher Rd(Developed Lands)	9	182 - 200
Berkshire Hall (Developed Lands)	9	26 - 38
Bittern Court (Developed Lands)	10	77 - 85
Black Duck Court (Developed Lands)	10	555 - 558
Bluebill Court (Developed Lands)	10	156 - 169
Blue Heron Pond Rd (Undeveloped Lands)	11	See Graphics
Broomsedge Lane (Developed Lands)(Patio Lots)	11	138 - 147, 148 -155
Bufflehead Drive (Developed Lands)	11	1 - 32, 86-89, 110-130, 155, 500-547, 552-554, 559, 564-565
Bulrush Lane (Night Heron Cottages) (Developed Lands)	13	26 - 43
Burroughs Hall (Developed Lands)	13	28 - 55

Catbriar Court (Developed Lands)	14	327-335
Cedar Wax Wing (Undeveloped Lands)	14	See Graphics
Clay Hall (Developed Lands)	14	56 - 73
Cormorant Island (Undeveloped Lands)	14&15	21 - 31
Conifer Lane (Developed Lands)	15	120 - 137
Cordgrass Court (Developed Lands)	15	255 - 260
Cotton Hall (Developed Lands)	15&16	39 - 55
Crested Flycatcher (Developed Lands)	16	43 - 51
Curlew Court (Developed Lands)	16&17	761 - 767
Diodia Court (Sparrow Pond) (Developed Lands)	17	1093 - 1096
Doral Open (Developed Lands)	17	259 -281
Duneside Rd (Sparrow Pond Cottages) (Developed Lands)	17	1090 - 1092
Dungannon Hall (Developed Lands)	17&18	74 - 87
Eugenia Avenue (Developed Lands)	18&19	1A-1B & 2-17, 19 & 21 - 41, 43A, 43B, 44A & 44B, 45 -60, 61A&B, 63A&B, 65, 67, 69, 71, 73, 75, & 77
Evening Bend (Inlet cove) (Developed Lands)	19	14 -18
Falcon Point (Undeveloped Lands)	19&20	1 -19, 20A&B, 65 - 67
Fiddlers Reach (Oceanwoods)(Developed Lands)	20	468 - 486
Fish Hawk Lane(Developed Lands)	20	220 - 225, & 229 - 240
Fletcher Hall (Developed Lands)	20&21	56 - 72
Flying Squirrel Court (Greenslake)(Developed Lands)	21	1201 - 1216
Flyway Drive (Developed Lands)	21-23	18 - 21 & 100 - 114, 120 - 173
Flyway Drive (Developed Lands)	24	174 - 180
Forestay Court (Developed Lands)	24	66 - 81
Friendfield Hall (Developed Lands)	24&25	88 - 91 & 96 & 97
Gladwall Lane (Developed Lands)	25	131 - 134 & 154
Gallinule Court (Sparrow Pond Cottages) (Developed)	25	1060 - 1071
Glen Abbey (Developed Lands)	25&26	173 - 189, 200 - 217, 229 - 254

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Glen Eagle (Developed Lands)	27	312 - 328
Glossy Ibis Lane (Developed Lands)	27	700 - 719, 741- 760 & 768
Goldeneye Drive (Undeveloped Lands)	27&28	90 - 109
Goldenrod Court (Developed Lands)	28	50 - 59
Governor's Drive (Developed Lands)	28&29	1 - 8, 45 - 49, 60, 61, 72 - 76, 96 - 98 108 - 114, 131 - 136, 154 - 160, 170 - 178
Governor's Drive (Developed Lands)	30	179, 191 - 195, 250, 251 - 268, 281 - 285, 331 - 351, 387 - 390
Green Meadow Lane (Undeveloped Lands)	31	See Graphics
Green Winged Teal Rd (Developed Lands)	31	375 - 401
Greensward Rd (Developed Lands)	31&32	1 - 31, 39 - 42, 52
Grey Widgeon Court	32	See Graphics
Hooded Merganser (Developed Lands)	32	136 - 147
Horned Grebe Court (Developed Lands)	32	201 - 207
Jackstay Court (Developed Lands)	32&33	82 - 99
Kiawah Beach Drive(Greenslake) (Developed Lands)	33	1230 - 1237
Kiawah Island Club Drive (Undeveloped Lands)	33	See Graphics
Kill-Dee Court (Developed Lands)	34	225 - 228
Kings Island (Developed Lands)	34	219 - 228
Low Oak Woods Rd (Developed Lands)	34	325, 326, 336 - 353, 373, 374
Marsh Cottage Lane (See Graphics)(Undeveloped Lands)	35	20 - 31
Marsh Cove Rd (See Graphics)(Undeveloped Lands)	35	285 - 303
Marsh Edge Lane (Developed Lands)	36	22 - 40
Marsh Elder Court (Developed Lands)	36	98 - 108
Marsh Hawk Lane - Patio Lots (Developed Lands)	37	160 - 185
Marsh Island Drive (Developed Lands)	37	161, 168 - 174 & 190
Marsh Island Drive - Patio Lots - Wall on Left	37	162-167
Marsh Island Drive - Patio Lots - Wall on Right	37	175 - 189
Marsh Wren Court (See Graphics)(Undeveloped Lands)	38	21 - 27

Masters Court (Developed Lands)	38	282 - 293
Muirfield Lane (Village at Turtle Beach)(Developed Lands)	38	42 - 48
Needlerush Court (Developed Lands)	39	202 - 204 - 205
New Settlement (See Graphics)(Undeveloped Lands)	39	62 - 69, 73 - 79
Nicklaus Lane (Developed Lands)	39&40	1 - 4, 5 - 13
Ocean Course Drive (Undeveloped Lands)	40&41	0 - 65
Ocean Green Phase I (Undeveloped Lands)	41&42	1 - 13
Ocean Green Phase I(Developed Lands)	42	14 - 26
Ocean Green Phase II (Undeveloped Lands)	42	1 - 18
Ocean Marsh Rd (See Graphics)(Undeveloped Lands)	43	212 - 214, 221- 223
Ocean Oaks (Undeveloped Lands)	43&44	300 - 312, 400 - 405 + 5 others
Old Dock Rd (Developed Lands)	44	487 - 506
Osprey Cottage Lane (See Graphics)(Undeveloped Lands)	45	800 - 805
Osprey Point Lane (Developed Lands)	45	115119, 124
Otter Island Rd (See Graphics)(Undeveloped Lands)	45&46	65 - 79, 88 - 90
Oyster Rake (Developed Lands)	46	530 - 597
Oyster Shell Rd (Undeveloped Lands)	46	See Graphics
Painted Bunting Lane (Developed Lands)	47	32 - 38
Palm Warbler Rd (Developed Lands)	47	303 - 324
Pepper Vine (Developed Lands)	47	70 - 77
Persimmon Court (Developed Lands)	48	62 - 71
Pine Sisken Court (Developed Lands)	48	1220 - 128
Piping Plover (See Graphics)(Undeveloped Lands)	48	586603
Pleasant Valley (Developed Lands)	48&49	100 - 117
Red Bay Rd- Patio Lots (Developed Lands)	49	354 - 372
Red Center Lane (Developed Lands)	49&50	137 - 153
Rett's Bluff Rd (Undeveloped Lands)	50&51	7 - 35, 95 - 99
River Marsh Lane (See Graphics)(Undeveloped Lands)	51	41 - 61, 80 - 82

Royal Beach Drive (Developed Lands)	51&52	1 - 17
Ruddy Duck Court (Developed Lands)	52	560 - 563
Ruddy Turnstone (Developed Lots)	52	289 - 291, 507 - 523
Ryder Cup Lane (Developed Lands)	52&53	190 - 199
Salt Cedar Lane (Undeveloped Lands)	53	28 - 64
Saltgrass Court (Developed Lands)	53	243 - 248
Salt Meadow Cove (Developed Lands)	53/&54	277 - 280, 286, 292 - 302
Sanderling Court (Developed Lands)	54	189 - 197
Sand Fiddler Court (Undeveloped Lands)	54&55	200 - 211
Sandwedge Court - Patio Lots (Developed Lands)	55	186 - 194
Savanna Point (See Graphics)(Undeveloped Lands)	55	80, 87, 82 - 86
Scaup Court (Sparrow Pond) (Developed Lands)	55	1020 - 1029
Sea Marsh Drive - Patio Lots(Developed Lands)	55&56	156 - 159
Sea Marsh Drive - Not Patio Lots(Developed Lands)	56	201, 207 - 223, 227 - 229, 239 - 242, 250, 252 - 254, 261 - 264
Sea Marsh Drive (Developed Lands)	56	249, 251, 260, 265 - 268, 287 - 288
Sea Myrtle Court (Developed Lands)	56	224 - 226
Sea Lavender Court (Ocean Woods) (Developed Lands)	56&57	424 - 439
Sea Rocket Court (Ocean Woods) (Developed Lands)	57	440 - 454
Schoolbred Court (Undeveloped Lands)	57	36 - 40, 100, 101
Shoveler Court (Sparrow Pond) (Developed Lands)	57	1050 - 1057
Skimmer Court (Undeveloped Lands)	57	548 - 551
Snowy Egret Lane (Undeveloped Lands)	57&58	400 - 438
Sparrow Hawk Rd (Developed Lands)	58	230 - 238
Spartian Court (Developed Lands)	58	115 - 130
Spotted Sandpiper Court (Developed Lands)	59	70 - 76
Summer Duck Way (Night Heron) (Developed Lands)	59&60	1 - 25, 44 - 48, 59 - 76
Summer Islands Lane (Undeveloped Lands)	60&61	1 - 20
Summer Tanager Court (Developed Lands)	61	269 - 276

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Sunlet Bend (Inlet Cove) (Developed Lands)	61&62	19 - 62
Sundown Bend (Inlet Cove) (Developed Lands)	62	1 - 13
Surfscoter Lane - Patio Lots (Developed Lands)	62	1A, B, 2, 3, 86 - 119
Surfsong Rd (Developed Lands)	63-65	1 - 38, 39 - 97
Surfsong Rd (Developed Lands)	66&67	98, 99, 161-172, 255-258, 294-308, 336-345
Surfwatch Drive (Developed Lands)	67	53 - 69
Sweetgrass Lane (Developed Lands)	67	9 - 21
Tollow Tree Lane (Developed Lands)	68	269 - 280
Terrapin Court (Sparrow Pond Cottages) (Developed Lands)	68	1080 - 1085
Terrapin Island (See Graphics) (Undeveloped Lands)	68	1 - 15
Thrasher Court (Sparrow Pond) (Developed Lands)	69	1001 - 1016
Treeduck Court (Developed Lands)	69	148 - 153
Trumpet Creeper (Developed Lands)	69	41 - 44
Turnberry Lane (Developed Lands)	69&70	118-134
Turtle Beach Lane (Developed Lands)	70	1 - 18
Vetch Court (Oceanwoods) (Developed Lands)	70	456 - 467
Virginia Rail Rd (Developed Lands)	70&71	720 - 735, 736A,B,C, 737 - 740
Walker Cup Lane (See Graphics) (Undeveloped Lands)	71	346 - 350
Warbler Court (Sparrow Pond Cottages) (Developed Lands)	71	1030 - 1039
Wax Myrtle Court - Patio Lots (Developed Lands)	71&72	77 - 95
Whimbrell Rd (Undeveloped Lands)	72	566 - 585
Winged Foot (Developed Lands)	72	329 - 335
Woodcock Court (Developed Lands)	72&73	281 - 285
Yellow Throat Lane (Developed Lands)	73	180,181, 208 - 219

AIRY HALL (DEVELOPED LANDS)				
<u>Lot</u> 1	Front 25 (Airy Hall)	Side 25 (Airy Hall) 15 (lot 2)	Rear 25 (Gov. Dr.)	
2	25 (Airy Hall)	15	25 (Gov. Dr.)	
3	25 (Airy Hall)	15 (lot 2) 25 (Airy Hall)	20 (lot 4)	
4	25 (Airy Hall)	15	25 (Gov. Dr.) 20 (lot 2)	
5	25 (Airy Hali)	15	25 (Gov. Dr.)	
6	20 (lot 5)	25 (Gov. Dr.) 15 (lot 7)	20 (open space)	
7	20 (lot 6)	15	20 (open space)	
8-9 -	25 (Airy Hall)	15	20 (open space)	
10	25 (Airy Hall)	15 (lot 9) 20 (open space) 15 (lot 11)	30 (marsh)	
11-18	25 (Airy Hall)	15	30 (marsh)	
19	25 (Airy Hall)	15 (lot 18) 30 (marsh) 15 (lot 20)	30 (marsh)	
20	20 (lot 19)	30 (marsh) 15 (lot 21)	30 (marsh)	
21	20 (lot 20)	15	30 (marsh)	
22	25 (Airy Hall)	15 (lot 21) 30 (marsh) 15 (lot 23)	30 (marsh)	
23	25 (Airy Hall)	15	30 (marsh)	
24	25 (Airy Hall)	15	30 (marsh)	
25	25 (Airy Hall)	15 (lot 24) 30 (marsh) 15 (lot 26)	20 (open space)	
26	20 (lot 25)	20 (open space) 15 (lot 27)	20 (open space) 25 (Gov. Dr.)	
27	25 (Airy Hall)	15	25 (Gov. Dr.)	

AMARANTH RD - PATIO LOTS (DEVELOPED LANDS)				
Lot	Front	Side	Rear	
402	20 (Amaranth)	5.5 (r. side w/wall)	10 (lagoon)	
.02	(· 2311-11112)	20 (Green Winged)	(
		(
403-419	20	3 (r. side w/wall)	10 (lagoon/open)	
		7 (l. side)		
420	20	3 (r. side w/wall)	10 (open space)	
		20 (Green Winged)		
ANGLER HAL	L (DEVELOPED LANDS)			
Lot	Front	Side	Rear	
1	25 (Angler Hall)	25 (Surfsong Rd)	20 (open space)	
•	(15 (lot 2)	(-1 1	
2-5	25 (Angler Hall)	15 (lots)	20 (open space)	
_	0.00 () 1.77 (1)	15 (1-45)	20 (
6	25 (Angler Hall)	15 (lot 5)	20 (open-space)	
		15 (open space)		
7	25 (Angler Hall)	15 (lot 8)	30 (golf)	
•	25 (1 11191-15 22112)	15 (open space)	(0)	
		,		
8-14	25 (Angler Hall)	15 (lots)	30 (golf)	
	OF CAMPATANTIA III	15 (lot 14)	30 (golf)	
15	25 (Angler Hall)	25 (Surfsong Rd)	20 (ROR)	
		re (ammont m)		
ANHINGA COL	URT (SPARROW POND) (I			
<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>	
1040-1042	15	*	10	
			••	
1043	25	15	20	
1044-1046	15	•	10	
10.17-1070				
*Zero lot line homes may be build with no setback on one side of the property, but must have at least a 14 for				
separation between buildings.				

ARROWHEAD HALL (DEVELOPED LANDS)

<u>Lot</u> 16	Front 25 (Arrowhead Hall)	Side 25 (Surfsong Rd) 15 (lot 17)	Rear 30 (golf)
17-20	25 (Arrowhead Hall)	15 (lots)	30 (golf)
21	25 (Arrowhead Hall)	15	30 (golf) 30 (lagoon)
22	25 (Arrowhead Hall)	15	30 (lagoon)

ARROWHEAD HALL (DEVELOPED LANDS) cont.				
23	25 (Arrowhead Hall)	15	20 (open space)	
24	25 (Arrowhead Hail)	15 (lot 23) 20 (open space) 15 (lot 25)	20 (open space)	
25	25 (Arrowhead Hall)	15 (lot 24) 30 (lagoon)	20 (open space)	
ATLANTIC BE	ACH COURT (DEVELOPE	D LANDS)		
<u>Lot</u> 1	Front 20	<u>Side</u> 7	Rear 15	
2	15	*	10	
3-4	20	7	15	
5-8	15	*	10	
9-11	25	15	20	
12	20	7	15	
13	20	7	15	
14-19	25	15	20	
20	20	7	15	
21	15	•	10	
22	20	7	16	
23	25	15	20	
24-26	15	*	10	
27	20	7	15	
28-31	15	*	10	
32	20	5 (lot 33) 10 (Turtle Beach 1)	30	
33	20	10	30	
34-39	20	15	30	
40	20	15	50	
41	20	10	50	

^{*}Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

AUGUSTA NATIONAL (DEVELOPED LANDS)				
<u>Lot</u>	Front	<u>Side</u>	Rear	
135-141	25 (Augusta Nat.)	15 (lots)	30 (golf)	
142	25 (Augusta Nat.) 20 (lot 143)	15	30 (golf)	
143	20 (lot 144)	15 (lot 142) 30 (lagoon)	30 (golf)	
144	25 (Augusta Nat.)	15	30 (lagoon)	
145-150	25 (Augusta Nat.)	15	30 (lagoon) 30 (golf)	
151	25 (Augusta Nat.)	15	30 (lagoon)	
152	25 (Augusta Nat.)	15	20 (lots 155, 156) 30 (lagoon)	
153	25 (Augusta Nat.)	15 (lots 152, 154)	N/A	
154	25 (Augusta Nat.)	15 (lots 153, 155)	N/A	
155	25 (Augusta Nat.)	15	20 (lots 152, 153)	
156	25 (Augusta Nat.)	15	30 (lagoon) 20 (lot 152)	
157	25 (Augusta Nat.)	15	20 (lot 158) 30 (lagoon)	
158	20 (lot 157)	15 (lots 157, 159)	30 (golf)	
159	25	15 (lot 235) 15 (lot 158)	20 (lagoon) 30 (golf)	
235	25 (Glen Abbey)	25 (Augusta National) 30 (Lagoon)	20 (Lot 159)	
AVOCET LAN	E (DEVELOPED LANDS)			
<u>Lot</u> 1	Front 30 (Avocet)	Side 25 (Lot 2) 30 (Bufflehead)	Rear 30 (lagoon)	
2	30 (Avocet)	25	30 (lagoon)	
3	30 (Avocet)	25	30 (lagoon) 30 (golf)	
4-8	30 (Avocet)	25	30 (golf)	
9	30 (Avocet)	25	30 (golf) 30 (lagoon)	
10-15	30 (Avocet)	25	30 (lagoon)	

	ON (DEVELOPED LANDS)		
<u>Lot</u>	<u>Front</u>	<u>Side</u>	Rear
181 (*)	50	25 (lot 198)	120
		15 (lot 196)	
182	70	25 (lot 181)	50
		15 (lot 183)	
183	70	15 (lot 182)	50
		25 (lot 184)	
184	50	32 (lot 183)	120
		15 (lot 185)	
185	50	15 (lot 184)	120
		32 (lot 186)	
186 🐙	70	25 (lot 185)	50
		15 (lot 187)	
187	70	15 (lot 186)	50
		25 (lot 188)	
188	50	32 (lot 187)	120
		15 (lot 189)	
189 (UNDEVELOPED)	50	15 (lot 188)	120
		32 (lot 190)	
190	50	30 (lot 189)	50
		10 (lot 191)	
191	50	20 (lot 190)	50
		20	
192	50	20 (lagoon)	30 (lot 193)
		15 (lot 193)	
193	30 (lot 192)	20 (lot 194)	50 (Gov. Dr)
•		30 (Flyway)	
194	See Plat	15 (lot 193)	50
		15 (lot 195)	
195	50	15	50
196 (*)	50	15 (lot 181)	120
		25 (lot 182)	
198 (*)	50	15 (Lot 180)	50
		25 (Lot 181)	

^{(*) =} Setbacks not graphically depicted.

BALDPATE COURT (NIGHT HERON COTTAGES) (DEVELOPED LANDS)

<u>Lot</u> 80-82	Front 25	Side 15	<u>Rear</u> 20
83	20	7	15
84	25	15	20
85	20	7	15
86	15	*	10
87	25	15	20

^{*}Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

BANK SWALLOW (NIGHT HERON COTTAGES)

<u>Lot</u> 49	Front 25	Side 15	Rear 20
50-51	20	7	15
52-53	25	15	20
54-58	20	7	10
59			
77-78	15	*	10
79	20	7	15
88	20	7	15
89	25	15	20

^{*}Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

BASS CREEK LANE (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)

<u>Lot</u> 91	Front N/A (See Graphic)	Side 30 (marsh) 30 (marsh) 20 (lot 92)	Rear 30 (marsh)
92	25	20 (lot's 91 & 93)	20 (marsh)
93	25	20	20 (See Graphic)
94	See Graphic	20	See Graphic
95	50 (See Graphic)	20	30 (marsh)
96	50	20	30 (marsh) (not defined)

<u>Lot</u> 97	EEK LANE (UNDEVELA <u>Front</u> See Graphic	Side 20	Rear 30 (marsh) (not defined)
98	See Graphic	20 (lot 97) 30 (marsh) 20 (lot 99/100)	30 (rear) (See Graphic)
99	See Graphic	See Graphic	See Graphic
100	25	20 (Property Line) 20 (lot 101)	20 (See Graphic)
101	See Graphic	See Graphic	See Graphic
BELMEA1 <u>Lot</u> 63-64	DE HALL (INLET COVE Front 25	E) (DEVELOPED LANDS) Side 15	<u>Rear</u> 20
65 -	20	7	15
66	15	*	10
67-68	20	7	15
69	25	15	20
78	25	15	20
79	15	*	10
80-81	25	15	20
82	20	7	15
83	25	15	20
84	20	7	15
85	25	15	20
86	20	7	15
87	15	*	10
88-91	20	7	15
92-98 99	15 20	* 7	10 15
100	25	15	20

BELMEAD	E HALL (IN	LET COVE) (DEVELOPED LANDS) cont.
801-101	20	7

*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

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BELTED KINGFISHER ROAD (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	Rear
182	25 (Belted King)	25 (Yellow Throat) 15 (lot 183)	30 (golf)
183-187	25 (Belted King)	15	30 (golf)
188	25 (Belted King)	15 (lot 187) 25 (Sanderling Ct) 15 (lot 189)	30 (golf)
198-199	25 (Belted King)	15	30 (lagoon)
200	25 (Belted King) 25 (Horned Grebe)	15	30 (lagoon)

	25 (Tornea Grebe)			
BERKSHIRE HALL (DEVELOPED LANDS)				
<u>Lot</u> 26	Front 25 (Berkshire Hall)	Side 20 (open space) 15 (lot 27)	Rear 20 (open space)	
27	25 (Berkshire Hall)	15	20 (open space) 30 (lagoon)	
28-29	25 (Berkshire Hall)	15	30 (lagoon)	
30	25 (Berkshire Hall)	15 (lot 29) 30 (lagoon) 25 (Berkshire Hall)	20 (open space)	
31	30 (lagoon)	30 (lagoon) 15 (lot 32)	30 (golf)	
32	25 (Berkshire Hall) 15 (lot 31)	15	30 (golf)	
33	25 (Berkshire Hall)	15	30 (golf)	
34	25 (Berkshire Hall)	15	30 (golf) 30 (lagoon)	
35-36	25 (Berkshire Hall)	15	30 (lagoon)	
37	15 (lot 36)	15 (lot 38) 20 (open space)	30 (lagoon)	
38	25 (Berkshire Hall) 15 (lot 37)	15 (lot 37) 20 (open space)	20 (open space)	

RITTERN	COURT	MEVEL.	aago	LANDS

Lot	Front	<u>Side</u>	Rear
77	25 (Bittern)	25 (Surfwatch) 15 (lot 78)	30 (lagoon)
78	25 (Bittern)	15	30 (lagoon)
79-84	25 (Bittern)	15	30 (lagoon)
85	25 (Bittern)	15 (lot 78) 25 (Surfwatch)	30 (lagoon)

BLACK DUCK COURT (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	Rear
555	25 (Black Duck) 25 (Bufflehead)	15	30 (lagoon)
556	25 (Black Duck)	15	30 (lagoon)
557	25 (Black Duck)	15	30 (lagoon)
558	25 (Black Duck) 25 (Bufflehead)	15	30 (lagoon)

BLUEBILL COURT (DEVELOPED LANDS)

Lot	Front	Side	<u>Rear</u>
156	25 (Bluebill)	25 (Bluebill) 15 (lot 157)	25 (Flyway)
157-158	25 (Bluebill)	15 (lots)	25 (Flyway)
159	25 (Bluebill)	15 (lot 158) 15 (lot 160) 30 (lagoons)	25 (Flyway)
160-161	25 (Bluebill)	15 (lots)	30 (lagoon)
162-167	25 (Bluebill)	15 (lots)	30 (golf)
168	20 (open space)	20 (open space) 15 (lot 167)	30 (golf)
169	25 (Bluebill)	25 (Flyway) 15 (lot 168)	20 (open space)

BLUE HERON POND ROAD (UNDEVELOPED LANDS)

Because of the limited buildable areas, proservation zones, and selective vista clearing zones associated with these lots, please see the graphics.

BROOMSEDGE LANE (DEVELOPED LANDS)

<u>Lot</u> 138	Front 25 (Broomsedge)	<u>Side</u> 30 (lagoon) 15 (lot 139)	<u>Rear</u> 20 (lot 139)
139	20 (lot 138)	30 (golf) 15 (lot 140)	30 (golf)
140	20 (lot 141)	15	30 (golf)
141	25 (Broomsedge)	15	20 (lot 140)
142	25 (Broomsedge)	15	20 (lot 143)
143	20 (lot 142)	15	30 (golf)
144	20 (lot 145)	15	30 (golf)
145	25 (Broomsedge)	15	20 (lot 144)
146	20 (lot 147)	15	30 (golf)
147	25 (Broomsedge)	15 (lot 145) 25 (Broomsedge)	20 (lot 146)
Patio Lots			
<u>Lot</u> 148-155	Front 20 (Broomsedge)	<u>Side</u> 3 (r. side w/wall) 7 (l. side)	<u>Rear</u> 30 (golf)

RHEELEHEAD DRIVE (DEVELOPED LANDS)

BUFFLEHEAD	DKIAE (DEAEFORED PY		
<u>Lot</u> i	Front 25 (Bufflehead)	Side 25 (Flyway) 15 (lot 2)	Rear 30 (lagoon)
2-27	25 (Bufflehead)	15 (lots)	30 (lagoon)
28	25 (Bufflehead)	15 (lot 27) 15 (cart path)	30 (lagoon)
29	30 (Bufflehead)	25 (lot 30)	30 (lagoon)
30-32	30 (Bufflehead)	25 (lots)	30 (lagoon)
86	30 (Bufflehead)	25 (lot 87) Lagoon - see plat Bufflehead - see plat	30 (lagoon)
87-89	30 (Bufflehead)	25 (lots)	30 (lagoon)

	BUFFLEHEAD DRIVE (DEVELOPED LANDS) cont.				
)	110	25 (Bufflehead)	30 (goif) 15 (lot 111)	30 (golf) 30 (lagoon)	
ţ	111-113	25 (Bufflehead)	15	30 (lagoon)	
	114-126	25 (Bufflehead)	15	30 (golf)	
	127-129	25 (Bufflehead)	15	30 (lagoon)	
	130	2.5 (Bullehus) See Gadwell Lane	25 (gadwall) 15 (10+129)	30 (14 131)	
	155	25 (Bufflehead)	25 (Flyway Dr) 15 (lot 154)	20 (lots 151, 152)	
	500	25 (Bufflehead)	15 (lot 501) 30 (lagoon)	30 (lagoon)	
	501 •	25 (Bufflehead)	15 (lots 500, 502) 30 (golf)	30 (lagoon)	
	502	25 (Bufflehead)	15 (lot 501) 15 (cart path)	30 (golf)	
	503	25 (Bufflehead)	15 (lot 504) 15 (cart path)	30 (lagoon)	
	504-530	25 (Bufflehead)	15 (lots)	30 (lagoon)	
)	531	25 (Bufflehead)	15 (lot 530) 15 (cart path)	30 (lageon)	
	532	25 (Bufflehead)	15 (lot 533) 15 (cart path)	30 (lagoon)	
	533	25 (Bufflehead)	25 (Gov. Dr) 15 (lot 532)	30 (lagoon)	
	534	25 (Bufflehead)	15 (lot 535) 25 (Gov. Dr)	30 (lagoon)	
	535-536	25 (Bufflehead)	15 (lots)	30 (lagoon)	
	537	25 (Bufflehead)	15 (lot 536) 15 (cart path)	30 (lagoon)	
	538	25 (Bufflehead)	15 (cart path) 15 (lot 539)	30 (golf)	
	539-547	25 (Bufflehead)	15 (lots)	30 (lagoon)	
	552-554	25 (Bufflehead)	15 (lots)	30 (lagoon)	
	559	25 (Bufflehead)	15	30 (lagoon)	
}	564-565	25 (Bufflehead)	15 (lots)	30 (golf)	

BULRUSH LANE (NIGHT HERON COTTAGES) (DEVELOPED LANDS) Lot Front Side Rear				
26	25	15	20	
27-30	20	7	15	
31	25	15	20	
32-33	20	7	15	
34	15	•	10	
35-36	20	7	15	
37-38	25	15	20	
39-43	20	7	15	

^{*}Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

BURROUGHS HALL (DEVELOPED LANDS) Lot Front Side

Lot 28	Front 25 (Burroughs Hall)	Side 15 (lot 29)	Rear 25 (Gov. Dr.)
29-30	25 (Burroughs Hall)	15	25 (Gov. Dr.)
31	25 (Burroughs Hall)	15 (lot 30)	15 (lot 32)
32	25 (Burroughs Hall)	15 (lot 30-34)	25 (Gov. Dr.)
33	25 (Burroughs Hall)	15 (open space)	25 (Gov. Dr.)
34	25 (Burroughs Hall)	15 (lot 33, 35 open space)	30 (marsh)
35-46	25 (Burroughs Hall)	15	30 (marsh)
47-48	25 (Burroughs Hall)	15	15
49	25 (Burroughs Hall)	15 (open space) 15 (lot 48, 50)	25 (Gav. Dr.)
50-51	25 (Burroughs Hall)	15	25 (Gov. Dr.)
52	25 (Burroughs Hall)	20 (lot 55) 15 (lot 51, 53)	25 (Gov. Dr.)
53	25 (Burroughs Hall)	20 (lot 54)	15 (lot 54)
54	25 (Burroughs Hall)	20 (lot 53) 25 (Витоидhs Hall)	15 (lot 55)
55	25 (Burroughs Hall)	15 (lot 54) 25 (Gov. Dr)	20 (lot 52)

CATBRIAR Lot 327	COURT (DEVELOPED Front 25 (Cathrian)	Side 15 (lot 328) 25 (Low Oak)	Rear 20 (lot 326) 20 (lot 326)
328-334	25 (Catbriar)	15	30 (golf/lagoon)
335	25 (Cathriar)	15 (lot 334) 25 (Low Oak)	20 (lot 336)

CEDAR WAX WING (UNDEVELOPED LANDS)

Because of the limited buildable areas, preservation zones, and selective vista clearing zones associated with these lots, please see the graphics.

CLAY HALL (I Lot 56	EVELOPED LANDS) Front 20 (Clay Hall)	Side 20 (Clay Hall) 10 (lot 57)	<u>Rear</u> 25 (Gov. Dr)
57	20 (Clay Hall)	10	25 (Gov. Dr)
58	20 (Clay Hall)	10	25 (Gov. Dr)
59/60 (combined lot)	20 (Clay Hali) 20 (lot 58)	10 (lot 61) 25 (Gov. Dr)	15 (open space)
61-62	20 (Clay Hall)	10	15 (open space)
63	15 (lot 62)	15 (open space) 10 (lot 64)	30 (marsh)
64-68	20 (Clay Hall)	10	30 (marsh)
69	15 (lot 70)	10 (lot 68) 15 (open space)	30 (marsh)
70-72	20 (Clay Hall)	10	15 (open space)
73	20 (Clay Hall)	10 (lot 72) 25 (Gov. Dr)	15 (open space)

CORMORANT Lot 21	ISLAND (UNDEVELOPED Front See Graphics	LANDS) Side See Graphics	Rear See Graphics
22	30 (Cormorant Isl.)	25 (lot 21) See Graphics	See Graphics
23	30 (Cormorant Isl.)	25 (lot 24) See Graphics	30 (SCCCL)
24	50 (Cormorant Isl.)	20 (lot 25) 25 (lot 23)	See Graphics
25	50 (Cormorant Isl.)	25 (lot 24)	30 (SCCCL)

CORMORANT ISLAND (UNDEVELOPED LANDS) cont.					
CORMORAN 26	30 (Cormorant Isl.)	20 (easement & See Graphics) 25 (lot 27)	30 (SCCCL)		
27	30 (Cormorant Isl.)	25 (lots)	30 (SCCCL)		
28	30 (Cormorant Isl.)	25 (lots)	30 (SCCCL)		
29	30 (Cormorant Isl.)	25 (lot 30) See Graphics	See Graphics		
30	30 (Cormorant Isl.)	25 (lots)	30 (SCCCL)		
31	See Graphics	See Graphics	See Graphics		
CONTEER L	ANE (DEVELOPED LAN	IDS)			
Lot	Front	<u>Side</u>	Rear		
120	25 (Conifer)	15 (lot 121)	30 (golf)		
121-124	25 (Conifer)	15	30 (golf)		
125	N/A	15	30 (golf)		
126	20 (lot 127)	15	30 (golf)		
127	25 (Conifer)	15	20 (lot 126)		
128	25 (Conifer)	15	20 (lot 129)		
129	20 (lot 128)	15	30 (golf)		
130-131	25 (Conifer)	15	30 (golf)		
132	20 (lot 137)	25 (K.I. Pkwy.) 15 (lot 131)	30 (golf)		
133-137	25 (Conifer)	15	50 (Check Plat)		
CORNCRA	SS COURT (DEVELOPE	D LANDS)			
Lot	Front	<u>Side</u>	Rear		
255	25 (Cordgrass)	15	20 (lot 251)		
256	20 (open space)	15	30 (marsh)		
257-258	25 (Cordgrass)	15	30 (marsh)		
259	20 (lot 260)	15	30 (marsh)		
260	25 (Sea Marsh)	15	20 (lot 489)		
COTTON I	COTTON HALL (DEVELOPED LANDS)				
Lot	Front	Side	Rear		
39	25 (Cotton Hall)	20 (open space) 15 (lot 40)	30 (lagoon)		
40-42	25 (Cotton Hall)	15	30 (lagoon)		

•			
COTTON HA	LL (DEVELOPED LAND 25 (Cotton Hall)	S) <i>cont.</i> 15	30 (lagoon) 30 (golf)
44-47	25 (Cotton Hall)	15	30 (golf)
48	25 (Cotton Hall)	15 (lot 47) 30 (golf)	30 (golf)
49	25 (Cotton Hall)	30 (golf) 15 (lot 50)	30 (golf)
50-53	25 (Cotton Hall)	15 (lots)	30 (golf)
54	25 (Cotton Hall)	15	30 (golf) 20 (open space)
55	25 (Cotton Hall)	15 (lot 54) 20 (open space)	20 (open space)
CDESTED F	LYCATCHER (DEVELO	PED LANDS)	
Lot	Front .	<u>Side</u>	Rear
43	25 (Crested Fly.)	15 (lot 44) 25 (Greensward)	30 (lagoon)
-		25 (0.200,011.2.4)	
44	25 (Crested Fly.)	15	30 (lagoon)
45	20 (lot 44)	15 (lot 46) 30 (lagoon)	30 (golf)
46-47	25 (Crested Fly.)	15	30 (golf)
48	20 (lot 49)	15 (lot 47) 30 (lagoon)	30 (golf)
49	25 (Crested Fly.) 20 (lot 48)	15 (lot 50) 20 (open space)	N/A
50	25 (Crested Fly.)	15	N/A
51	25 (Crested Fiy.)	15 (lot 50) 25 (Greensward)	20 (open space)
CHIDI EW C	COURT (DEVELOPED LA	(NDS)	
Lot	Front	Side	Rear
761	25 (Curlew)	15 (open space) 15 (lots)	30 (golf)
762	25 (Curlew)	15	30 (golf)
763	25 (Curlew)	15 (lot 762) 15 (access easement) 40 (lagoon) 30 (golf)	30 (golf)
764	25 (Curlew)	15	40 (lagoon)

CURLEW C	COURT (DEVELOPED) 25 (Curlew)	LANDS) cont. 15	50 (Gov. Dr)
766-767	25 (Curlew)	25	50 (Gov. Dr)
DIODIA CO <u>Lot</u>	OURT (SPARROW PON Front	(D) (DEVELOPED LAN <u>Side</u>	DS) <u>Rear</u>
1093	25	15	20
1094	20	7	15
1095	15	*	10
1096	30	20	30
*Zero lot line separation bet	homes may be built with no ween buildings).	setback on one side of the prop	perty, but must have at least a 14 foot
DORAL OF <u>Lot</u>	PEN (DEVELOPED LAI <u>Front</u>	NDS) <u>Side</u>	Rear
250	25 (Surfsong Rd)	15	30 (golf)

Lot	Front	<u>Side</u>	Rear
259	25 (Surfsong Rd) 25 (Doral Open)	15	30 (golf)
260-280	25 (Doral Open)	15	30 (golf)
281	25 (Doral Open)	15 (lot 280) 25 (Surfsong Rd)	30 (golf)

DUNESIDE ROAD (SPARROW POND COTTAGES) (DEVELOPED LANDS)

Lot	Front	Side	Rear
1090	20	7	15
1091-1092	25	15	20

DUNGANNON HALL (DEVELOPED LANDS)

Lot 74	NON HALL (DEVELOPE. Front 20 (Dungaunon)	Side 10 (Dungannon) A 30 18 (lot 75)	Rear 25 (Gov. Dr)
75	15 (lot 76)	10 (lot 74) 15 (open space)	25 (Gov. Dr)
76	20 (Dungannon) 15 (lot 75)	10	15 (open space
77	20 (Dungannon) 15 (lot 78)	10	15 (open space
78	15 (lot 77)	15 (open space) 10 (lot 79)	30 (marsh)

DEDIC A NINGN	HALL (DEVELOPED LAN	NDS) cont.			The second court is a second court of the seco	NC)4	
79	20 (Dungarnon) 15 (lot 78)	10	30 (marsb)	EUGENIA AV 49-55	ENUE (DEVELOPED LANI 25 (Eugenia)	15	Det. by adj. lots
00.81	20 (Dungannon)	10	30 (marsh)	56	25 (Eugenia)	15	20 (open space)
80-81		10	30 (marsh)	57	25 (Eugenia)	15	Det. by adj. lots
82	20 (Dungannon) 15 (lot 83)	10		58-60	25 (Eugenia)	10	25
83	15 (lot 84)	10 (lot 82) 15 (open space)	30 (marsh)	61A	26 (Eugenia)	10	25
84	20 (Dungannon)	10	15 (open space)	61B	25 (Eugenia)	10	25
		15 (open space)	25 (Gov. Dr)	63 A	25 (Eugenia)	10	25
85	20 (lot 84)	10 (lot 86)		63B	25 (Eugenia)	10	25
86	20 (Dungannon)	15	25 (Gov. Dr)	65	25 (Eugenia)	10	25
87	20 (Dungannon)	10 (lot 86) 20 (Dungannon)	25 (Gov. Dr)	67	25 (Eugenia)	10	25
*				69	25 (Eugenia)	10.	25
	ENUE (DEVELOPED LAN Front	<u>Side</u>	Rear	71	25 (Eugenia)	15	Det. by adj. lots
<u>Lot</u> 1A	30	40 (P. O. Pool) 10 (lot 1B)	30	73	25 (Eugenia)	10	25
i,B	30	20 (lot 1A)	30	75	25 (Eugenia)	10	25
	0.5	10 (lot 3) 10	25	77	25 (Eugenia)	10	25
2-17	25			EVENING BI	END (INLET COVE) (DEVE	LOPED LANDS)	_
19	25 (Eugenia)	15	Det. by adj. lots	<u>Lot</u> 14-15	Front .	<u>Side</u> 15	Rear 20
21-27	25	10	25	14-15	25		20
28	25 (Eugenia)	15	30 (lagoon)	16	25	15	
29-35	25	10	25	17	20	7	15
36	25 (Eugenia)	15	30 (lagoon)	18	20	7	15
		10	25	FALCON PO	INT (UNDEVELOPED LAN	IDS)	_
37-41 43A	25 25 (Eugenia)	1810 AUM	Det. by adj. lots	Lot	Front 25	<u>Side</u>	<u>Rear</u> 20
43B	25 (Eugenia)	10 0 422(0)	Det. by adj. lots	1	25	50 (Gov. Dr) 15 (lot 2)	20
44A	25 (Eugenia)	10	25	2	20 (lot 1)	50 (Gov. Dr)	30 (See Graphic)
		10	25			20 (lot 3)	
44B	25 (Eugenia)			3	20	20	See Graphic
45	25 (Eugenia)	10	25	4	25	20	30 (See Graphic)
46	25 (Eugenia)	15	20 (open space)	5	25	20	See Graphic
47	25 (Eugenia)	10	25	6-7	25	15	See Graphic
48	25 (Eugenia)	15	20 (open space)	U- 1	•		

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FIDDLERS REACH (OCEANWOODS) (DEVELOPED LANDS)

Lot	Front 25	<u>Side</u>	<u>Rear</u>
468		15	20
469-486	15	*	10

^{*}Zero lot line homes may be built with no setback on one side of the property but must have at least a 14 foot separation between buildings.

FISH HAWK LANE (DEVELOPED LANDS)

Lot	Front	<u>Side</u>	Rear 20 (open space)
220	25 (Fish Hawk Ln)	25 (Yellow Throat) 15 (lot 240)	25 (open speets)
221	25 (Fish Hawk Ln)	25 (Yellow Throat) 15 (lot 222)	20 (lot 250)
222-224	25 (Fish Hawk Ln)	15 (lots)	20 (lots)
225	25 (Fish Hawk Ln) 25 (Kill Dee Ct)	15	20 (lots)
229-232	25 (Fish Hawk Ln)	15 (lots)	30 (golf)
233	25 (Fish Hawk Ln) 20 (lot 234)	15 (future lot) 15 (lot 235)	30 (golf)
234	25 (Fish Hawk Ln) 20 (lot 233)	15 (lot 235) 15 (future lot)	30 (golf)
235-240	25 (Fish Hawk Ln)	15 (lots)	30 (golf)

FLETCHER HALL (DEVELOPED LANDS)

Lot 56	ALL (DEVELOPED LANDS Front 25	Side 15 (lot 57) 30 (Gov. Dr)	Rear 20 (open space)
57	25	15	20 (open space)
58	25	15 (lot 57, 59) 20 (open space)	30
59-64	25	15	30
65	25	15	20

66	HALL (DEVELOPE 25	15 (lot 65) 30 (utility easement)	30
67-72	25	15	30
FLYING SO	UIRREL COURT (G	REENSLAKE) (DEVELOPED I	ANDS)
Lot	Front	<u>Side</u>	Real
1201	25	15	20

^{*}Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

FLYWAY DRIVE (DEVELOPED LANDS) Lot Front

<u>Lot</u>	DRIVE (DEVELOPED 1 Front	<u>Side</u>	Rear
18-21	25 (Flyway)	15	30 (lagoon)
	40	15	120
100*	50	25 (lot 101)	
			**
101*	80	20 (lot 100)	50
		15 (lot 102)	
100*	80	15 (lot 101)	50
102*	00	20 (lot 103)	
		or (I-v 100)	120
103*	50	25 (lot 102) 15 (lot 104)	120
		13 (101 104)	
104*	50	15 (lot 103)	120
104	30	25 (lot 105)	
		20 (lot 104)	50
105*	30	20 (101 104) 16 (101 106)	
		16 (lot 106)	
106*	30	20 (lot 107)	50
100		15 (lot 105)	
		25 (lot 106)	120
107*	50	15 (lot 108)	
		22 (22.2.2.)	
108*	50	15 (lot 107)	120
•••		25 (lot 109)	
	80	20 (lot 108)	50
109*	80	20 (lot 112)	
			20
110*	60	See Plat	20
	. ^^	25 (lot 109)	120
112*	50	15 (lot 113)	
		,	
113*	50	25 (easement)	120
		15 (lot 112)	
	20	20 (lot 113)	50
114*	30	10 (easement)	
		• •	

						•	
		•			VE (DEVELOPED LANDS)	cont.	50
FLYWAY DRI	IVE (DEVELOPED LANDS) "30	10 (easement)	50	147*	80 .	20 (lot 145) 15 (lot 150)	50
		20 (lot 121)	٠	148-149*	50	20	śĢ
121*	50	15 (lot 122) 25 (easement)	120	150*	80	15 (lot 147) 20 (lot 151)	50
122*	50	15 (lot 121) 25 (lot 123)	120	151*	50	25 (lot 150) 15 (lot 152)	120
123°	30	20 (lot 122) 15 (lot 126)	50	152*	50	15 (lot 151) 25 (lot 153)	120
125*	30	20	50	153*	30	20 (lot 152) 15 (lot 156)	50
126°	30	15 (lot 123) 20 (lot 127)	50	154-155*	20	20	50
127*	50	25 (lot 126) 15 (lot 128)	120	156*	30	15 (lot 153) 20 (lot 157)	50
128*	50	15 (lot 127) 25 (lot 129)	120	157*	50	25 (lot 156) 15 (lot 158)	120
129°	80	20	50	158*	50	15 (lot 157) 25 (easement)	120
130*	50	20 _ ·	50	159*	80	20 (lot 158)	50
131•	50	20	50	137	•	10 (easement)	
133*	50	25 (lot 129) 15 (lot 134)	120	160-161*	50	20	50
134*	50	15 (lot 133) 25 (lot 135)	120	162*	80	10 (easement) 20 (lot 163)	50
135*	30	20 (lot 134) 15 (lot 138)	50	163*	50	25 (easement) 15 (lot 164)	120
136-137*	50	20	50	164*	50	15 (lot 163) 25 (lot 165)	120
138*	30	15 (lot 135) 20 (lot 139)	50	165*	30	20 (lot 164) 15 (lot 168)	50
139*	50	25 (lot 138)	120	166*	50	20	50
		15 (lot 140)		167-168*	20	20	50
140*	50	15 (lot 139) 25 (lot 141)	120	169*	50	25 (lot 168) 15 (lot 170	120
141*	30	20 (lot 140) 15	50	170*	50	15 (lot 169) 25 (lot 171)	120
142-143*	20	20	50	I71*	80	20 (lot 170)	50
144*	30	15 (lot 141)	50	171'	50	15 (lot 174)	
145*	50	20 (lot 145) 25	120	172-173*	20	20	50

FLYWAY I	PRIVE (DEVELOPED LAN	IDS) cont.		FRIENDFIE	LD HALL (DEVELOPE	D LANDS) cont	
174*	80	15 (lot 171) 20 (lot 175)	50	89	25 (Friendfield) 20 (lot 88)	20 (open space) 15 (lot 90)	· 20 (lot 90)
175*	40	25 (lot 174) 15 (lot 176)	120	90	N/A	15	30 (marsh)
176*	50	15 (lot 175)	120	91	25 (Friendfield)	15	30 (marsh)
		25 (lot 177)		96	25 (Friendfield)	15 (lot 91) 20 (open space)	30 (marsh)
178-179*	50	20	50			15 (lot 97)	
180*	50	15 (lot 178) 25 (lot 176)	50	97	25 (Friendfield)	25 (Friendfield)	25 (Gov. Dr)
*Setbacks on pla	at				LANE (DEVELOPED L		
FORESTAY	COURT (DEVELOPED L	ANDS)		<u>Lot</u> 131-133	<u>Front</u> 25 (Gadwall Ln)	Side 15 (lots)	Rear
	Front	Side	Rear		25 (Gadwall Ell)	15 (1615)	30 (lagoon)
<u>Lot</u> 66	25 (Forestay)	25 (Flyway) 15 (lot 67)	20 (lot 65)	134	25 (Gadwall Ln)	15	30 (lagoon) 20 (lot 136)
67-68 *	25 (Forestay)	15 (lots)	20 (lots)	154	25 (Gadwall Ln)	15 (lots 152, 153) 25 (Bufflehead Dr)	20 (lot 155)
69	25 (Forestay)	25 (Forestay) 15 (lot 70)	20 (lot 68)	CALLINIU	E COURT (SPARROW E	OND COTTAGES) (DEVE	(Open)
•		15 (160 7 6)			Front	Side	Rear
70	20 (lot 71)	15 (beach access) 15 (lot 69)	20 (lot 64)	<u>Lot</u> 1060	25	15	20
71	20 (lot 70)	15 (beach access) 15 (lot 72)	See Plat	1061-1062	15	•	10
				1063-1064	20	7	15
72-74	25 (Forestay)	15 (lots)	See Plat	1065-1070	15	*	10
75	.20 (lot 76)	15 (lot 74) 15 (beach access)	See Plat	1071	20	7	15
76	20 (lot 75)	15 (lot 77) 15 (beach access)	20 (lot 79)	*Zero lot line h separation betwe	omes may be built with no set een buildings.	back on one side of the property, b	ut must have at least a 14 foot
77	25 (Forestay)	25 (Forestay)	20 (lot 78)	GLEN ABBE	Y (DEVELOPED LAND	S)	
78	25 (Forestay)	15 (lot 76)	, ,	<u>Lot</u> 173	<u>Front</u> 20 (lot 174)	<u>Side</u> 15	Rear 30 (lagoon)
	•		20 (lot 79)	174	25 (Glen Abbey)	15	20 (lot 173)
79	20 (lot 80)	15 (lot 78) 15 (beach access)	20 (lot 76)	175-180	25 (Glen Abbey)	15 (lots)	30 (lagoon)
80	25 (Forestay)	15	20 (beach access)	181	25 (Glen Abbey)	15 (bike path) 15 (bike path)	30 (lagoon)
81	25 (Forestay)	25 (Flyway) 15 (lot 80)	20 (beach access)	182	25 (Glen Abbey)	20 (open space) 15 (lot 183)	30 (lagoon)
FRIENDFIE	LD HALL (DEVELOPED)			100 100	05 (01 411-)		
<u>Lot</u> 88	Front	<u>Side</u>	Rear	183-185	25 (Glen Abbey)	15 (lots)	30 (lagoon)
48	25 (Friendfield) 20 (lot 89)	25 (Friendfield) 20 (open space)	25 (Gov. Dr.)	186	25 (Glen Abbey)	15	20 (lot 187)

GLEN AB	BEY (DEVELOPED LAN	DS) cont.		GLEN EAC	GLE (DEVELOPED LAN	DS)	
187	20 (lot 186)	. 15	30 (lagoon)	<u>Lot</u>	Front	<u>Side</u>	Rear
188	20 (lot 189)	15 (lot 187) 15 (open space)	30 (lagoon)	312	25 (Glen Eagle)	25 (Surfsong Rd) 15 (lot 313)	30 (golf)
189	25 (Glen Abbey)	15 (lot 188)	20 (lot 188)	313-319	25 (Glen Eagle)	15 (lots)	30 (golf)
		15 (open space)	, ,	320	25 (Glen Eagle)	15	30 (lagoon)
200	25 (Gien Abbey)	30 (lagoon) 15 (lot 201)	30 (lagooπ)	321	25 (Glen Eagle)	15	30 (lagoon) 30 (golf)
201-211	25 (Glen Abbey)	15 (lots)	30 (lagoon)	322-327	25 (Glen Eagle)	15 (lots)	30 (golf)
212	20 (lot 213)	15	30 (lagoon)	328	25 (Glen Eagle)	25 (Surfsong Rd)	30 (golf)
213	25 (Glen Abbey)	15	20 (open space)			15 (lot 327)	
214	25 (Glen Abbey)	15 (lot 213)	20 (open space)		BIS LANE (DEVELOPED		
	(,,	25 (Glen Abbey)	20 (open spinos)	<u>Lot</u> 700	Front	Side	Rear
215	25 (Glen Abbey)	30 (golf)	20 (lot 216)	700	40 (Glossy Ibis)	50 (Gov. Dr) 30 (lot 701)	30 (marsh)
		20 (lot 216)	20 (101 210)	701	40 (Oleano VIII)		
216	20 (lot 215)	30 (golf)	20 (lot 217)	701	40 (Glossy Ibis)	30 (lot 700) 25 (lot 702)	30 (marsh)
	20 (101 215)	20 (lot 217)	20 (104 217)		10 (OL 711)		
217	20 (lot 216)	30 (golf)	30 (702	40 (Glossy Ibis)	25	30 (marsh)
217	20 (101 210)	20 (open space)	20 (open space)	703	40 (Glossy Ibis)	20	30 (marsh)
229	25 (Glen Abbey)	15 (lot 230)	30 (golf)	704-713	25 (Glossy Ibis)	20	30 (marsh)
230-234	25 (Glen Abbey)	30 (golf) 15 (lots)	30 (golf)	714-715	25 (Glossy Ibis)	20	30 (marsh)
235	25 (Glen Abbey)	25 (Augusta Nat)	20 (lot 159)	716	25 (Glossy Ibis)	20 (lot 715)	Contact ARB
		30 (lagoon)	, ,	717	25 (Glossy Ibis)	Contact ARB	Contact ARB
236	25 (Glen Abbey)	15 (lot 237)	30 (lagoon)	710	26 (01 11:-)	20 (5-4 717)	
		30 (lagoon)		718	25 (Glossy Ibis)	20 (lot 717) 20 (lot 719)	30 (marsh)
237-244	25 (Glen Abbey)	15 (lots)	30 (golf)	719	25 (Glossy Ibis)	20 (lot 718)	30 (marsh)
245	25 (Glen Abbey)	15 (lot 244)	30 (golf)	717	25 (01005) 1015)	20 (lot 720)	JO (III 2017)
	•	15 (bike path)		741	25 (Glossy Ibis)	20 (lot 742)	30 (golf)
246	25 (Glen Abbey)	15 (bike path)	30 (golf)	741	25 (01033) 1013)	20 (casement)	30 (goir)
		15 (lot 247)		742-757	25 (Glossy Ibis)	15	20 (colf)
247-252	25 (Glen Abbey)	15 (lots)	30 (golf)	742-131	23 (Glossy 1015)	13	30 (golf)
262	20 (1-1057)			758-760	25 (Glossy Ibis)	15	30 (lot 761)
253	20 (lot 254)	25 (Surfsong Rd) 15 (lot 252)	30 (golf)	768	25 (Glossy Ibis)	25 (lot 767) 50 (Glossy Ibis)	50 (Gov. Dr)
254	- 25 (Glen Abbey)	25 (Surfsong Rd)	20 (lot 253)	COLDENE	YE DRIVE (UNDEVELO:	PED LANDS)	
		15 (lot 253)		Lot	Front	Side	Rear
	•			90	25 (Goldeneye)	25	30 (lagoon)
					25 (Bufflehead)		
				91-100	25 (Goldeneye)	25	30 (lagoon)

	E DRIVE (UNDEVELOPEI	D LANDS) cont.		GOVERNOR	R'S DRIVE (DEVELOPED	LANDS) cont	
<u>Lot</u> 101	Front 25 (Goldeneye)	<u>Side</u> 25	Rear 30 (lagoon) 30 (golf)	<u>Lot</u> 60	Front 25 (Gov. Dr))	Side 25 (Goldenrod Ct) 15 (lot 61)	Rear 20 (lot 59)
102-103	25 (Goldeneye)	25 (lots)	30 (lagoon)	61	25 (Gov. Dr)	15	20 (lot 64)
104	25 (Goldeneye)	25	30 (lagoon) 30 (golf)	72	25 (Gov. Dr)	15 (bike path) 15 (lot 73)	20 (lot 83)
105-108	25 (Goldeneye)	25 (lots)	30 (golf)	73-76	25 (Gov. Dr)	15	20
109	25 (Goldeneye)	25 (lot 108) 25 (Bufflehead)	30 (golf)	96-97	25 (Gov. Dr)	15	20
GOLDENRO	D COURT (DEVELOPED I			98	25 (Gov. Dr)	15 (lot 97) 25 (Marsh Elder Ct)	20 (lot 99)
<u>Lot</u> 50	Front 25 (Goldenrod Ct)	Side 25 (Goldenrod Ct) 15 (lot 49)	<u>Rear</u> 20 (lot 51)	108	25 (Gov. Dr)	25 (Marsh Elder Ct) 15 (lot 109)	20 (lot 107)
51	25 (Goldenrod Ct)	15	20 (lots 47, 48)	109	25 (Gov. Dr)	15	20 (lot 107)
52 ≇	25 (Goldenrod Ct)	15	30 (lagoon)	110-111	25 (Gov. Dr)	15	30 (marsh)
53	25 (Goldenrod Ct)	15	30 (lagoon)	112-113	25 (Gov. Dr)	15	20 (lots)
54	25 (Goldenrod Ct)	15 (lot 53) 30 (lagoon) 30 (marsh)	30 (marsh)	114	25 (Gov. Dr)	15 (lot 113) 25 (Spartina Ct)	20 (lot 115)
		15 (lot 55)		131	25 (Gov. Dr)	25 (Spartina Ct) 15 (lot 132)	20 (lot 130)
55-58	25 (Goldenrod Ct)	15 (lots)	30 (marsh)	132-135	25 (Gov. Dr)	15 (lots)	20 (lots)
59	25 (Goldenrod Ct)	15	20 (lot 64)	136	25 (Gov. Dr)	15 (lot 135) 25 (Sawgrass Ln)	20 (lot 137)
GOVERNOR'S Lot	S DRIVE (DEVELOPED LA Front	ANDS) <u>Side</u>	Rear	154	25 (Gov. Dr)	25 (Sawgrass Ln) 15 (lot 155)	30 (lagoon)
I	25 (Gov. Dr)	20 (open space) 15 (lot 2)	20 (open space) 20 (lots 14,15)	155	25 (Gov. Dr)	15	30 (lagoon)
2-7	25 (Gov. Dr)	15 (lots)	20 (lots)	156	25 (Gov. Dr)	15 (lot 155) 30 (lagoon)	30 (lagoon)
8	25 (Gov. Dr)	15 (lot 7) 25 (Trumpet Cr)	20 (lot 9)	157	25 (Gov. Dr)	30 (lagoon) 15 (lot 158)	30 (lagoon)
45	25 (Gov. Dr)	15	20 (lot 43) 30 (lagoon)	158	25 (Gov. Dr)	15	30 (lagoon)
46	25 (Gov. Dr)	15 (lot 45) 30 (lagoon)	30 (lagoon)	159	25 (Gov. Dr)	15 (lot 158) 30 (lagoon) 15 (lot 160)	20 (lot 162)
47	25 (Gov. Dr)	30 (lagoon) 15 (lot 48)	20 (lot 51)	160	25 (Gov. Dr)	15 (lot 159) 25 (Sweetgum Ln)	20 (lot 161)
48 49	25 (Gov. Dr) 25 (Gov. Dr)	15 15 (lot 48)	20 (lot 51)	170	25 (Gov. Dr)	15 (lot 171) 30 (golf)	30 (golf)
	(307.21)	25 (Goldenrod Ct)	20 (lot 50)	171-178	25 (Gov. Dr)	15	30 (golf)

GOVERNOR'S DRIVE	DEVELOPED	LANDS) cont.
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GOVERNOR	e's drive (develop)	ED LANDS) cont.	Rear_
<u>Lot</u> 179	Front 25 (Gov. Dr)	• <u>Side</u> 15 (lot 178) 25 (Yellowthroat Ln)	20 (lot 180)
191	25 (Gov. Dr)	25 (Sweet grass Ln) 15 (lot 192)	20 (lots 189,190)
192-194	25 (Gov. Dr)	15 (lots)	20 (lots)
195	25 (Gov. Dr)	15 (lot 194) 20 (open space)	20 (open space)
250	25 (Gov. Dr)	25 (Yellow Throat) 15 (lot 251)	20 (lot 221)
251-256	25 (Gov. Dr)	15 (lots)	20 (lots)
257	25 (Gov. Dr)	15 (lot 256) 30 (golf)	20 (lot 227)
258	25 (Gov. Dr)	30 (golf) 15 (lot 259)	30 (golf)
259-267	25 (Gov. Dr)	15	30 (golf)
268	25 (Gov. Dr)	15 (lot 267) 25 (Tallow Tree Ln)	30 (golf)
281	25 (Gov. Dr)	25 (Tallow Tree Ln) 15 (lot 282)	30 (lagoon)
282-284	25 (Gov. Dr)	15	30 (lagoon)
285	25 (Gov. Dr)	15 (lot 284) 25 (Marsh Cove Rd)	30 (golf)
331	25 (Gov. Dr)	25 (Marsh Cove Rd) 15 (lot 332)	30 (golf)
332-346	25 (Gov. Dr)	15	30 (golf)
347	25 (Gov. Dr)	15 (lot 346) 30 (lagoon)	30 (golf)
348	25 (Gov. Dr)	30 (lagoon) 15 (lot 349)	30 (lagoon)
349-350	25 (Gov. Dr)	15 (101.547)	30 (lagoon)
351	25 (Gov. Dr)	15 (lot 350) 25 (Snowy Egret Ln)	30 (lagoon)
387	25 (Gov. Dr)	25 (Snowy Egret Ln) 15 (lot 388)	30 (lagoon)
388-389	25 (Gov. Dr)	15 (lots)	30 (lagoon)
390	25 (Gov. Dr)	15 (lot 389) 30 (lagoon)	30 (lagoon)

GREEN MEADOW LANE (UNDEVELOPED LANDS)

Because of the limited buildable areas and specific driveway locations associated with these lots, please see the graphics for the lots on this street.

GREEN WINGED TEAL ROAD (DEVELOPED LANDS)

GREEN WINGE Lot 375-376	Front 25	Side 15	Rear 30 (golf)
377	25	15 (lot 376) 30 (lagoon)	30 (golf)
378	25	30 (lagoon) 15 (lot 379)	30 (golf)
379-388	25	15	30 (golf)
389	20 (lot 390)	15 (lot 388) 15 (bike path)	30 (golf)
390	25	15 (lot 389) 15 (bike path)	20 (lot 389)
391	25	15 (bike path) 15 (lot 392)	20 (bike path)
392-400	25	15	20 (bike path)
401	25	15 (lot 400) 30 (lagoon)	20 (bike path)

GREENSWARD ROAD (DEVELOPED LANDS)

Front 25 (Greensward)	Side 20 (open space) 15 (lot 2)	Rear 30 (golf)
25 (Greensward)	15	30 (golf/lagoon)
25 (Greensward)	15 (lot 13) 25 (Sandwedge)	30 (lagoon)
25	20 (golf) 16 (lot 16)	30
25	15	30
25	15	20 (lot 21)
25	15	30 (golf/lagoon)
25	15 (lot 22) 20 (open space)	15 (lot 22) 30 (lagoon)
25 (Greensward)	15 (lot 25) 25 (Sandwedge)	30 (lagoon)
	Front 25 (Greensward) 25 (Greensward) 25 (Greensward) 25 25 25 25 25	25 (Greensward) 20 (open space) 15 (lot 2) 25 (Greensward) 15 25 (Greensward) 26 (lot 13) 27 (Sandwedge) 27 28 29 20 (golf) 16 (lot 16) 25 25 25 26 27 28 29 29 (open space) 25 (Greensward) 25 (Greensward) 26 (Greensward) 27 (Greensward) 28 (lot 22) 29 (open space)

GREENSWARD ROAD	DEVELOPED	LANDS) cont.
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Lot 25-31	Front 25 (Greensward)	Side 15	Rear 30 (lagoon/golf)
39-42	25 (Greensward)	15	30 (golf)
52	25 (Greensward)	25 (Greensward) 15 (lot 42)	30 (golf)

GREY WIDGEON COURT

Because of the limited buildable areas, preservation zones, and selective vista clearing zones associated with these lots, please see the graphics.

HOODED MERGANSER (DEVELOPED LANDS)

HOODEI Lot 136) MERGANSER (DEVE <u>Front</u> 25	Side 25 (Gadwall) 15 (lot 137) 15 (lot 134)	Rear 30 (lagoon)
137	25	15	30 (golf)
138	* 25	15	30 (golf)
139-143	25	15 (lots)	30 (lagoon)
144	25	15 (lot 143) 30 (lagoon) 15 (lot 145)	25 (Flyway)
145	25	15	25 (Flyway)
146	25	15	20 (lot 149)
147	25	15 (lot 146) 25 (Gadwall)	20 (lot 148)

HORNED GREBE COURT (DEVELOPED LANDS)

HORNED GREE Lot 201-204	BE COURT (DEVELOPED : Front 25 (Horned Grebe)	Side 15	Rear 30 (lagoon)
205	25 (Horned Grebe)	15	20 (lot 210, 211)
206	25 (Homed Grebe)	15	20 (lot 209)
207	25 (Homed Grebe)	15 (lot 206) 25 (Belted King)	20 (lot 208)

JACKSTAY COURT (DEVELOPED LANDS)

URT (DEVELOPED LAND Front 25 (Jackstay)	Side 25 (Plyway) 15 (lot 83)	Rear 20 (beach access)
25 (Jackstay)	15	20 (beach access)
20 (lot 85)	15	20 (beach access)
	Front 25 (Jackstay) 25 (Jackstay)	25 (Jackstay) 25 (Flyway) 15 (lot 83) 25 (Jackstay) 15

35	COURT (DEVELOPED 25 (Jackstay)	15	20 (lot 84)
36	25 (Jackstay)	25 (Jackstay) 15 (lot 87)	20 (lot 85)
87	20 (lot 88)	15 (lot 86) 15 (beach access)	20 (lot 84)
88	20 (lot 87)	15 (lot 72) 15 (beach access)	See Plat
89-91	25 (Jackstay)	15 (lots)	See Plat
92	20 (lot 93)	15 (lot 91) 15 (beach access)	See Plat
93	20 (lot 92)	15 (lot 94) 15 (beach access)	20 (lot 96)
94	25 (Jackstay)	25 (Jackstay) 15 (lot 93)	20 (lot 95)
95	25 (Jackstay)	25 (Jackstay) 15 (lot 96)	20 (lot 94)
96	20 (lot 97)	15 (lot 95) 15 (beach access) 15 (lots 98, 99)	20 (lot 93)
97	20 (lot 96)	15 (beach access) 15 (lot 99)	25 (Flyway)
98	25 (Jackstay)	25 (Jackstay)	20 (lot 97)
99	25 (Jackstay)	25 (Flyway) 15 (lot 98)	20 (lot 97)

KIAWAH BEACH DRIVE (GREENSLAKE) (DEVELOPED LANDS)

Lot	Front	Side	Rear
1230-1236	15	*	10
1237	25	15	20

^{*}Zero lot line homes may be built with no setback on one side of the property but must have at least a 14 foot separation between buildings.

KIAWAH ISLAND CLUB DRIVE (UNDEVELOPED LANDS)

Because of the limited buildable areas and specific driveway locations associated with these lots, please see the graphics for the lots on this street.

KILL-DEE C	OURT(DEVELOPED LAI	NDS)		
Lot	Front	Side	Rear	
225	25 Fish Hawk Lane 25 Kill Dee Court	15	20	
226	25	20	20	
227	25	20 (lot 228) (lot 226) 20 (lot 257)	30	
228	25	20	30	
KINGS ISLA	ND (DEVELOPED LAND	S)		
Lot	Front	<u>Side</u>	Rear	
219	25 (Kings Isl)	15 (lot 220) 30 (golf)	30 (lagoon)	
220-224	25 (Kings Isl)	15	30 (lagoon)	
225-227	25 (Kings Isl)	15	30 (golf)	
228	25	15 (lot 227) 30 (golf)	30 (golf)	
LOW OAK V Lot 325	WOODS ROAD (DEVELO Front 25 (Low Oak Woods)	PED LANDS) Side 30 (golf) 15 (lot 326)	Rear 30 (golf)	
326	25 (Low Oak Woods)	15	30 (golf)	
336	20 (Lot 335)	15	30 (golf)	
337-341	25 (Low Oak Woods)	15	30 (golf)	
342	25 (Low Oak Woods)	15 (lot 341) 15 (bike path)	30 (golf) 20 (bike path)	
343	25 (Low Oak Woods)	15 (bike path) 15 (lot 344)	20 (bike path) 30 (golf)	
344-348	25 (Low Oak Woods)	15	30 (golf)	
349	25 (Low Oak Woods)	15	30 (lot 350)	
350	25 (Low Oak Woods)	15	30 (golf)	
351-352	15 (Low Oak Woods)	15	30 (golf)	
353	25 (Low Oak Woods)	15 (lot 352)	30 (golf)	
373	25 (Low Oak Woods)	30 (golf) 15 (lot 374)	20 (lot 374)	•
374	25 (Low Oak Woods)	25 (Green Winged) 15 (lots 373, 375)	N/A	

<u>Lot</u> 20	<u>Front</u> 55 (Gov. Dr)	<u>Side</u> 20 (Marsh) 15 (lot 21)	<u>Rear</u> See Graphics
21	55 (Gov. Dr)	15	20
22	25	15	20
23	25	15	See Graphics
24	25	15	See Graphics
25	See Graphics	20	See Graphics
26	See Graphics	See Graphics	See Graphics
27 -	25	15	See Graphics
28	25	15	See Graphics
29	25	15	30
30	25	15	20
31	25	15 (lot 30) 40 (Gov. Dr)	See Graphics
MARSH CO Lot 285	OVE ROAD (SEE GRAF Front 25	PHICS ALSO) (UNDEVELO Side 30 (golf) 15 (lot 286)	PED LANDS) Rear 30
286-290	25	15	30
291	25	15	30 See Graphics
292-293	25	15	30
294	20	15	30 (Corner of 293 25 (Corner of 295
295	25	30 (easement) 15 (lot 296)	30
296	25	15 (lot 295) 30 (easement)	30 (easement)
	25	15	30
297-300			30
297-300 301-302	25	15	30

			•
MARSH EI	GE LANE (DEVELOPED	LANDS)	
<u>Lot</u> 22	Front 25 (Marsh Edge Ln)	Side 25 (Trumpet Cr) 15 (lot 23)	Rear 30 (lagoon)
23-25	25 (Marsh Edge Ln)	15	30 (lagoon)
26	25 (Marsh Edgo Ln)	15 (lot 25) 30 (lagoon) 15 (lot 27)	20 (lot 19)
27	25 (Marsh Edge Ln)	15	20 (lots 17, 18, 19)
28	25 (Marsh Edge Ln)	15 (lot 17) 20 (open space) 30 (marsh)	20 (open space)
29	25 (Marsh Edge Ln)	30 (marsh) 15 (lot 30)	30 (marsh)
30-35 #	25 (Marsh Edge Ln)	15	30 (marsh)
36	25 (Marsh Edge Ln)	15 (lot 35) 30 (marsh)	30 (marsh)
37	25 (Marsh Edge Ln)	30 (marsh)	30 (marsh)
38	25 (Marsh Edge Ln)	30 (marsh) 15 (lot 39) 20 (open space)	30 (marsh)
39	25 (Marsh Edge Ln)	15	20 (open space)
40	25 (Marsh Edge Ln)	15	30 (lagoon)
MARSH E	LDER COURT (DEVELOP	ED LANDS)	
<u>Lot</u> 98	<u>Front</u> 25 (Marsh Elder)	Side 25 (Gov. Dr) 15 (lot 99)	<u>Rear</u> 15 (lot 97)
99-100	25 (Marsh Elder)	15	20
101	25 (Marsh Elder)	15 (lot 100) 30 (O.C.R.M.) 15 (lot 102)	20 (lots 92, 93)
102	25 (Marsh Eider)	15 (lots 101, 103)	30 (marsh)
103-106	25 (Marsh Elder)	15	30 (marsh)
107	25 (Marsh Elder)	15	30 (marsh) 20 (lot 110 Gov. Dr)
108	25 (Marsh Elder)	25 (Gov. Dr) 15 (lot 107)	15 (lot 109)

MARSH HAWK L <u>ot</u> 160,162,164,166, 168,170,172,174,176	<u>Front</u> 20 (Marsh Hawk)	S (DEVELOPED LANDS) Side 3 (r. side w/wall) 7 (l.side)	Rear 30 (golf)
161,163,165,167, 169,171,173,175, 177-185	20 (Marsh Hawk)	3 (!. side w/wall) 7 (r. side)	30 (marsh)
MARSH ISLAN	D DRIVE (DEVELOP	ED LANDS)	70
<u>Lot</u> 161	Front 25 (Marsh Isl. Dr)	Side 25 (Sweetgum Ln) 15 (lot 162)	<u>Rear</u> 20 (lot 160)
168	25 (Marsh Isl. Dr)	30 (marsh) 15 (lot 169)	30 (marsh)
169-172	25 (Marsh Isl. Dr)	15	30 (marsh)
173	25 (Marsh Isl. Dr)	15 (lot 172) 30 (marsh)	30 (marsh)
174	25 (Marsh Isl. Dr)	30 (marsh)	30 (marsh)
190	25 (Marsh Isl. Dr)	25 (Sweetgum Ln) 15 (lot 189)	20 (lot 191)
Patio Lots - Wa 162	ll on Left 25 (Marsh Isl. Dr)	12 3 (privacy wall)	20 (lot 159)
163-166	25 (Marsh Isl. Dr)	12 3 (privacy wall)	30 (lagoon)
167	25 (Marsh Isl. Dr)	30 (marsh) 3 (privacy wall)	30 (lagoon)
Patio Lots - Wai	ll on Right		
175	25 (Marsh Isl. Dr)	30 (marsh) 3 (privacy wall)	30 (marsh)
176-183	25 (Marsh Isl. Dr)	12 3 (privacy wall)	30 (marsh)
184	25 (Marsh Isl. Dr)	12 3 (privacy wall)	30 (marsh) 20 (open spa
185	25 (Marsh Isl. Dr)	12 3 (privacy wall)	20 (open spa
186	25 (Marsh Isl. Dr)	12 3 (privacy wall)	20 (lot 194) 20 (open spa
187-189	25 (Marsh Isl. Dr)	12 3 (privacy wall)	20 (lots)

MADGUIWE	PEN COURT (SEE GRAP	HICS ALSO) (UNDEVELO	PED LANDS)	NEEDLER	USH COURT (DEVELOPE	D LANDS)	
Lot 21	Front 25	Side 20 (lot 22) 25 (Salt Cedar)	Rear 30	<u>Let</u> 202	Front 25 (Needlerush)	<u>Side</u> 15 (lot 204) 30 (lagoon)	Rear 30 (golf)
22	25	20	30	204	25 (Needlerush)	15 (lots 205,203) 30 (lagoon)	30 (golf)
23	25	20	30	205	25 (Needlerush)	15	30 (lagoon)
24	See Graphics	50 (Gov. Dr) 20 (lot 23) 20 (lot 25)	30 (lagoon)	NEW SET	TLEMENT (SEE GRAPHIC <u>Front</u>	S ALSO) (UNDEVELOPE <u>Side</u>	ED LANDS) <u>Rear</u>
25	25	50 (Gov. Dr) 20 (lot 24) 20 (lot 26)	See Graphics	62	50	25 (lots 60,61) 15 (lot 63)	50
26	25	20	30 (Critical Line)	63	50	15 (lot 62) 20 (lot 64)	50
27	25	20	30	64	n/a	15 (lot 63) 15 (lot 65)	50 (golf) 40 (pond)
	COURT (DEVELOPED L			65	40	15	40
<u>Lot</u> 282	Front 25 (Masters Ct)	Side 25 (Surfsong Rd)	<u>Rear</u> 30 (golf)	66	25	15	40
-		15 (lot 283)		67	25	15	40
283-286	25 (Masters Ct)	15 (lots)	30 (golf)	68	25	15 (lot 67) 20 (lot 69)	See Graphics
287	20 (lot 286)	15 (lot 288) 30 (golf)	30 (golf)	 69	50	15 (lot 68)	See Graphics
288	20 (lot 287)	15	30 (golf)			25 (Rhett's Bluff)	
289-291	25 (Masters Ct)	15 (lots)	30 (golf)	73	25	50 (Rhett's Bluff) 15 (lot 74)	30
292	20 (lot 293)	15	30 (golf)	74-78	25	15	See Graphics
293	25 (Masters Ct) 25 (Surfsong Rd)	15	20 (lot 292) 20 (lot 294)	79	25 (New Settlement)	15 (lot 78) 25 (river marsh)	30
MUIRFIEL	D LANE (VILLAGE AT 1	TURTLE BEACH) (DEVEL	OPED LANDS)	NICKLAU	IS LANE (DEVELOPED LA	NDS)	
<u>L₁0t</u> 42-43	Front 20	<u>Side</u> 7	<u>Rear</u> 15	<u>Lot</u>	Front 25	Sides 25 (Surfsong) 15 (lot 2)	<u>Rear</u> 30
44-45	15	*	10				30
46 47	20 15	7	15 10	2	25	25 (Nicklaus) 15 (lot 1) 15 (lot 3)	
48	25	15	20	3	25	15 (lot 2)	30
		oack on one side of the property, i				10 (easement) 30 (North Side)	
	ween buildings.	,,		4	15	10 (easement) 30 (golf)	30

NICKLAUS LAP 5-6	NE (DEVELOPED LANDS) 25	cont. 15	See Plat
7	25	2515	See Plat
8	25	15	30
9	40	15 (lot 8) 25 (lot 10)	See Graphics
10	50	25 (lot 9) 15	See Graphics
11-12	25	15	25 (Surfsong)
13	25	15 (lot 12) 25 (Nicklaus Ln)	25 (Surfsong)
OCEAN COURS	SE DRIVE (UNDEVELOPE	D LANDS)	
Lot	Front	<u>Side</u>	Rear
0	30	30 (lot 223)	20
1-13 *	25 (Ocean Course)	20 (lots)	30 (marsh)
14	25 (Ocean Course)	20 (lot 13) 20 (beach access)	30 (marsh)
15	40	20 .	See Graphics
16	50 (lot 17) 40 (lot 15)	20	See Graphics
17	50	20	See Graphics
18	40 (lot 19) 50 (lot 17)	20	See Graphics
19-20	40	20	See Graphics
21	30	29	See Graphics
22	30	29	See Graphics
23	25 (lot 24) 30 (lot 22)	20 20	See Graphics See Graphics
24	25	20	See Graphics
25	25 (lot 24) 30 (lot 26)	20	See Graphics
26	40 (lot 25)	20	See Graphics
27	40	20	See Graphics
28	40 (lot 27)	20	See Graphics
29	20 (lot 30)	20	See Graphics

0.00	EAN COURSE DRIVE (UND	TEVEL OPEN LANDS) cont	
30	25	. 20	See Graphics
31	25	20	See Graphics
32	40	20 (See Plat)	See Graphics
33	40	20	See Graphics
34-3	5 50	20	40
36	50	20	See Graphics
37	40	20	See Graphics
38	40 (Ocean Course)	20	See Graphics
39	40 (Ocean Course)	20	See Graphics
40	40 (Ocean Course)	20 (See Plat)	See Graphics
41	40	30	30
42	25	20	30
43	30	20	See Graphics
44-4	5 30	20	30
46	30	20	See Graphics
47	30	20	30
48	30	20	See Graphics
(49	30	20	See Graphics
2 50-5	30	20	30 AND TO 100 TO
) 52 53	3012,40L 40	20	30 J J J J J J J J J J J J J J J J J J J
54	40	25,26 (Otter Island) 20 (lot 53)	30
55	25 (Ocean Course)	25 (Otter Island) 20 (lot 56)	30 (lagoon)
56-	25 (Ocean Course)	20 (lots)	30 (lagoon/marsh)
65	See Graphics		
00	EAN GREEN PHASE I (DE	VELOPED LANDS)	
Lo		<u>Side</u>	<u>Rear</u> 30

OCEAN GRE Lot 12	EN PHASE I (UNDEVELO: Front	PED LANDS) <u>Side</u>	<u>Rear</u>	OCEAN MAI	RSH ROAD (SEE GRAPHIC	S ALSO) (UNDEVELOPE	D LANDS)
12			·	Lot	<u>Front</u>	<u>Side</u>	<u>Rear</u>
13			•	212	40	15 (lot 213) 20 (Ocean Course)	25 (easement)
OCEAN GRE	EN PHASE I (DEVELOPEI) LANDS) cont.					
<u>Lot</u>	Front	<u>Side</u>	Rear	213	40	15	25
14	25	15	20	214	40	15	25
15	25	15	20	221	40	20 (lot 222)	See Graphic
16	30	20	30	222	40	20	See Graphic
17	30	20	30	223	40	20	See Graphic
18	25	15	20	OCTURA	S (UNDEVELOPED LAND:	2)	
19	25	15	20	Lot	Eront	Side	<u>Rear</u>
				300	15	20 (entry road)	50 (Ocean Course Dr)
20 #	25	15	20			15	
21	25	15	20	301	15	15	50 (corner of lot 300) 40 (corner of lot 302)
22 -	25	15	20				,
23	15 (Ocean Green)	15 (Lot 29,25,26) 15 (lot 22)	30 (golf)	302	20	15 40 (Ocean Course Dr)	30 Property Line or 20 Critical Line (most restrictive)
24-25	25 (Ocean Green)	5	20				·
26	25 (Ocean Green)	5	30	303-307	20	15	30 Property Line or 20 Critical Line (most restrictive)
OCEAN GRE	EN PHASE II (UNDEVELO	PED LANDS)					·
<u>Lot</u>	<u>Front</u>	<u>Side</u>	Rear	308	20	15	30 Property Line or 15 Critical Line
1	25	5	See Graphics				(most restrictive)
2	25	5	See Graphies	309	20	15 (lot 308)	30 Property Line or
3	25	5	See Graphics			10 (access)	15 Critical Line (most restrictive)
4	25	5	See Graphics	310-312	20	15	20 (lagoon)
5	25	5	See Graphics	400	15	20 (entry road)	50 (Ocean Course Dr)
6	25	5	30			15	
7	25	5	30	401-402	15	15	50 (Ocean Course Dr)
8 .	Easement	5 (lot 7)	30	. 403-404	20	15	15
9-18	25	See Graphics	See Graphics	405	25	15 (lot 406) 40 (Ocean Course Dr)	30 Property Line or 20 Critical Line (most restrictive)

			OSPREY C	OTTAGE LANE (SEE (GRAPHICS ALSO) (UNDEVEI	LOPED LANDS)
KS (UNDEVELOPED LA)	NDS) cont.		<u>Lot</u>	Front	Sides	Rear
30	15	30 Property Line or	800	20.	30 (Gov. Dr)	See Graphics
		15 Critical Line			15 (lagoon)	ou diapmes
		(most restrictive)	•		10 (1252)	
		,	801	15	15 (lagoon)	30
15	15	30 Property Line or	***		20 (lot 802)	30
		15 Critical Line			25 (10, 002)	
		(most restrictive)	802	See Graphics	20	15
		(22001000000)	002	occ Grapines	20	13
20	15	30 Property Line or	803	20	20	15
		15 Critical Line	603	20	20	1,5
		(most restrictive)	. 804	See Graphics	20 (lot 803)	15
		(120011050101110)	. 804	Sec Grapines	10 (lot 805)	13
20	15 (lot 408)	30 Property Line or			10 (101 803)	
	IO (access)	15 Critical Line	805	See Graphics	30 (lot 804)	15 (Converbook Bond)
	()	(most restrictive)	803	See Grapines	30 (Gov. Dr)	15 (Canvasback Pond)
		(most resultative)			30 (GOV. DF)	
20	15	20	OSPREY P	OINT LANE (DEVELO	PED LANDS)	
				<u>Front</u>	Side	Rear
ROAD (DEVELOPED LA			<u>Lot</u> 115	25	20	20
<u>Front</u>	<u>Side</u>	Rear	110	22	20	20
25 (Old Dock)	25 (Old Dock)	25 (Sea Marsh Rd)	116	25	20 (Canvasback Pond)	50
	15 (lot 488)	•			20 (lot 117)	50
					25 (100 117)	
25 (Old Dock)	15	25 (Sea Marsh Rd)	117	25	20	30
20 (lot 489)		· · · · ·				
	15		118	25	20	50
25 (Old Dock)	15	30 (marsh)				
20 (lots 488,260)			119	25	20	50
25 (Old Dock)	15	30 (marsh)	124	25	20	50
20 (lot 489)						
			OTTER ISI	AND ROAD (SEE GRA	PHICS ALSO) (UNDEVELOP)	ED LANDS)
25 (0117)			<u>Lot</u>		<u>Side</u>	Rear
25 (Old Dock)	15	30 (marsh)	65	<u>Front</u> 25	25 (Otter Isl. Rd)	30
06 (011 1)			V 3	23	20 (lot 66)	50
25 (Old Dock) 20 (lot 499)	15	30 (marsh)			20 (.000)	
20 (10(499)			66	50	20 (lot 65/67)	30
20 (lot 500)	15 (lot 498)	20 (10 (easement)	
20 (101 300)		30 (marsh)			(
	30 (marsh)		67	50	20 (lot 66)	See Graphics
20 (lot 499)	15 (lot 501)	20 (lot 512)			30 (marsh)	•
20 (101 455)	30 (marsh)	20 (100312)			, ,	
	50 (mæsa)		68	See Graphics		
20 (lot 500)	15	20 (lot 511)				
25 (Old Dock)	••	20 (10: 311)	69	See Graphics		
(
25 (Old Dock)	15	20 (lots)	70	25	20 (lot 71)	See Graphics
,		(2002)			15 (marsh)	
25 (Old Dock)	15 (lot 505)	20 (lot 507)		4		
•	25 (Old Dock)	()	71	20	20	See Graphics
	•					
			72	15	20	15

OTTER ISLAND	ROAD (SEE GRAPHICS A	ALSO) (UNDEVELOPED I 20 (lot 72) 15 (easement)	LANDS) cont. 10
74	See Graphics	20	See Graphics
75	25	20	30
76	25	20	See Graphics
77	40	20	See Graphics
78	See Graphics	20	See Graphics
79	See Graphics	20	See Graphics
88	25	See Graphics	See Graphics
89	25	See Graphics	See Graphics
90	25	See Graphics	See Graphics
OYSTER RAKE Lot 530	(DEVELOPED LANDS) Front 25 (Oyster Rake)	Side 15 (lot 531) 25 (K.I. Pkwy)	Rear 30 (golf)
531-543	25 (Oyster Rake)	15 (lots)	30 (golf)
544-548	25 (Oyster Rake)	15	30 (marsh)
549-552	25 (Oyster Rake)	15	30 (open space)
553-571	25 (Oyster Rake)	15	50 (K.I. Pkwy)
572	25 (Oyster Rake)	15 (lot 571) 25 (Oyster Rake)	50 (K.I. Pkwy)
573	25 (Oyster Rake)	25 (Oyster Rake) 15 (lot 597)	20 (open space)
574-584	25 (Oyster Rake)	15	20 (open space)
585	25 (Oyster Rake)	15 (lot 584) 25 (Oyster Rake)	20 (open space)
586-597	25 (Oyster Rake)	15	20 (open space)

OYSTER SHELL ROAD (UNDEVELOPED LANDS)

Because of the limited buildable areas, preservation zones, and selective vista clearing zones associated with these lots, please see the graphics.

PAINTED BUNTING LANE (DEVELOPED LANDS)					
Lot	Front	<u>Side</u>	Rear		
32	25 (Painted Bunting)	25 (Greensward)	30 (lagoon)		
-		15 (lot 33)			
33-37	25 (Painted Bunting)	15	30 (lagoon/golf)		
38	25 (Painted Bunting)	15 (lot 37)	30 (lagoon)		
36	25 (Lumou Bunding)	25 (Greensward)			
PALM WARBL	ER ROAD (DEVELOPED I		_		
<u>Lot</u>	Front	<u>Side</u>	Rear		
303	25 (Palm Warbler)	25 (Surfwatch)	30 (lagoon)		
		15 (lot 304)			
304-309	25 (Palm Warbler)	15	30 (lagoon/golf)		
310	25 (Palm Warbler)	15 (lot 309)	30 (golf)		
	,	15 (cart path)			
311	25 (Palm Warbler)	15 (cart path)	30 (golf)		
311	()	15 (lot 312)			
312	25 (Palm Warbler)	15	30 (golf)		
313	25 (Palm Warbler)	15 (lot 312)	30 (golf)		
		15 (bike path)	20 (bike path)		
		16 (1.1 215)	20 (bike path)		
314	25 (Palm Warbler)	15 (lot 315)	20 (bike paul)		
		15 (bike path)			
315-316	25 (Palm Warbler)	15	30 (golf)		
313-310	25 (2 4251 11 42 12 1)				
317	25 (Palm Warbier)	15 (lot 316)	30 (golf)		
		15 (cart path)			
		1.5 (mark math)	30 (golf)		
318	25 (Palm Warbler)	15 (cart path) 15 (lot 319)	30 (goil)		
		13 (10: 319)			
319-323	25 (Palm Warbler)	15	30 (golf)		
31, 323					
324	25 (Paim Warbier)	15 (lot 323)	30 (golf)		
		30 (lagoon)			
	CONTRACTOR Y AND CO				
	(DEVELOPED LANDS)	01.3	Degr		
<u>Lot</u>	Front	<u>Side</u>	<u>Rear</u> 10		
70-71	15	•	10		
72-75	20	7	15		
12-13	~~	•			
76	25	15	20		
77	20	7	15		

^{*}Zero lot line homes may be built with no setback on one side of the property but must have at least a 14 foot separation between buildings.

PERSIMMON COURT (DEVELOPED LANDS)				
<u>Lot</u> 62	Front 25	Side 25 (Gov. Dr) 15 (lot 63)	Rear 15 (lot 61)	
63	25	15 (lot 62)	15 (lot 64)	
64	25	30 (marsh) 15 (lot 58) 15 (lot 59) 15 (lot 63)	15 (lot 61)	
65	25	15 (lot 66) 30 (marsh)	30 (marsh)	
66-68	25	15	30	
69	25	15	30	
70	25	15	20	
71 *	25 (Persimmon Ct)	25 (Gov. Dr) 15 (lot 70)	20 (bike path)	
PINE SISKEN C	OURT (DEVELOPED LAN			
<u>Lot</u> 1220	<u>Front</u> 20	Side 7	<u>Rear</u> 15	
1221-1127	15	*	10	
1228	20	7	15	
*Zero lot line homes may be built with no setbacks on one side of the property, but must have at least a				

^{*}Zero lot line homes may be built with no setbacks on one side of the property, but must have at least a 14 foot separation between buildings.

PIPING PLOVER (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)

PIPING PLOVER (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)					
<u>Lot</u> 586	Front 25 (Piping Plover)	Side 20 (lot 587) 25 (Bufflehead)	<u>Rear</u> 30 (golf)		
587-592	25 (Piping Plover)	20	30 (golf)		
593	25 (Piping Plover)	20 (lot 592, 233) 20 (easement)	30 (golf)		
594	25 (Piping Plover)	20 (lot 595, 234) 20 (easement)	30 (golf)		
595- 602	25 (Piping Plover)	20	30 (golf)		
603	25 (Piping Plover)	20 (lot 602) 25 (Bufflehead)	30 (golf)		

PLEASANT VALLEY (DEVELOPED LANDS)

Lot	Front	<u>Side</u>	<u>Rear</u>
100	20 (lot 101)	20 (open space)	20 (open space)
	• •	30 (golf)	

PLEASANT	VALLEY (DEVELOPED)	LANDS) cont.	
101	20 (lot 102)	15 (lot 100) 30 (golf)	20 (lot 10 0)
102	25 (Pleasant Valley)	15 (lot 101) 30 (golf)	20 (lot 101)
103	25 (Pleasant Valley)	20 (open space) 15 (lot 104)	30 (golf)
104	25 (Pleasant Valley)	15 (cart path) 15 (lot 104)	30 (golf)
105	25 (Pleasant Valley)	15 (cart path) 15 (lot 106)	30 (golf)
106-109	25 (Pleasant Valley)	15 (lots)	30 (golf)
110	25 (Pleasant Valley)	15 (lot 109) 20 (open space)	30 (golf)
111	25 (Pleasant Valley)	20 (open space)	30 (golf)
112	30 (lagoon)	30 (golf) 15 (lot 113)	30 (golf)
113-115	25 (Pleasant Valley)	15 (lots) 15 (lot 117)	30 (golf)
116	25 (Pleasant Valley)	30 (golf) 15 (lot 116)	20 (lot 117)
117	20 (lot 115)	30 (golf)	30 (golf)
RED BAY R	OAD - PATIO LOTS (DE	VELOPED LANDS)	
Lot	Front	<u>Side</u>	Rear
354-364	20 (Red Bay)	3 (r. side w/wall) 7 (l. side)	10 (lagoon/goli
365-372	20 (Red Bay)	3 (I. side w/wall) 7 (r. side)	10 (lagoon/gol
RED CEDA	R LANE (DEVELOPED L	ANDS)	
Lot	Front	Side	<u>Rear</u>
137	25 (Red Cedar)	25 (Red Cedar) 15 (lot 138)	20 (lot 136)
138-141	25 (Red Cedar)	15 (lots)	20 (lots)
142	25 (Red Cedar)	15 (lot 141) 30 (marsh) 15 (lot 143)	20 (lot 129)
143-149	25 (Red Cedar)	15 (lots)	30 (marsh)

RED CEDAR LA	ANE (DEVELOPED LANDS 25 (Red Cedar)	S) cont. 15 (lot 149) 30 (marsh)	30 (marsh)
151	25 (Red Cedar)	30 (marsh) 15 (lot 153)	30 (lagoon)
152	25 (Red Cedar)	15	30 (Iagoon)
153	25 (Red Cedar)	15 (lot 152) 25 (Sawgrass Ln)	30 (lagoon)
RHETT'S BLUI	FF ROAD (UNDEVELOPEI	LANDS)	
Lot 7	Front 20 (Rhett's Bluff)	Side 15	Rear 25 (marsh)
8	20 (Rhett's Bluff)	45	20 (marsh)
9	20 (Rhett's Bluff)	15	20 (marsh)
10	20 (Rhett's Bluff)	15	20 (marsh)
11	20 (Rhett's Bluff)	15	L-20, R-10
12-	20* (Rhett's Bluff)	15	10 (marsh)
13	20* (Rhett's Bluff)	15**	10 (marsh)
14	20* (Rheit's Bluff)	15**	10 (marsh)
15	20* (Rhett's Bluff)	15**	10 (marsh)
16	20* (Rhett's Bluff)	15**	L-10, R-20
17	20 (Rhett's Bluff)	15	20 (marsh)
18	20 (Rhett's Bluff)	15	L-20, R-25
19-28	20 (Rhett's Bluff)	15	25 (marsh)
29	20* (Rhett's Bluff)	15**	15 (Kiawah River)
30	20* (Rhett's Bluff)	15**	15 (Kiawah River)
31	20* (Rhett's Bluff)	15**	15 (Kiawah River)
32	20* (Rhett's Bluff)	15**	15 (Kiawah River)
33	20* (Rhett's Bluff)	15**	15 (Kiawah River)
34	20 (Rhett's Bluff)	15	L-40, R-15
35	50 (Rhett's Bluff)	15	L-50, R-40
95	See Graphics	See Graphics 15 (lot 96)	25 (marsh)
96-98	See Graphics	15	25 (marsh)

RHETT'S BLUFF ROAD (UNDEVELOPED LANDS) cont.

. .

99*** See Graphics 15 25 (marsh)
See Graphics

A one story element may be allowed to encroach to within 10' of the front property line.

** Decks of reduced height may be allowed to encroach into the setback.

*** Lot 99, there is a no construction zone on the easement side of the lot; there is to be no roof overhang nor footings in this area.

RIVER MARSH LANE (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)

	LANE (SEE GRAFINGS A		
<u>Lot</u> 41	Front 100	Side 15	Rear See Graphics
42-44	50	15	50
45	50	15	See Graphics
46	50	15	50
47	50	15	See Graphics
48-55	50	15	50
56	50	15	See Graphics
57	25 (lot 58)	15 (lot 56) See Graphics	50
58-59	See Graphics	See Graphics	See Graphics
60	80	15 (lot 59, See Graphics) 25 (lots 62, 61)	See Graphics
61	50 (River Marsh)	50 (New Settlement)	25 (lot 60)
80	25	25 (lot 60) 15 (lot 81) 20 (wetland)	30
81	25	15	30
82	25	15	30
ROYAL BEACE	H DRIVE (DEVELOPED LA	NDS)	_
<u>Lot</u>	Front	Side	Rear 20 (open space)
1	25 (Royal Beach)	25 (Flyway)	zo (open space)

Lot 1	Front 25 (Royal Beach)	Side 25 (Flyway) 15 (lot 2)	Rear 20 (open space)
2-6	25 (Royal Beach)	15 (lots)	20 (open space)
7	20 (lot 6)	15	See Plat
8	20 (lot 7)	15	See Plat
9	20 (lots 8, 10) 25 (Royal Beach)	15	See Plat

DOVAT DEAC	H DRIVE (DEVELOPED L	ANDS) cont		RYDER CUP I	LANE (DEVELOPED LAND	S) cont.	
10	20 (lot 11)	15	See Plat	192	N/A	15 30 (lagoon)	20 (open space)
11	20 (lot 12)	15	See Plat	193-196	25 (Ryder Cup)	15 (lots)	30 (lagoon)
12-16	25 (Royal Beach)	15 (lots)	20 (open space)	197	N/A	15 (lot 198)	30 (lagoon)
17	25 (Royal Beach)	15 (lot 16) 25 (Flyway)	20 (open space)			30 (lagoon)	"
RUDDY DUCK	COURT (DEVELOPED L			198	25 (Ryder Cup)	15 (lot 199) 30 (lagoon)	30 (lagoon)
	Front	Side	Rear		05 (D. 1) (O.)	15 (lot 198)	30 (lagoon)
<u>Lot</u> 560	25 (Ruddy Duck) 25 (Bufflehead)	15	30 (lagoon)	199	25 (Ryder Cup)	25 (Glen Abbey)	50 (lagoon)
			20 (1)	SALT CEDAR	LANE (UNDEVELOPED L	ANDS)	
561-562	25 (Ruddy Duck)	15	30 (lagoon)	<u>Lot</u>	Front	<u>Side</u>	Rear
563	25 (Ruddy Duck)	15	30 (golf)	28-38	25	20	See Graphics
RUDDY TURN	STONE (DEVELOPED LO	TS)		39-40	See Graphics	See Graphics	See Graphics
<u>Lot</u> 289-291	Front 25 (Ruddy Turn)	<u>Side</u> 15	Rear 30 (open space)	41-42	25	15	See Graphics
207-231	22 (1000) 1011)		ar (creative)	43-49	25	20	30
507	25 (Ruddy Turn)	15 (lot 508)	20 (lots)	12 12			
-		25 (Sea Marsh Rd)		50-51	25	See Graphics	See Graphics
508-511	25 (Ruddy Turn)	15	20 (lots)	52-57	25	See Graphics	See Graphics
512	N/A	15 (lots)	30 (marsh)	58	20	20	See Graphics
513-514	25 (Ruddy Turn)	15	30 (marsh)	59	25	See Graphics	See Graphics
515	25 (Ruddy Turn)	15 (lot 514)	30 (marsh)	60-64	See Graphics	See Graphics	See Graphics
		30 (marsh)		SALTGRASS	COURT (DEVELOPED LAI		
517	25 (Ruddy Turn) 20 (lot 518)	30 (marsh) 15 (lot 518)	30 (lagoon)	<u>Lot</u> 243	Front 25 (Saltgrass)	<u>Side</u> 15 (lot 244) 25 (Sea Marsh Dr)	<u>Rear</u> 20 (lot 229)
518	20 (lot 519)	15 (lot 517) 30 (lagoon)	30 (lagoon)	244	25 (Saltgrass)	15	20 (open space)
519	20 (lot 518)	15 (lot 520)	30 (lagoon)	245	20 (lot 244)	15	30 (marsh)
		30 (lagoon)		246	25 (Saltgrass)	15	30 (marsh)
520-521	25 (Ruddy Turn)	15	30 (open space)	247	25 (Saltgrass)	15	30 (marsh)
522	25 (Ruddy Turn)	15	N/A	248	20 (lots 249, 251)	15	30 (marsh)
523	25 (Ruddy Turn)	15	30 (open space)		, , ,		• •
					OW_COVE (DEVELOPED L		n
	ANE (DEVELOPED LAND	-	_	<u>Lot</u> 277	Front	Side	<u>Rear</u> 25 (K.J. Pkwy)
<u>Lot</u> 190	<u>Front</u> 25 (Ryder Cup)	<u>Side</u> 25 (Glen Abbey)	Rear 20 (open space)	277	25 (Salt Meadow)	15 (lot 278) 25 (Sea Marsh Dr)	23 (M.I. PKWY)
	• • • •	15 (lot 191)		278-280	25 (Salt Meadow)	15	25 (K.I. Pkwy)
191	25 (Ryder Cup)	15	20 (open space)				
	· · / /			286	25 (Salt Meadow)	25 (Sea Marsh Dr) 15 (lot 285)	15 (lot 287)

	W COVE (DEVELOPED LA	ANDS)	
Patio Lots 292-295	20 (Salt Meadow)	3 (l. side w/wall) 7 (r. side)	10 (open space)
296	20 (lot 295)	3 (open s. w/wall) 7 (lot 29	10 (open space)
297-298	20 (Salt Meadow)	3 (r. side w/wall) 7 (l. side)	10 (lagoon)
299	20 (lot 300)	3 (lot 298 w/wall) 7 (lagoon)	10 (lagoon)
300-302	20 (Sait Meadow)	3 (r. side w/wall) 7 (l. side)	10 (lagoon)
SANDERLING	COURT (DEVELOPED LA	NDS)	
<u>Lot</u> 189	Front 20 (lot 188)	Side 30 (golf) 15 (lot 190)	Rear 30 (golf)
190	20 (lot 189) 25 (Sanderling Ct)	15	30 (golf)
191-	25 (Sanderling Ct)	15	30 (golf)
192 193	25 (Sanderling Ct)	15	30 (golf) 30 (lagoon)
194- 195	25 (Sanderling Ct)	15	30 (lagoon)
196	25 (Sanderling Ct)	15	30 (lagoon) 20 (lot 198)
197	25 (Sanderling Ct)	15 (lot 196) 25 (Belted Kingfisher)	20 (lot 198)
SAND FIDDLE	IN ER COURT (DEVELOPED 1	LANDS)	
Lot 200	Front 30	Side 30 (Ocean Course Dr) 15 (lot 201)	Rear 25
201	30	15	25
202	30	15	25
203	See Graphics	15	120
204	30	15	120
205	30	15	120
206	30	15	120

SAND FIDDLER 210	COURT (DEVELOPED LA	ANDS) cont.	25
		15 (Lot 210)	25
211	30	20 (Ocean Course Dr)	23
SANDWEDGE C	COURT - PATIO LOTS (DE	VELOPED LANDS)	
<u>Lot</u> 186	Front 25 (Sandwedge)	Side 7 (lot 187)	Rear 10 (lagoon)
187	25 (Sandwedge)	7	10 (lagoon/golf)
188	25 (Sandwedge)	3 (lot 187, w/wall) 7 (lot 189)	10 (golf)
189	25 (Sandwedge)	3 (lot 188, w/wall) 7 (lot 190)	10 (golf)
190	25 (Sandwedge)	3 (lot 189, w/wail) 7 (lot 191)	10 (golf)
191	25 (Sandwedge)	3 (lot 190, w/wall) 7 (lot 192)	10 (golf)
192	25 (Sandwedge)	3 (lot 191, w/wall) 7 (lot 193)	10 (golf)
193	25 (Sandwedge)	3 (lot 192, w/wall) 7 (lot 194)	IO (lagoon)
194	25 (Sandwedge)	7	10 (lagoon)
SAVANNA POII	NT (SEE GRAPHICS ALSO) (UNDEVELOPED LAND	S)
Lot	Front	Side	Rear
80	25	20 (lot 79) 25 (Savanna Pt)	See Graphics
87	25 (Savanna Pt)	20 (lot 86) 25 (Otter Isl)	20 (lot 88)
82-86	See Graphics	See Graphics	See Graphics
SCAUP COURT	(SPARROW POND) (DEV	ELOPED LANDS)	
_	Front	Side	Rear
<u>Lot</u> 1020	15	*	10
1021	20	7	15
1022	20	7	15
1023-1028	15	*	10
1029	25	15	20
*Zero lot line home	es may be built with no setback on buildings.	one side of the property, but mus	st have at least a 1

est a 14 foot separation between buildings.
SEA MARSH DRIVE (DEVELOPED LANDS)

Lot	Front	Side	Rear
Patio Lots 156-159	20 (Sea Marsh Dr)	3 (r. side w/wail) 7 (l. side)	30 (golf)
Not Patio Lots 201	25 (Sea Marsh Dr)	15 (lot 207) 30 (marsh)	30 (marsh)
207,209,211,213, 215,217,219,220,222	25 (Sca Marsh Dr)	15	30 (marsh)
206,208,210,212, 214,216,218,221,223	25 (Sea Marsh Dr)	15	30 (lagoon/golf)
227	25 (Sea Marsh Dr)	15 (lot 229) 25 (Sea Myrtle)	25 (Sea Marsh Dr)
228	25 (Sea Marsh Dr)	15 (lot 223) 25 (Sparrow Hawk)	30 (golf)
229	25 (Sea Marsh Dr)	15	20 (open space)
239-242,250, * 252-254,261-264	25 (Sea Marsh Dr)	15	30 (golf)
SEA MARSH D	RIVE (DEVELOPED LANI	OS)	
<u>Lot</u> 249	Front 25 (Sea Marsh Dr)	Side 15 (lot 251) 25 (Saltgrass)	Rear 20 (lot 248)
251	25 (Sea Marsh Dr)	15	20 (lot 248)
260	25 (Sea Marsh Dr)	15	20 (lot 489)
265	25 (Sea Marsh Dr)	15 (lot 264) 15 (open space)	30 (golf)
266	25 (Sea Marsh Dr)	15 (open space) 15 (lot 267)	30 (golf)
267-268	25 (Sea Marsh Dr)	15	30 (golf)
287-288	25 (Sea Marsh Dr)	15	30 (open space)
SEA MYRTLE	COURT (DEVELOPED LA	NDS)	
<u>Lot</u> 224-225	Front 25 (Sea Myrtle)	Side 15	Rear 30 (marsh)
226	25 (Sea Myrtle) 20 (open space)	15	30 (marsh)
SEA LAVENDE	R COURT (OCEAN WOO	DS) (DEVELOPED LANDS	5)
<u>Lot</u> 424-435	Front	Side *	Rear 10
436	25	15	20

SEA LAV	ENDER COURT (OCEAN WOODS) (DEVELOPED	LANDS) cont.
437	20	7	15
438	20	7	15
439	20	7	15

^{*}Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

SEA ROCKET COURT OCEAN WOODS (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
440-453	15	*	10
454	20	7	15

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SHOOLBRED COURT (UNDEVELOPED LANDS)

<u>Lot</u> 36-40	<u>Front</u> 50 (Shoolbred)	<u>Side</u> 15	Rear 50 (Kiawah River)
100	25 (Shoolbred)	15 (lot 101) 20 KICA	See Graphics
101	25 (Shoolbred)	15 (lot 100)	40
		AND WHEN A STATE OF THE PARTY O	ATTNO.

SHOVELER COURT (SPARROW POND) (DEVELOPED LANDS)

<u>Lot</u>	Front	<u>Side</u>	<u>Rear</u>
1050	20	7	15
1051-1057	15	*	10

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SKIMMER COURT (UNDEVELOPED LANDS)

<u>Lot</u> 548	Front 25 (Skimmer) 25 (Bufflehead)	<u>Side</u> 15	Rear 30 (lagoon)
549-550	25 (Skimmer)	15	30 (lagoon)
551	25 (Skimmer) 25 (Bufflehead)	15	30 (lagoon)

SNOWY EGRET LANE (UNDEVELOPED LANDS)

<u>Lot</u> 400	Front 25 (Snowy Egret)	<u>Side</u> 25 (Snowy Egret) 15 (lot 401)	<u>Rear</u> 30 (lagoon)
401-409	25 (Snowy Egret)	15 (lots)	30 (lagoon)

and the first	STOREGET AND CHAINESTEEL O	DED I ANDS)			SANDPIPER COURT (DE	VELOPED LANDS)	Rear
	GRET LANE (UNDEVELO	PED LANDS)	Rear	Lot	Front	Side	30 (lagoon)
<u>Lot</u> 410	Front 25 (Snowy Egret)	<u>Side</u> 15	30 (golf)	70	25 (Spotted Sand)	30 (lagoon) 15 (lot 71)	30 (lagoon)
411	25 (Snowy Egret)	15	30 (golf)	71-75	25 (Spotted Sand)	15	30 (lagoon)
412-429	25 (Snowy Egret)	15	30 (marsh)	76	25 (Spotted Sand)	15 (lot 75) 30 (lagoon)	30 (lagoon)
430	25 (Snowy Egret)	15 (lots)	25 (Gov. Dr) 30 (marsh)		DUCK WAY (NIGHT HE		(20TV
					DUCK WAY (NIGHT HE	C:4a	Rear
431	25 (Snowy Egret)	15	25 (Gov. Dr)	<u>Lot</u> 1	<u>Front</u> 25	<u>Side</u> 15	20
432	25 (Snowy Egret)	15	25 (Gov. Dr) 30 (lagoon)	2	15	*	10
433-	25 (Snowy Egret)	15 (lots)	30 (lagoon)	3	15	*	10
437 438	25 (Snowy Egret)	15 (lot 437)	30 (lagoon)	4	20	7	15
	, , ,	25 (Snowy Egret)		5	15	*	10
	HAWK ROAD (DEVELO	PED LANDS)	Rear	6	15	*	10
<u>Lot</u> 230	Front 25 (Sparrow Hawk)	Side 30 (golf)	20 (lot 231)	7	20	7	15
-		15 (lot 231)		8	20	7	15
231	20 (lot 230)	30 (golf) 15 (lot 232)	30 (lagoon)	9	20	7	15
232	25 (Sparrow Hawk)	15 (lot 231)	30 (golf)	10-13	25	15	20
	NP. 43	15 (cart path)	30 (goif)	14-16	20	7	15
233	25 (Sparrow Hawk)	15 (lot 234) 15 (cart path)	30 (Both)	17	15	*	10
234-238	25 (Sparrow Hawk)	15	30 (golf)	18	15	*	10
SPARTINA	A COURT (DEVELOPED I	ANDS)	_	19	20	7	15
<u>Lot</u> 115	Front 25 (Spartina Ct)	<u>Side</u> 25 (Spartina Ct)	<u>Rear</u> 20 (lot 114)	20-24	15	*	10
	(,	15 (lot 116)		25	20	7	15
116	25 (Spartina Ct)	15	20 (lot 113)	44-46	15	*	10
117	25 (Spartina Ct)	15	20 (lot 112) 30 (marsh)	47	20	7	15
118-128	25 (Spartina Ct)	15 (lots)	30 (marsh)	48	25	15	20
129	25 (Spartina Ct)	15	20 (lots 141, 142)	59	20	7	15
130	25 (Spartina Ct)	15	20 (lot 141)	60-61	20	7	15
150	25 (Spaints Oi)	••		62	20	7	15
				63	20	7	15
				64	25	15	20
				-			

SUMMER 65	DUCK WAY (NI	GHT HERON) (DEVELOPED LA 7	LNDS) cont. 15	
66	25	15	20	
67	20	7	15	
68-70	15	*	10 .	
71	20	7	15	
72	25	15	20	
73-75	20	7	15	
76	25	15	20	

^{*}Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

SUMMER ISLANDS LANE (UNDEVELOPED)

SUMMER ISLANDS LANE (UNDEVELOPED)							
<u>Lot</u> 1	Front (See graphic)	Side 25 (lot 2) 30 (open space)	Rear See Graphics				
2	20	25 (lot 1) 20 (lot 3)	See Graphics				
3	20	20	See Graphics				
4	20	20	See Graphics				
5	20	20	See Graphics				
6	20	20 (lot 5) 15 (lot 7), 30 (open space)	See Graphics				
7	20	20 (lot 8) 15 (lot 6)	See Graphics				
8	See Graphics	35 (lot 7) 30 (lot 9)	See Graphics				
9	20	30 (lot 8) See Graphics	See Graphics				
10	20	65 (open space) 20 (lot 20)	20 (SCCCL)				
11	See Graphics	20 (lot 10) See Graphics	20 (SCCCL)				
12	20	20 (lot 11) 20 (lot 13)	20 (SCCCL)				
13	20	20 (lot 12) 75 (open space)	See Graphics				
14	See Graphics	30 (open space) 25 (lot 15)	20 (SCCCL)				

15	ISLANDS LANE (UNDEV 30	30 (lot 16) See Graphics	See Graphic
16	20	20 (lot 15) See Graphics	20 (SCCCL)
17	See Graphics	See Graphics	See Graphic
18	20	50 (open space) See Graphics	See Graphic
19	25	10 (SCCCL)	See Graphic
20	20	See Graphics	See Graphic
SIIMMED	TANAGER COURT (DEV	ELOPED)	
Lot 269	Front 25 (Summer Tan)	Side 25 (Sea Marsh Dr) 15 (lot 270)	<u>Rear</u> 20 (lot 268)
270- 273	25 (Summer Tan)	15	30 (golf)
274	N/A	15 (lot 273)	30 (golf)
275	25 (Summer Tan)	15 (lot 276) 25 (Summer Tan)	25 (K.I. Pk
276	25 (Summer Tan)	25 (Sea Marsh Dr) 15 (lot 275)	25 (K.I. Pk
CUMI ET I	BEND (INLET COVE) (DE	VELOPED LANDS)	
Lot	Front	Side	Rear
19	25	15	20
20	15	*	10
21-28	20	7	15
29	25	15	20
30	20	7	15
31	15	*	10
32	20	7	15
33-36	25	15	20
37-40	20	7	15
41-42	25	15	20
	20	7	15

SUNLET BEND (INLET COVE) (DEVELOPED LANDS) cont. 46-47 15 *				
48-50	25	15	20	
51	20	7	15	
52-53	15	*	10	
54-56	20	7	15	
57	25	15	20	
58-59	15	*	10	
60-62	20	7	15	

*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

SUNDOWN BEND (INLET COVE) (DEVELOPED LANDS)

Lot 1	\$	Front 20	Side 7	,	<u>Rear</u> 15
2		15	*		10
3		20	7		15
4-6		25	15	- '	20
7-13		20	7		15

^{*}Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

SURFSCOTER LANE - PATIO LOTS (DEVELOPED LANDS)

Lot	<u>Front</u>	<u>Side</u>	Rear
1A	25 (lot 2)	10 (lot b) 40 (open space)	30
b	50 (lot 2) 8/5/97	10 (lot 1A) Not beyond edge of utility easement (lot 103)	30
2-3	25 (Surfscoter)	15 (lot 2) 15 (lot 2 & 4 Eugenia)	40 (David St)
86-104	20 (Surfscoter)	3 (r. side w/wall) 7 (l. side)	10 (lagoon/golf) 10 (open space)
105-111	25 (Surfscoter)	3 (r. side w//wall) 7 (l. side)	10 (lagoon)
112-118	25 (Surfscoter)	3 (r. side w/wall) 7 (l. side)	10 (open space)
119	25 (Surfscoter) 3 (r. side w/wall)	7 (left side)	10 (open space)

SURFSONG	ROAD	(DEVEL	OPED	LANDS)	
I at	Tier	nt.			Side

<u>Lot</u> 1	Front 25 (Surfsong)		Side 20 (open space) 15 (lot 2)		Rear 30 (lagoon)
2	25 (Surfsong)		15		30 (lagoon)
3	25 (Surfsong)		20 (open space) 15 (lot 2)		30 (lagoon)
4-23	25 (Surfsong)		15 (open space) 15 (lot 5)		30 (lagoon)
24	25 (Surfsong)		15 (open space) 20 (lot 25)		30 (lot 25)
25	30 (lot 24)	प्रेक्ट क	15 (lot 24) 15 (lot 26)		See Plat
26	30 (lot 27)		15 (lot 25) 25 (lot 27)		See Plat
27	25 (Surfsong)		20 (lot 26) 15 (lot 28)		30 (lot 26)
28	25 (Surfsong)		15 (lot 27) 20 (lot 24)		30 (lot 29)
29	30 (lot 28)		25 (lot 28) 15 (lot 30)		See Plat
30	30 (lot 31)		15 (lot 29) 25 (lot 31)		See Plat
31	25 (Surfsong)		20 (lot 30) 15 (lot 32)		30 (lot 30)
32	25 (Surfsong)		15 (lot 31) 20 (lot 33)		30 (lot 33)
33	30 (lot 32)		25 (lot 32) 15 (lot 34)		See Plat
34	30 (lot 35)		15 (lot 33) 25 (lot 35)	٧.	See Plat
35	25 (Surfsong)		20 (lot 34) 15 (lot 36)		30 (lot 34)
36	25 (Surfsong)		15 (lot 35) 20 (lot 37)		30 (lot 37)
37	30 (lot 36)		25 (lot 36) 15 (lot 38)		See Plat
38	30 (lot 39)		15 (lot 37) 25 (lot 39)		See Plat

ROAD (D 25 (Sur	EVELOPED LANDS fsong)	20 (lot 38) 15 (lot 40)	30 (lot 38)	SURFSONG RO	AD (DEVELOPED LANDS 25 (Surfsong)) cont. 20 (lot 58) 15 (lot 60)	30 (lot 58)
25 (Sur	fsong)	15 (lot 39) 20 (lot 41)	30 (lot 41)	60	25 (Surfsong)	15 (lot 59) 20 (lot 61)	30 (lot 61)
30 (lot	40)	25 (lot 40) 15 (lot 42)	See Plat	61	30 (lot 60)	25 (lot 60) 15 (lot 62)	See Plat
30 (lot 4	43)	15 (lot 41) 25 (lot 43)	See Plat	62	30 (lot 63)	15 (lot 61) 25 (beach access)	See Plat
25 (Sur	fsong)	20 (lot 42) 15 (lot 44)	30 (lot 42)	63	25 (Surfsong)	15 (beach access) 20 (lot 62)	30 (lot 62)
25 (Sur		15 (lot 43) 20 (lot 45)	30 (lot 45)	64	25 (Surfsong)	15 (lot 70) 15 (beach access) 15 (lot 65)	20 (lots 67, 68)
30 (lot 4	(4)	25 (lot 44) 15 (lot 46)	See Plat	65	25 (Surfsong)	25 (Flyway) 15 (lot 64)	20 (lots 66, 67)
30 (lot 4		15 (lot 45) 25 (lot 47)	Sec Plat	73	25 (Surfsong)	25 (Surfsong) 15 (lot 74)	30 (lagoon)
25 (Sun	fsong)	20 (lot 46) 15 (lot 48)	30 (lot 46)	74-85	25 (Surfsong)	15 (lots)	30 (lagoon)
25 (Suri	fsong)	15 (lot 47) 20 (lot 49)	30 (lot 49)	86	25 (Surfsong)	20 (lot 87) 15 (lot 338)	30 (lot 87)
30 (lot 4		25 (lot 48) 15 (lot 50)	See Plat	87	30 (lot 86)	15 (lot 88) 25 (lot 86)	See Plat
30 (lot 5	i)	15 (lot 49) 25 (lot 51)	See Plat	88	30 (lot 89)	25 (lot 89) 15 (lot 87)	See Plat
25 (Surf		20 (lot 50) 15 (lot 52)	30 (lot 50)	89	25 (Surfsong)	15 (lot 90) 20 (lot 88)	30 (lot 88)
25 (Surf		15 (lot 51) 20 (lot 53)	30 (lot 53)	90	25 (Surfsong)	20 (lot 91) 15 (lot 89)	30 (lot 91)
30 (lot 5		25 (lot 52) 15 (lot 54)	See Plat	91 (Undeveloped)	30 (lot 90)	15 (lot 92) 25 (lot 90)	See Plat
30 (lot 5		15 (lot 53) 25 (beach access)	See Plat	92	30 (lot 93)	15 (lot 91) 25 (lot 93)	See Plat
25 (Surf	song)	20 (lot 54) 15 (beach access)	30 (lot 54)	93	25 (Surfsong)	15 (lot 94) 20 (lot 92)	30 (lot 92)
25 (Surf		15 (beach access) 20 (lot 57)	30 (lot 57)	94	25 (Surfsong)	20 (lot 95) 15 (lot 93)	30 (lot 95)
30 (lot 5		25 (beach access) 15 (lot 58)	See Plat	95	30 (lots 94, 97)	25 (lots 94, 97)	See Plat
30 (Iot 5	9)		See Plat	97	25 (Surfsong)	15 (lot 98) 20 (lot 95)	30 (lot 95)

SURFSONG	ROAD (DEVELOPED	LANDS) cont.		. CALIDITION .	a not n animi open i	(ANTOC)	
98	25 (Surfsong)	20 (lot 99) 15 (lot 97)	30 (lot 99)	SURFSON 342	G ROAD (DEVELOPED I 25 (Surfsong)	15 (beach access) 20 (lot 343)	15 (lot 343)
99	30 (lot 98)	15 (lot 10 Nicklaus) 25 (lot 98)	See Plat	343	15 (lot 342)	15 (lot 344) 25 (lot 342)	See Plat
161	25 (Surfsong)	15 (Ocean Green) 15 (cart path)	30 (golf)	344	15 (Jot 345)	15 (lot 343) 25 (lot 345)	See Plat
162-168	25 (Surfsong)	15 (lots) 15 (lot 163)	30 (golf)	345	25 (Surfsong)	15 (lot 24) 20 (lot 344)	15 (lot 344)
169	25 (Surfsong)	30 (golf) 15 (lot 168)	30 (golf)		CH DRIVE (DEVELOPE	D LANDS)	**
170	25 (Surfsong)	20 (open space) 15 (lot 171)	30 (lagoon)	<u>Lot</u> 53	<u>Front</u> 25 (Surfwatch)	<u>Side</u> 25 (Greensward) 15 (lot 55)	Rear 30 (golf)
171	20 (lot 172)	15	30 (lagoon)	54	25 (Surfwatch)	30 (lagoon)	30 (lagoon)
172	25 (Surfsong)	25 (Glen Abbey) 15 (lot 171)	20 (lot 173)	55	25 (Surfwatch)	15 (lot 53) 30 (lagoon)	30 (lagoon)
255	25 (Surfsong)	30 (golf) 15 (lot 256)	30 (golf)	56	25 (Surfwatch)	30 (lagoon) 15 (lot 57)	30 (lagoon)
256-258	25 (Surfsong)	15 (lots)	30 (golf)	57-63	25 (Surfwatch)	15	30 (golf/lagoon)
294	20 (lot 293)	15	30 (golf)	64	25 (Surfwatch)	15 (lot 63) 30 (lagoon)	30 (lagoon)
295-298	25 (Surfsong)	15 (lots)	30 (golf)	65	25 (Surfwatch)	30 (lagoon) 15 (lot 66)	30 (lagoon)
299	25 (Surfsong)	25 (Surfsong) 15 (lot 298)	30 (golf)	66-68	25 (Surfwatch)	15	30 (lagoon)
300	25 (Surfsong)	15 (lot 301)	30 (golf)	69	25 (Surfwatch)	15 (lot 68)	30 (lagoon)
301-305	25 (Surfsong)	15	30 (golf)				
306	25 (Surfsong)	15 (lot 305) 25 (Ocean Green)	30 (golf)	SWEETGI <u>Lot</u> 9	RASS LANE (DEVELOPE <u>Front</u> 25 (Sweetgrass)	ID LANDS) Side 25 (Trumpet Cr)	Rear 20 (lot 8)
307-308	25 (Surfsong)	15	30 (lagoon)	•		15 (lot 10)	
336-337	25 (Surfsong)	15	30 (lagoon) 15 (lot 337)	10-14	25 (Sweetgrass)	15	20 (lots)
338	25 (Surfsong)	15 (lot 86)	30 (lot 339)	15	25 (Sweetgrass)	15	20 (open space)
200	25 (Gursong)	20 (lot 339)	30 (101 337)	16	25 (Sweetgrass)	15	20 (open space)
339	30 (lot 338)	25 (lot 338) 15 (lot 340)	See Plat	17-19	25 (Sweetgrass)	15	20 (lots)
340	30 (lot 341)	15 (lot 339)	See Plat	20	25 (Sweetgrass)	15	30 (lagoon)
		25 (lot 341)		21	25 (Sweetgrass)	15 (lot 20) 30 (lagoon)	30 (lagoon)
341	25 (Surfsong)	20 (lot 340) 20 (beach access)	30 (lot 340)				

Lot 269	Front 25 (Tallow Tree)	Side 30 (golf) 15 (lot 270)	Rear 30 (golf)
270-277	25 (Tallow Tree)	15	30 (golf)
278	25 (Tallow Tree)	15	30 (golf) 30 (lagoon)
279	25 (Tallow Tree)	15	30 (lagoon)
280	25 (Tallow Tree)	15 (lot 279) 30 (lageon)	30 (lagoon)

TERRAPIN COURT (SPARROW POND COTTAGES) (UNDEVELOPED LANDS)

Lot 1080-1081	Front	Side *	Rear 10
1082	20	7	15
1083-1084	15 .	*	10
1085	20	7	15

^{*}Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

TERRAPIN ISLAND (SEE GRAPHICS ALSO) (UNDEVELOPED LANDS)

TERRAPIN ISLA Lot	AND (SEE GRAPHICS ALS <u>Front</u> See Graphics	Side 20	<u>Rear</u> 10
2	25	See Graphics	10
3	See Graphics	See Graphics	10
4	25	20	See Graphics
5	See Graphics	20	10
6	See Graphics	20	See Graphics
7	See Graphics		
8	See Graphics	20	10
9	25	20	10
10	25	See Graphics	10
12	See Graphics		
13	See Graphics		
14	See Graphics		
15	See Graphics		

THEASHER	COURT	(SPARROW POND)	(DEVELOPED LANDS)
INKABULB	COUNT	(OLDICAL LAND)	(22.22.

Lot 1001	Front 20	Side 7	<u>Rear</u> 15
1002	15	*	10
1003	20	7	15
1005-1011	15	*	10
1012	20	7	15
1013-1014	15	*	10
1015	15	*	10
1016	20	7	15

^{*}Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

TREEDUCK COURT (DEVELOPED LANDS)

Lot 148	Front 25 (Treeduck)	<u>Side</u> 25 (Gadwall) 15 (lot 149)	<u>Rear</u> 20 (lot 147)
149	25 (Treeduck)	15	20 (lot 146)
150	25 (Treeduck)	15	25 (Flyway)
151	25 (Treeduck)	15 (lot 150) 15 (lots 152, 155)	25 (Flyway)
152	25 (Treeduck)	15	20 (lots 154, 155)
153	25 (Treeduck)	15 (lot 152) 25 (Gadwall)	20 (lot 154)

TRUMPET CREEPER (DEVELOPED LANDS)

TRUMPET CRE	ELEK (DE AFFOLED PWA		73
<u>Lot</u>	Front	<u>Side</u>	Rear
41	25 (Trumpet Cr)	25 (Marsh Edge Ln)	20 (lot 40)
71	(15 (lot 42)	
42	25 (Trumpet Cr)	15 (lot 41)	30 (lagoon)
42	25 (Trumper Dr)	30 (lagoon)	
47	25 (Trumpet Cr)	30 (lagoon)	30 (lagoon)
43	25 (Trumper Or)	15 (lots 44, 45)	
ıi	25 (Trumpet Cr)	25 (Gov. Dr)	20 (lot 43)
44	25 (Transporter)	15 (lot 45)	

TURNBERRY LANE (DEVELOPED LANDS)

Lot 118	Front 25 (Turnberry)	Side 25 (Picasant Valley) 15 (lot 119)	Rear 30 (golf)
119-124	25 (Turnberry)	15 (lots)	30 (golf)

TURNBERRY I	LANE (DEVELOPED LANI	OS) cont.	
125-127	25 (Turnberry)	15	30 (golf) 30 (lagoon)
128-133	25 (Turnberry)	15 (lots)	30 (golf)
134	25 (Turnberry)	15 (lot 133) 25 (Pleasant Valley)	30 (golf)
TURTLE BEAG	CH LANE (DEVELOPED LA	ANDS)	
<u>Lot</u>	Front	<u>Side</u>	Rear
1-18	10 10' Rear deck encroachment	7.5	30
Note:	10. Vent decy suriournment		
VETCH COUR	T (OCEANWOODS) (DEVI	CLOPED LANDS)	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	~ (
Lot	Front	<u>Side</u>	Rear
			Rear 15
<u>Lot</u>	Front	<u>Side</u>	
<u>Lot</u> 456 457-460	Front 20	<u>Side</u> 7	15
<u>Lot</u> 456	Front 20 15 20	<u>Side</u> 7 ★ 7	15 10 15
<u>Lot</u> 456 457-460	Front 20	<u>Side</u> 7 *	15
Lot 456 457-460 461	Front 20 15 20	<u>Side</u> 7 ★ 7	15 10 15
Lot 456 457-460 461 462-463	Front 20 15 20 15	<u>Side</u> 7 * 7	15 10 15 10
Lot 456 457-460 461 462-463	Front 20 15 20 15 15	<u>Side</u> 7 * 7 *	15 10 15 10

^{*}Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

VIRGINIA RAIL ROAD (DEVELOPED LANDS)

- TROUTA KAID KOAD (DBT BEOT ED BET DO)			
<u>Lot</u> 720	Front 25 (Glossy Ibis) 25 (Virginia Rail)	Side 15 (lot 721)	Rear 20 (easement)
721	25 (Virginia Rail)	15 30 (marsh)	30 (marsh)
722-723	25 (Virginia Rail)	15	30 (marsh)
724	25 (Virginia Rail)	15 (lot 723)	30 (marsh)
725	25 (Virginia Rail)	20	30
726	20 (lot 727)	20 (lot 725) 30 (golf course)	30 (marsh)
727-731	25 (Virginia Rail)	15	30
732-734	25 (Virginia Rail)	20	30
735	25 (Virginia Rail)	15	30
736 A & B	25 (Virginia Rail)	15	30 (lagoon)

VIRGINIA RAII 736 C	, ROAD (DEVELOPED LA) 25 (Virginia Rail)	NDS) <i>cont.</i> 20 (Virginia Rail)	30
,500	\ · - 	15 (lot 736b)	
737	25 (Virginia Rail)	20 (lot 738)	30 (lagoon)
738	25 (Virginia Rail)	20	30 (golf/lagoon)
739	25 (Virginia Rail)	20	20
740	25 (Virginia Rail) 25 (Glossy Ibis)	20	20 (lot 741)
WALKER CUP	LANE (SEE GRAPHICS AI	LSO) (UNDEVELOPED LA	NDS)
Lot	Front	<u>Side</u>	Rear
346-350	25	See Graphics	See Graphics
WARBLER COU	JRT (SPARROW POND CO	TTAGES) (DEVELOPED	LANDS)
Lot	Front	Side	Rear
1030	20	7	15
1031-1032	15	5	10
1033	20	7	15
1034-1035	15	5	10
1036	20	7	15
1037-1038	15	5	10
1039	20	7	15
WAX MYRTLE	COURT - PATIO LOTS (D	EVELOPED LANDS)	
Lot	<u>Front</u>	<u>Side</u>	Rear
77 (Not a patio lot)	25 (Wax Myrtle Ct)	15 (lot 76) 25 (Gov. Dr)	20 (lot 78)
78	25 (Wax Myrtle Ct)	25 (Wax Myrtle Ct) 3 (r. side w/wall)	20 (lot 77)
79-82	25 (Wax Myrtle Ct)	12 3 (r. side w/wall)	20 (lots)
83	25 (Wax Myrtle Ct)	12 3 (r. side w/wall)	20 (lots 72, 73) 20 (open space)
84	25 (Wax Myrtle Ct)	12 3 (r. side w/wali)	20 (open space)
85	25 (Wax Myrtle Ct)	12 3 (r. side w/ wall)	20 (open space) 30 (marsh)
86-91	25 (Wax Myrtle Ct)	12 3 (r. side w/wall)	30 (marsh)

WAY MVRT	LE COURT - PATIO LO	rs (developed lands) cont.
92	25 (Wax Myrtle Ct)	12 3 (r. side w/wall)	30 (marsh) 20 (lot 101)
93	25 (Wax Myrtle Ct)	12 3 (r. side w/wall)	20 (lots 101, 100)
94	25 (Wax Myrtle Ct)	12 3 (r. side w/wall)	20 (lot 96)
95 (Not a patio lot)	25 (Gov. Dr)	25 (Wax Myrtle Ct)	20 (lot 94) 15 (lot 96)
	L ROAD (UNDEVELOPI	ZD LANDS)	
		Side	Rear
<u>Lot</u>	Front	20 (lot 567)	30
566	25 (Whimbrell) 25 (Bufflehead)	15 (lot 565)	
567- 584	25 (Whimbrell)	20	30 (golf & lagoon)
585	25 (Whimbrell)	20 (lot 584) 25 (Bufflehead)	30 (golf)
WINGED FO	OOT (DEVELOPED LAN	DS)	
	Front	Side	Rear
<u>Lot</u> 329	25 (Winged Foot)	25 (Surfsong Rd) 15 (lot 330)	30 (golf)
330	25 (Winged Foot)	15	30 (golf)
331	25 (Winged Foot) 20 (lot 332)	15	30 (golf)
332	20 (lot 331)	20 (lot 333) 30 (golf)	30 (golf)
333	25 (Winged Foot) 20 (lot 332)	15	30 (golf)
334	25 (Winged Foot)	15	30 (golf)
335	25 (Winged Foot)	15 (lot 334) 25 (Surfsong)	30 (golf)
WOODCOO	CK COURT (DEVELOPE	D LANDS)	
_	Front	Side	<u>Rear</u>
<u>Lot</u> 281	25 (Woodcock Ct)	25 (Salt Meadow) 15 (lot 282)	30
282	25 (Woodcock Ct)	15	30
283	25 (Woodcock Ct)	15	30
284	25 (Woodcock Ct)	15 (lot 283) 20 (open space left) 15 (lot 285)	30 (open space)

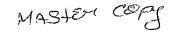
25 (Woodcock Ct)	25 (Salt Meadow)	30 (open space
25 (110000000 00)		
	15 (lot 286)	•
	ADED I ANDE)	
	C:A.	Rear
		30 (lagoon)
25 (Yellow Throat)	15	30 (lagoon)
25 (Vallow Throat)	15 (lot 180)	30 (lagoon)
25 (Tollow Timons)	30 (golf)	
or (7/ 11 ThA)	25 (Balted King)	20 (lot 207)
25 (Yellow I front)		20 ()
25 (Yellow Throat)	15	20 (lots)
GT 11 777 A	15 (hike noth)	30 (lagoon)
25 (Yellow Inroat)	15 (lot 210)	20 (lot 205)
		30 (lagoon/gol
25 (Yellow Throat)	15	30 (lagoulugoi
25 (Yellow Throat)	15	30 (golf)
•	00 (30 (golf)
25 (Yellow Throat)		20 (Rott)
	ROAT LANE (DEVELO Front 25 (Yellow Throat) 25 (Yellow Throat) 25 (Yellow Throat)	15 (lot 284) 15 (lot 286) ROAT LANE (DEVELOPED LANDS) Front 25 (Yellow Throat) 25 (Yellow Throat) 25 (Yellow Throat) 25 (Yellow Throat) 25 (Belted King) 15 (lot 209) 25 (Yellow Throat) 15 25 (Yellow Throat) 15 25 (Yellow Throat) 15 25 (Yellow Throat) 15 25 (Yellow Throat) 15 (lot 210) 25 (Yellow Throat) 15 (lot 210)

PROPERTIES FOR EXHIBIT INCLUSION

R-1 Graphics

Name	PDF Page #
Bally Bunion	1
Bass Creek Lane	13
Blue Heron Pond Rd	14-29
Blue Heron Pond Rd & Chinaberry Lane	33 &34
Blue Thistle Lane	31
Cedar Wax Wing Court	31 & 33
Chinaberry Lane	35 & 36
Cormorant Island Lane	37
Eagle Point Rd	38-41
Falcon Point Lane	42-48
Governors Drive	49
Green Medow Lane	2&3
Grey Widgeon Lane	50&51
Kiawah Island Club Drive	4
Kiawah Island Club Drive	6&7
Kiawah Island Club Drive & SaltHouse Lane	5&11
LeMoyne Lane & Black Tupeo Lane	52
Marsh Cottage Lane	53
Marsh Cove Rd	54&55
Marsh Wren Court	56
New Settlement Rd	59
Ocean Course Dr	60-66
Ocean Marsh Rd	67
Osprey Cottage Lane	68

PROPERTIES FOR EXHIBIT INCLUSION



R-1 Graphics

Name	PDF Page #
Otter Island Rd	69-72
Oyster Shell Rd	73
Piping Plover Lane	8
Rett's Bluff Rd	74-77
River Marsh Lane	9
River Marsh Lane	78&79
Salt Cedar Lane	80-85
SaltHouse Lane	10
Sand Fiddler Court	12
Savanna Point	87
Shellcreek Landing	,. 88
Shoolbred	89
Summer Island Lane	90-92
Terapin Island Lane	93&94
Walker Cup Lane	195

Platted after 10/2005	
Moon Tide Lane	57&58
Salt House Lane	86

Plots With Graphics Platted Before 10/2005

	STREET NAME	LOT NUMBERS
18	Ballybunion Drive	181 - 198
11	Bass Creek Lane	91 - 101
99	Blue Heron Pond Road	1- 25, 42, 44, 46, 48 - 61, 63, 65, 66, 68, 70, 72, 74, 76, 78 - 81,83, 85, 101, 102, 104, 106 - 117, 119, 121, 123, 125, 127 - 130, 132, 134 - 140, 142, 144, 146 - 150, 152, 154, 156
11	Bull Thistle	171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 190
4	Cedar Waxwing	30 - 33
15	Chinaberry Lane Cormorant Island	200 -208, 210, 212, 214, 216, 218, 220
11	Drive	21 - 31 222, 224, 226, 228, 230, 232, 234, 236, 238, 240 - 246,
17	Eagle Point Road	248
24	Falcon Point Road	1 - 19, 20A, 20B, 65 - 67
28	Green Meadow Lane	1 - 19, 24 - 31
5	Grey Fox Den Court	141, 143, 145, 158, 160
16	Grey Widgeon Lane Kiawah Island Club	301, 303, 305, 307 - 309, 311, 313 - 319, 321, 323
45	Drive	20 - 23, 32 - 54, 150 - 167
12	Marsh Cottage Lane	20 - 31
19	Marsh Cove Road	285 - 303
8	Marsh Wren Court	21 - 27
15	New Settlement Road	62 - 69, 73 - 79 212 - 214, 221 - 223
6	Ocean Marsh Road	800 - 805
6	Osprey Cottage Lane	65 - 79, 88 - 90
18	Otter Island Road	34 - 41
8	Oyster Shell Road River Marsh Lane	41 - 61, 80 - 82
24	Salt Cedar Lane	28 - 64
37	Salthouse Lane	55, 57 - 67, 69
13		200 - 211
12 7	Sand Fiddler Court Savanna Point	80, 82 - 87
		1 - 5
6	Shell Creek Landing	1 - 0

Summer Islands Lane 1 - 20
Terrapin Island Lane 1 - 15
Walker Cup Lane 346 - 350

With Graphics Platted After 10/2005

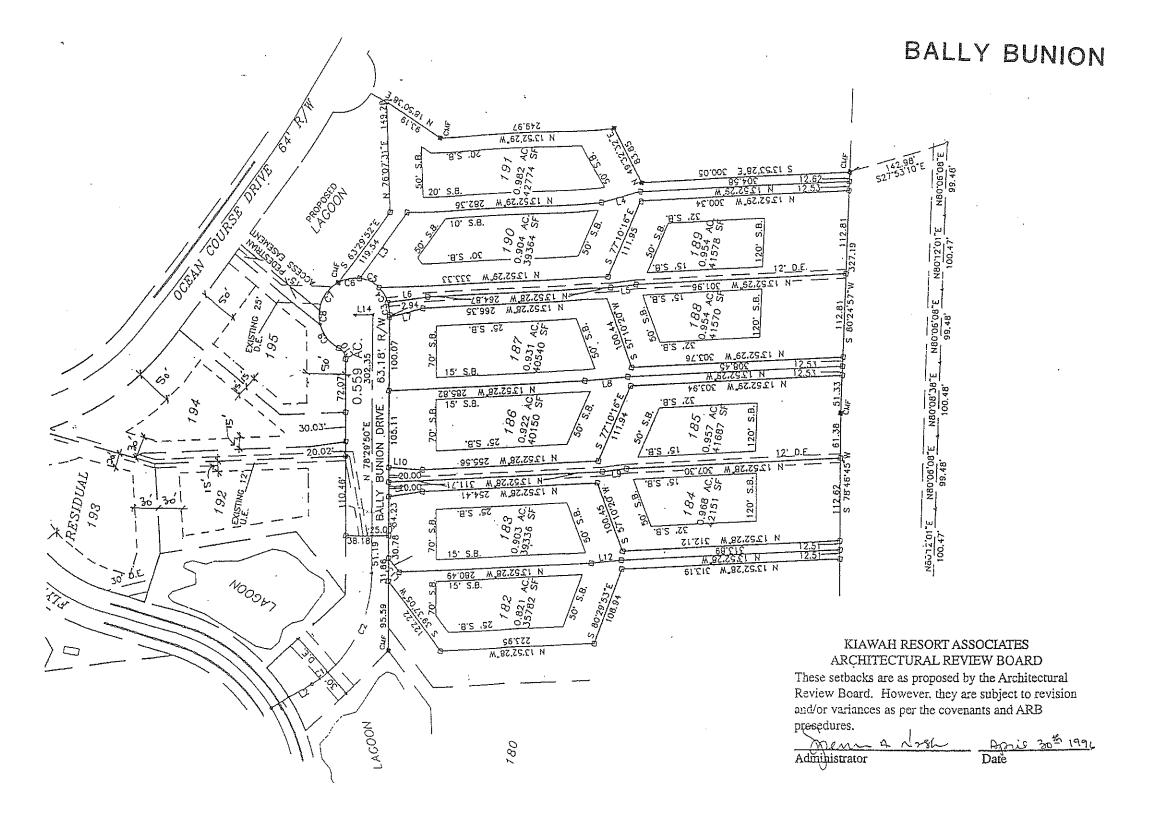
STREET NAME

LOT NUMBERS

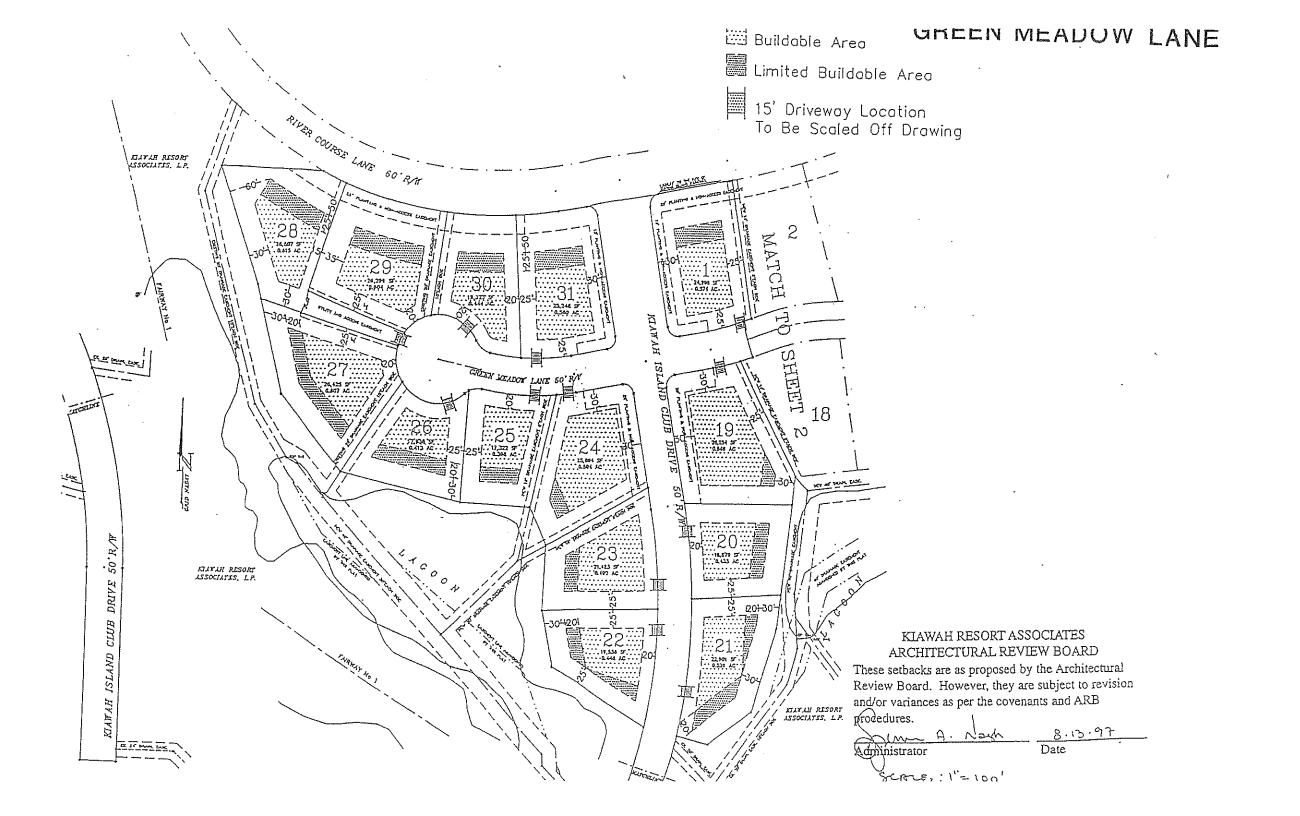
10 Moon Tide Lane 320, 322, 324, 326, 328, 330, 332, 334, 336, 338

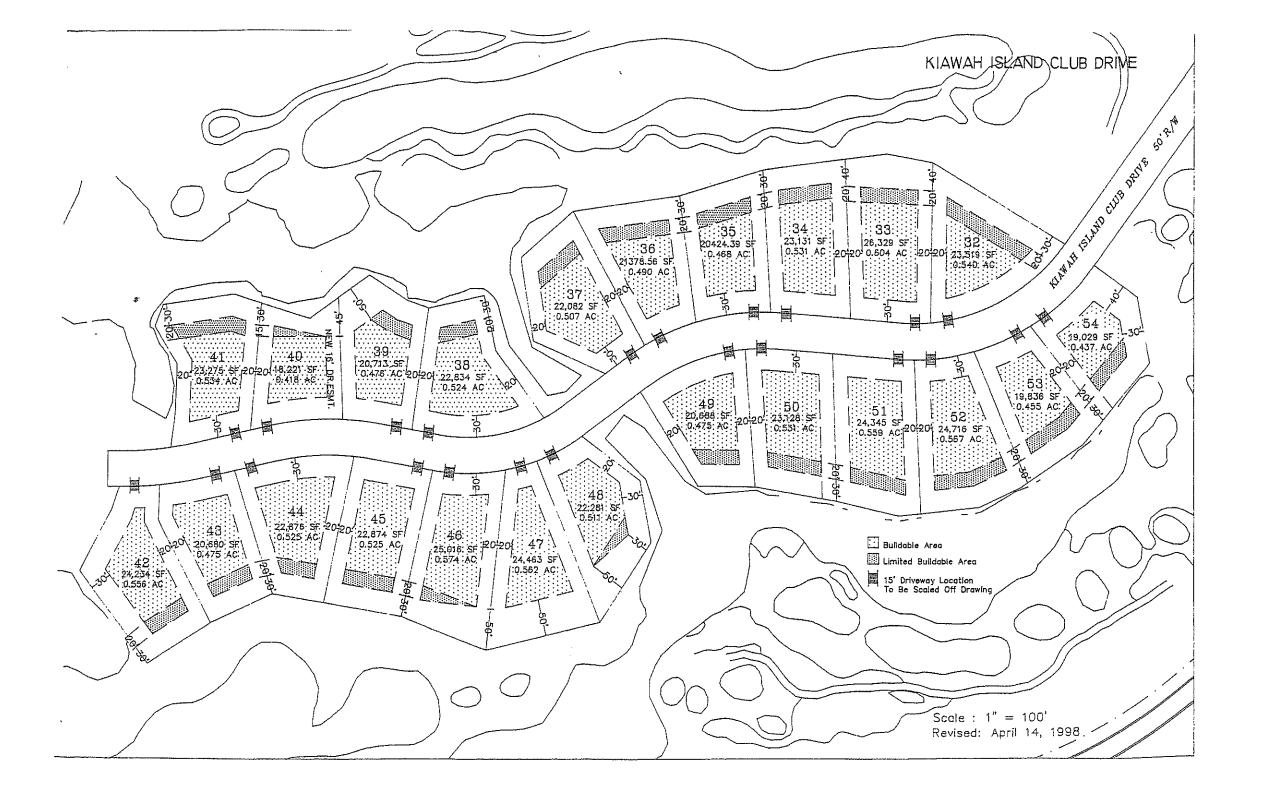
10 Salt House Lane 71 - 74, 76 - 79, 81, 83

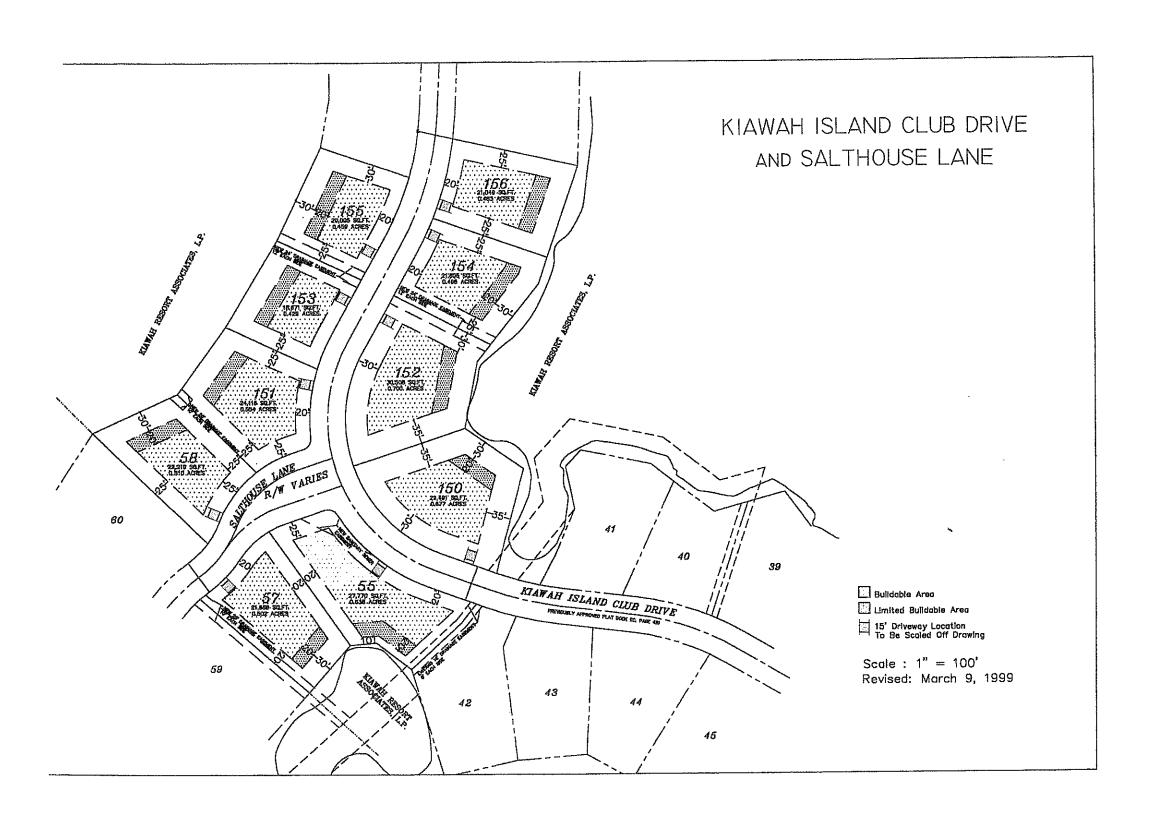
1138 **TOTAL**

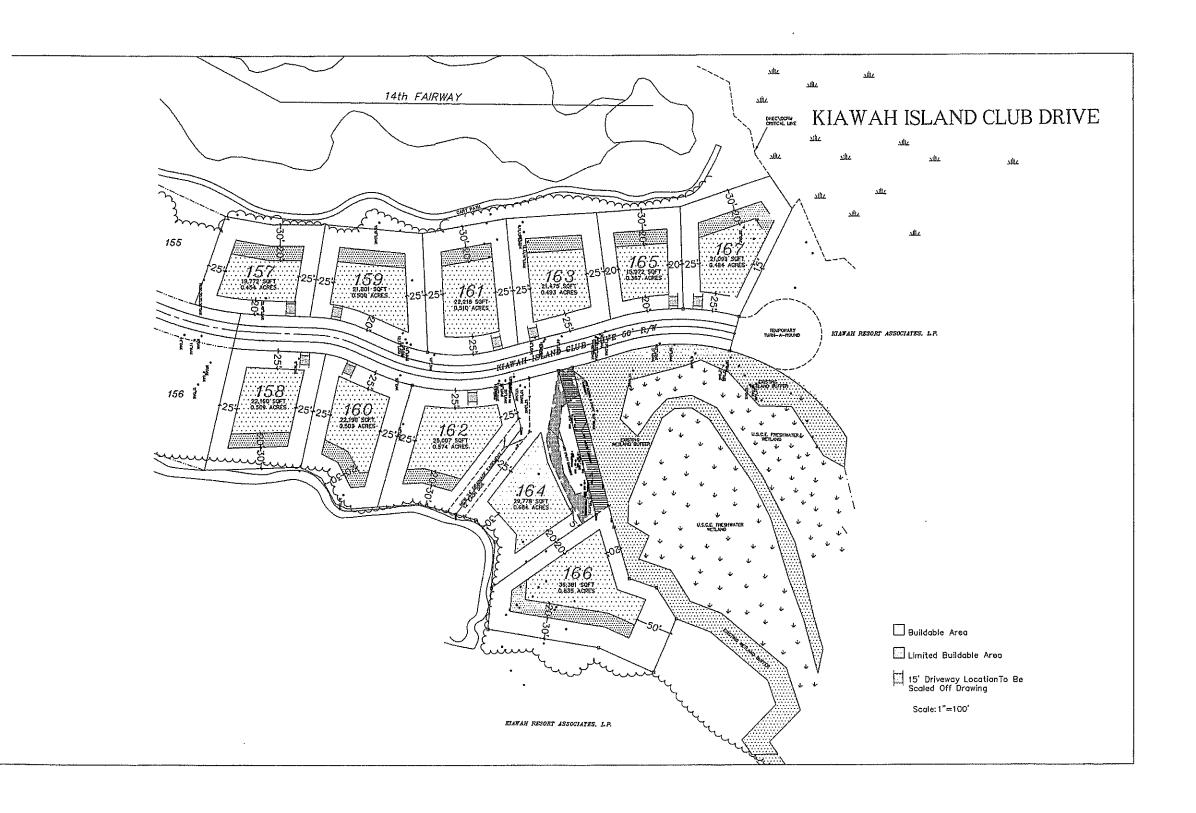


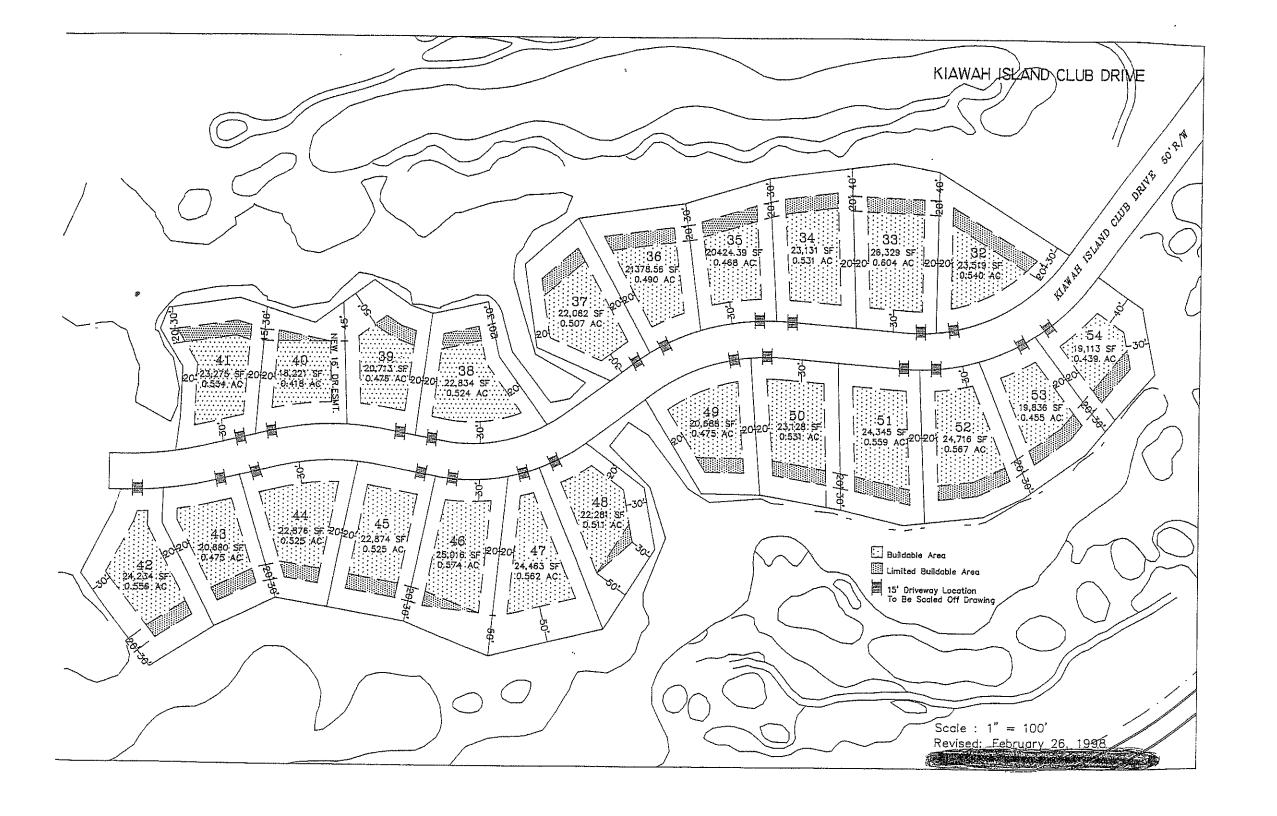
GREEN MEADOW LANE Buildable Area Limited Buildable Area 15' Driveway LocationTo Be Scaled Off Drawing MATCH SHEET KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision. and/or variances as per the covenants and ARB prosedures. Administrator Date 20



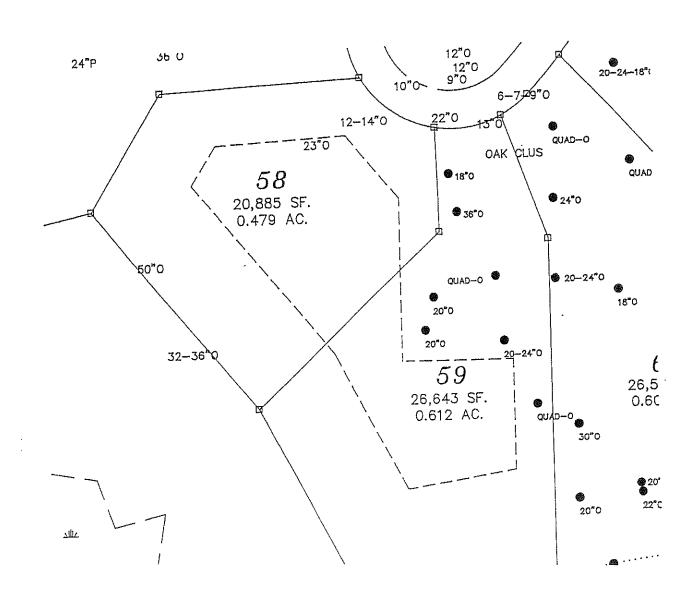








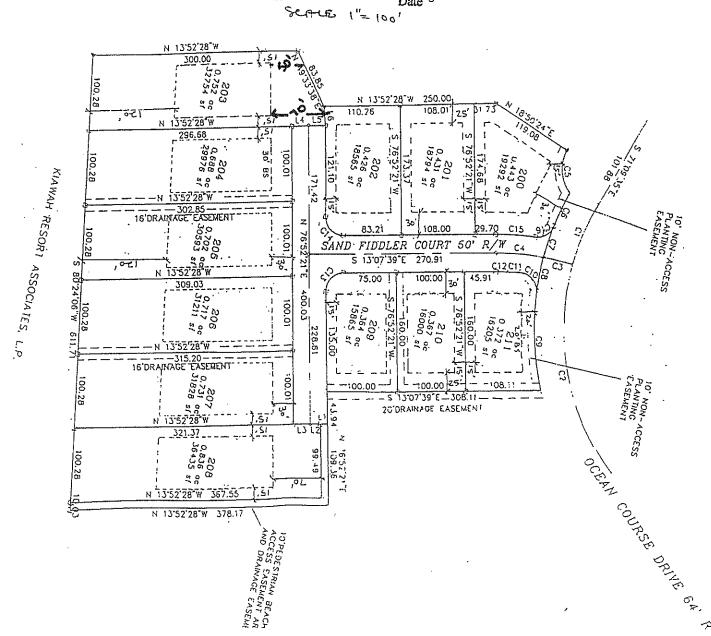
PIPING PLOVER LANE KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB 232 procedures. Administrator Date SCAR: 1=100' N 285506.312 E 2289102.421 235 25' DRAINAGE, UTILITY & PEDESTRIAN ACCESS EASEMENT 503 OF CAROLINA, INC. 110.89 82"44"49"E N 86"29"48"E 152.70 60' DRAINAGE EASEMENT PREMOUSLY RECORDED 501 PLAT BOOK CA, PAGE 127 591 595 590 589 PLOVER LANE 50' R/M × 596 - 5 78 79 46 W 197.20 603 F 598 599 600 1 PREVIOUSLY RECORDED PLAT BOOK CA. PAGE 127

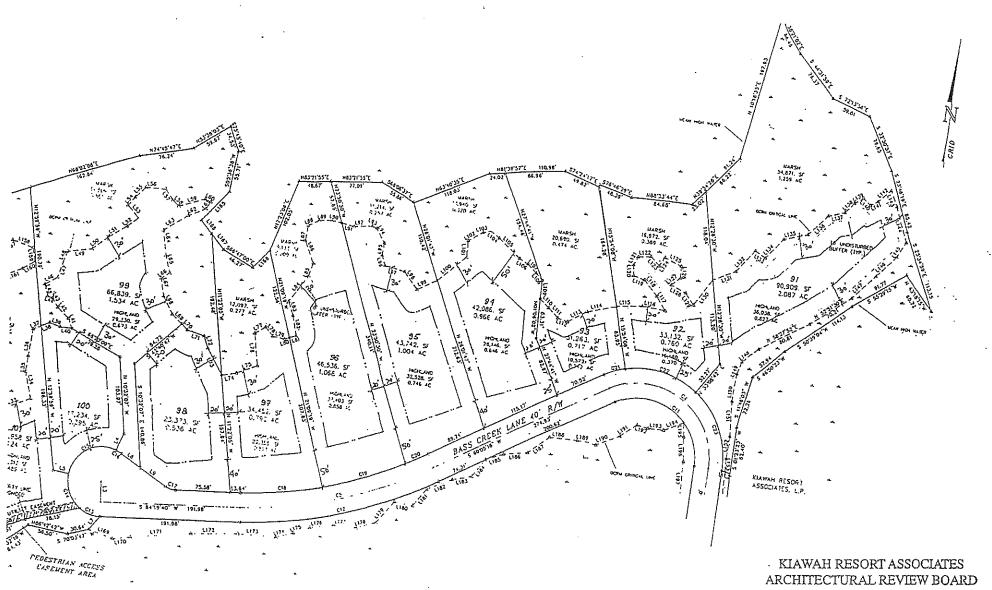


RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

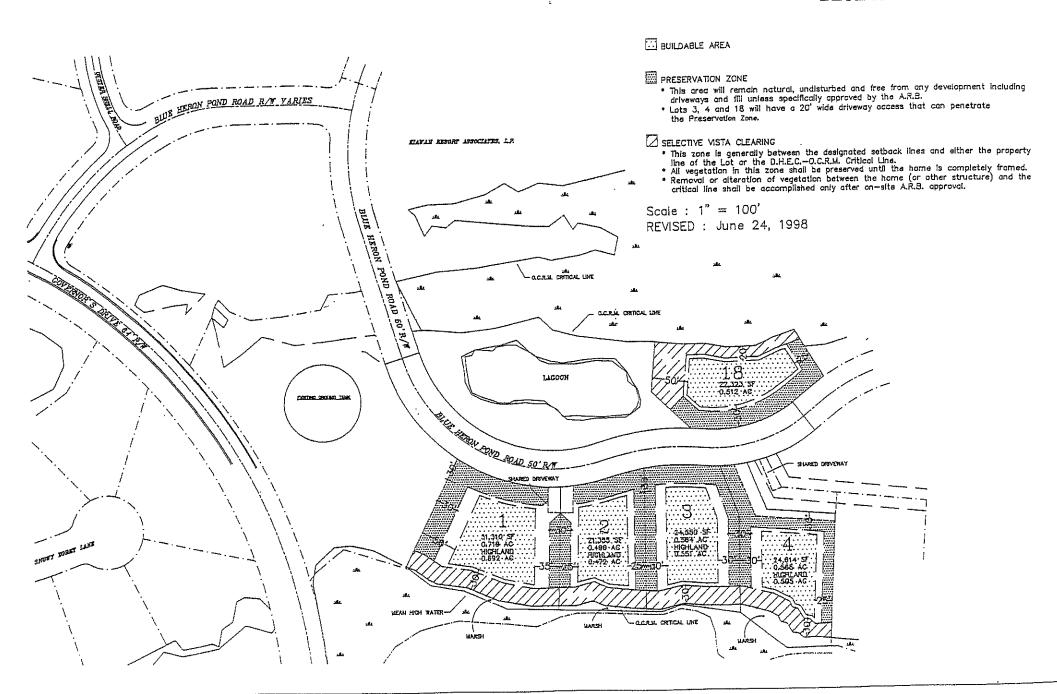
Administrator Date Date





These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB

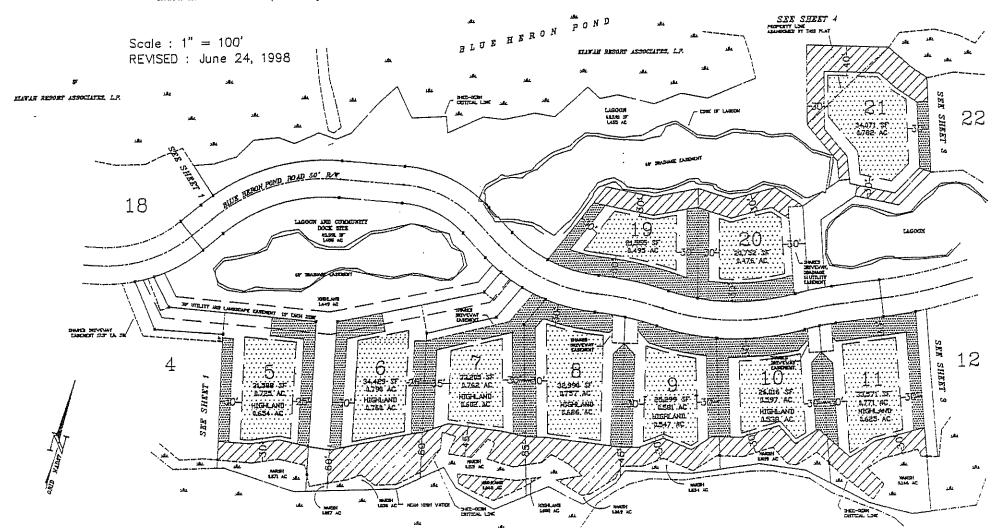
Administrator Dale

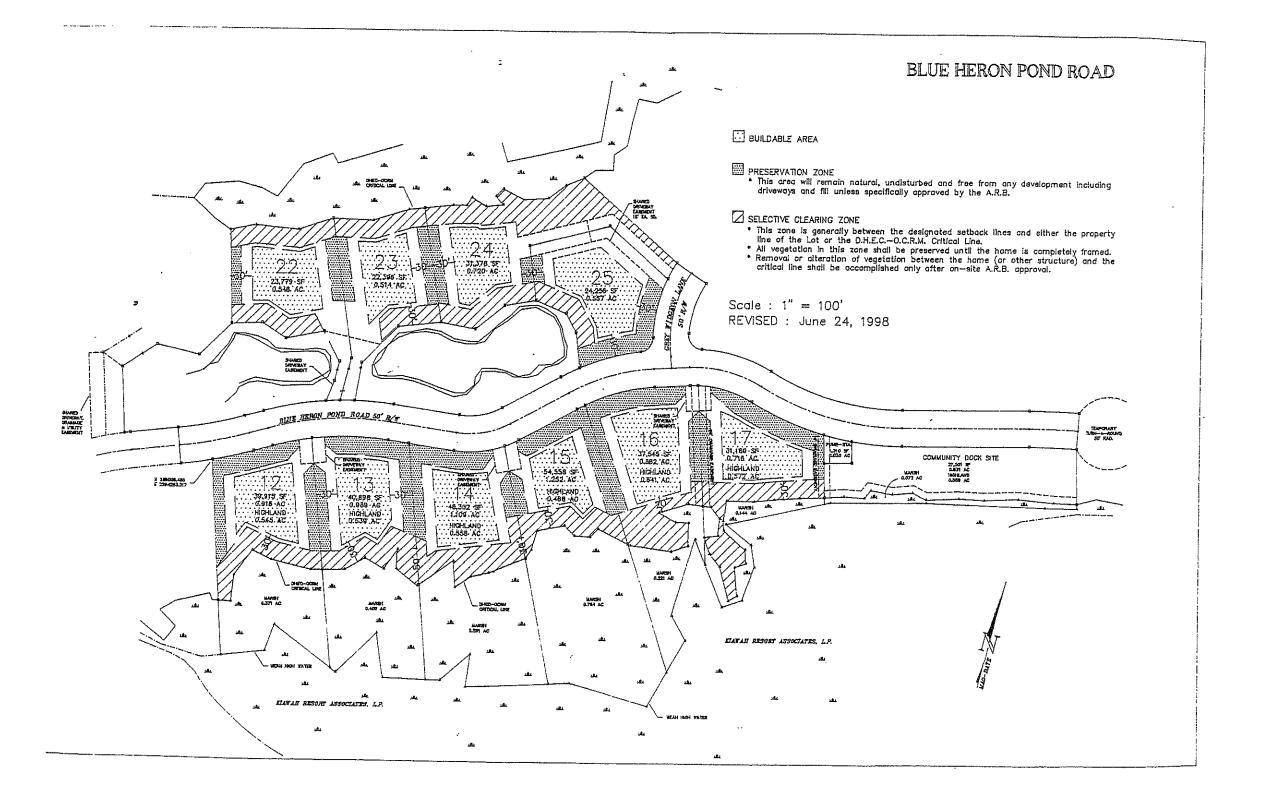


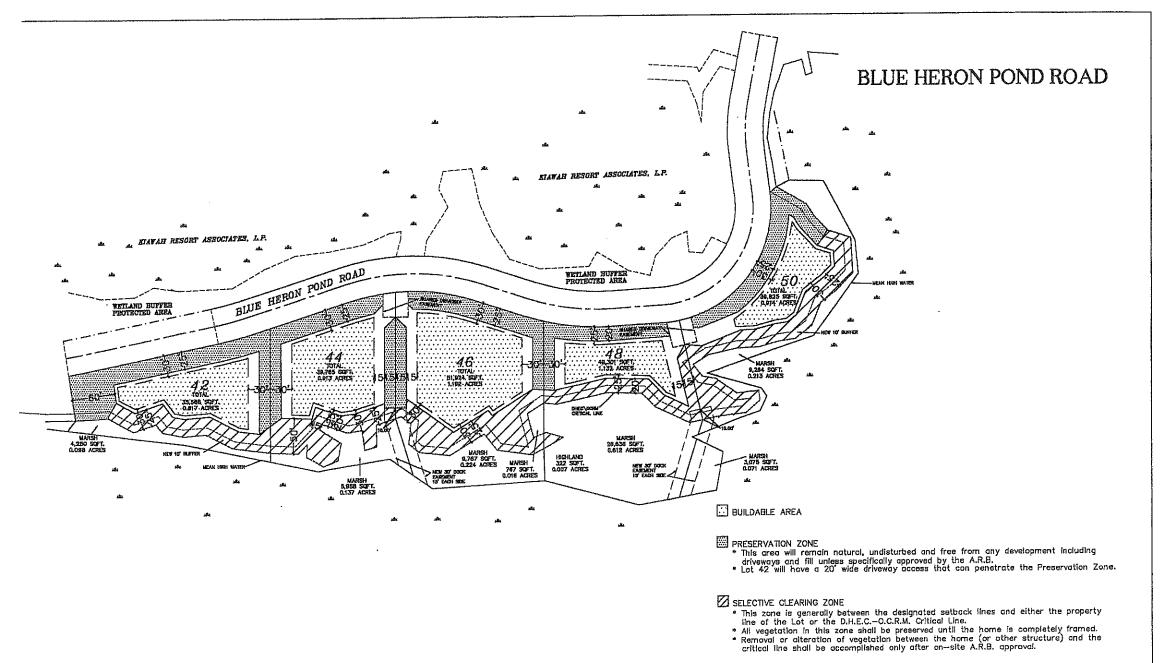
BUILDABLE AREA

- PRESERVATION ZONE
- This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.

 Lots 7 and 19 will have a 20' wide driveway access that can penetrate the Preservation Zone.
- SELECTIVE VISTA CLEARING
- This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.
 All vegetation in this zone shall be preserved until the home is completely framed.
 Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.S. approval.

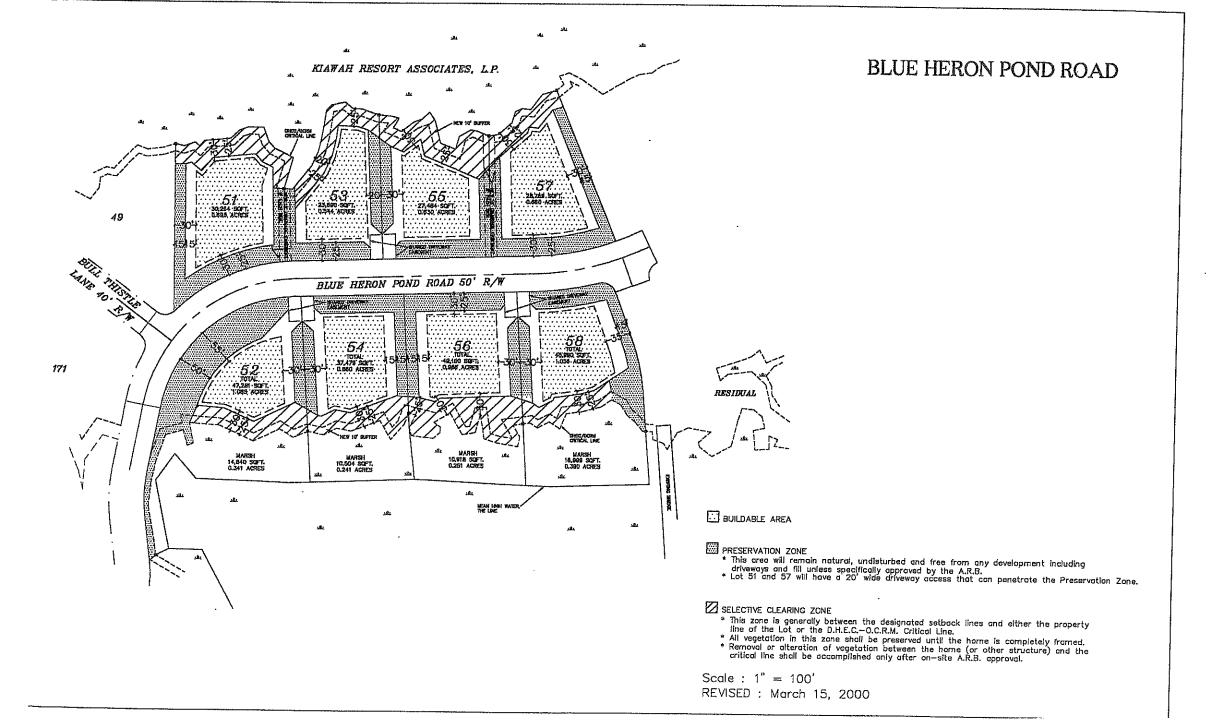






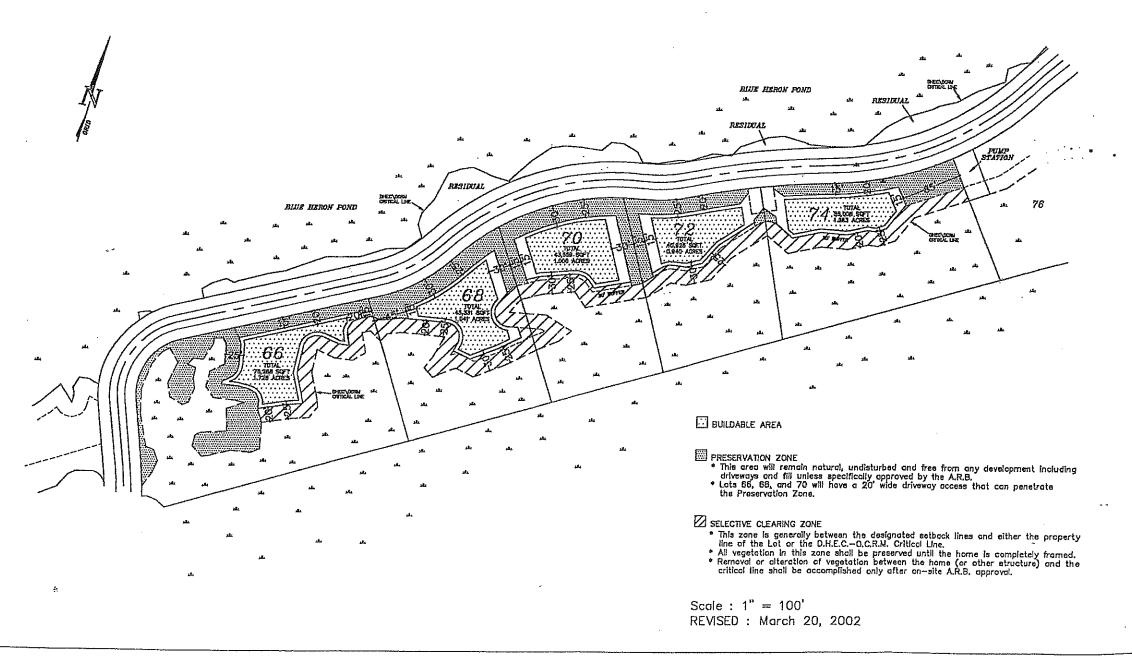
Scale : 1" = 100'

REVISED: April 3, 2000

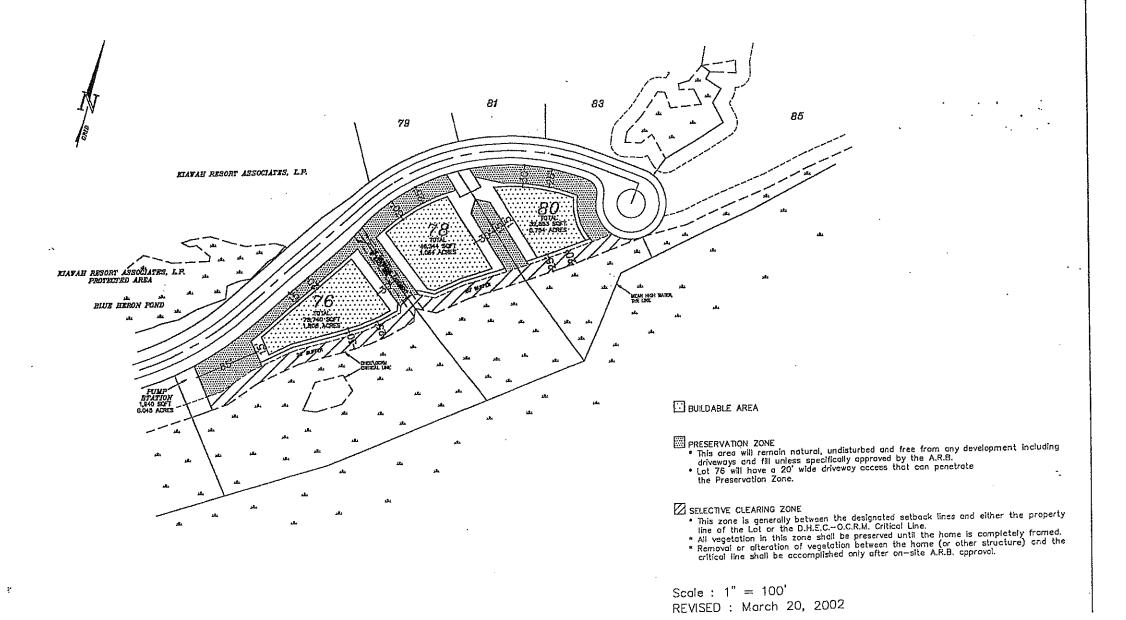


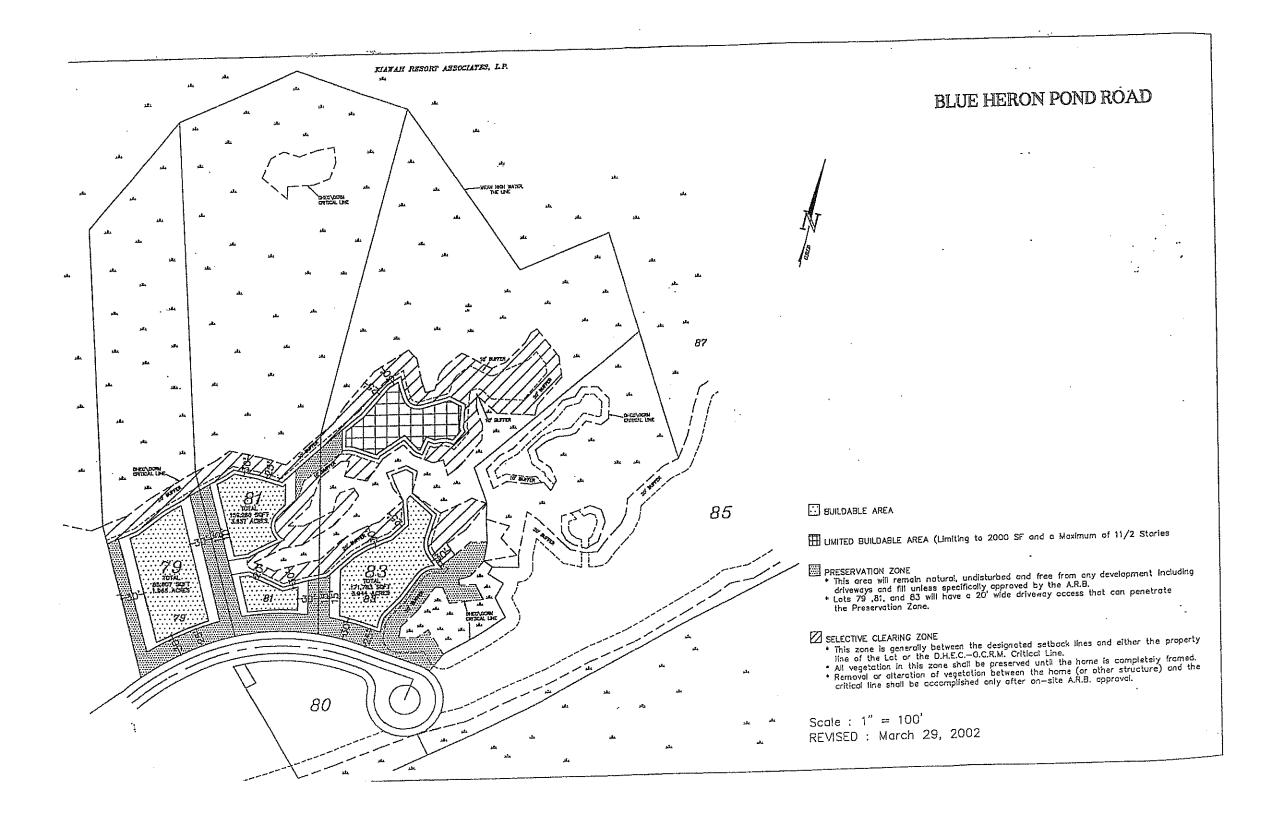
BLUE HERON POND ROAD BUIL BERON POND BLUE HERON POND PARK 59,175 SQFT 1,366 ACRES 190 55 51 BUILDABLE AREA PRESERVATION ZONE * This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B. * Lot 55 will have a 20' wide driveway access that can penetrate the Selective Clearing Zone and the Preservation Zone. * This zone is generally between the designated setack lines and either the property line of the Lot or the D.H.E.C.—O.C.R.M. Critical Line. * All vegetation in this zone shall be preserved until the home is completely framed. * Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on—site A.R.B. approval. Scale : 1" = 100' REVISED: March 20, 2002

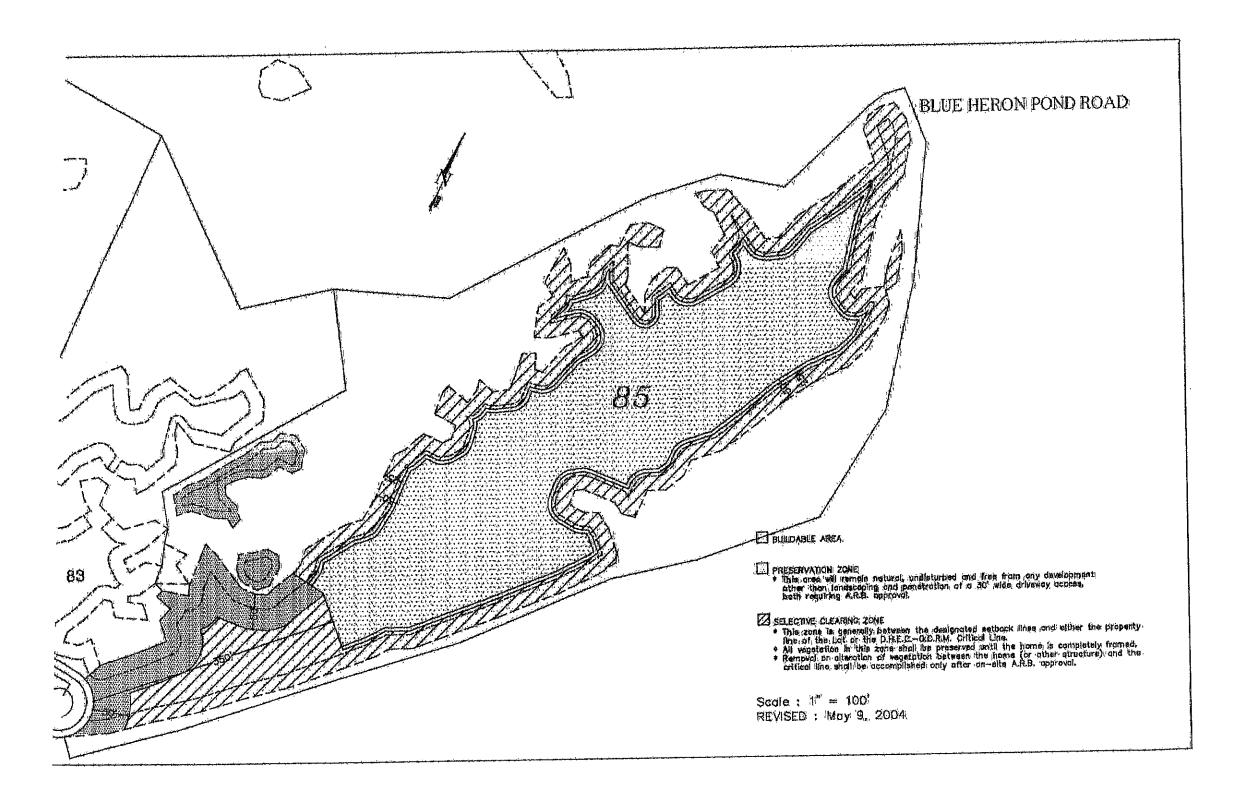
BLUE HERON POND ROAD



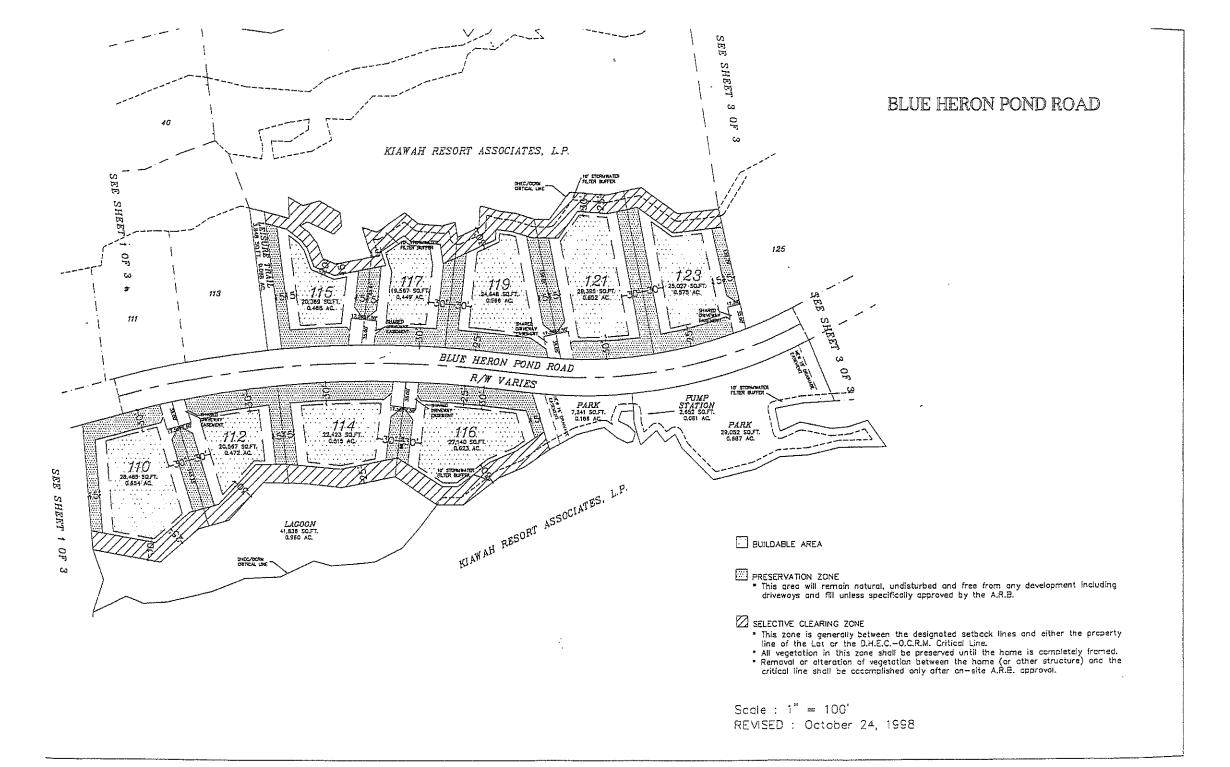
BLUE HERON POND ROAD







BLUE HERON POND ROAD MAKAH RESORT ASSOCIATES, L.P. OYSTER SHELL ROAD SO. RA KIAWAH RESORT ASSOCIATES, L.P. 20,618 SQ.FT 10.9 17,835 SQF 1 RESIDUAL 7,300 SQ.FT. 0.168 AC. RESIDUAL 1,341 SQFT. Q,031 AC BLUE HERON POND ROAD R/W VARIES 112 104 18.85\$ SQ.FT. 0.428. AC. 106 19,931 SOLFT. 0,468 AC 23,295 SOFT. 110 102 18,051 SOFT. SUILDABLE AREA 12,357 SQ.TT 0.284 AC. LAGOON 108.257 SC.FT. 2.485 AC. PRESERVATION ZONE * This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B. * Lats 101,102, and 104 will have a 20 wide driveway access that can penetrate the Preservation Zone. SELECTIVE CLEARING ZONE This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.—O.C.R.M. Critical Line. All vegetation in this zone snall be preserved until the home is completely framed. Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on—site A.R.B. approval. BINE DEVON KIAWAH RESORT ASSOCIATES, L.P. Scale: 1'' = 100'REVISED: October 24, 1998 VARSH 198 SQ.F7, 0.005 AC.\



LICAN HIGH MATER-BLUE HERON POND ROAD BUILDABLE AREA PRESERVATION ZONE * This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B. * Lot 127 will have a 20' wide driveway access that can penetrate SEE SELECTIVE CLEARING ZONE This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line. All vegetation in this zone shall be preserved until the home is completely framed. Removal or otteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on-site A.R.S. approval. KTAWAH RESORT ASSOCIATES, L.P. SHEET Scale : 1" = 100'Ō. REVISED: October 24, 1998 c۵ 125 \26.117 SQ.FT. KIAWAH RESORT ASSOCIATES, L.P. FUTURE DEVELOPMENT 123 MAWAH RESORT ASSOCIATES, LP. PARKHT STOPMRATER T

KIAWAH RESORT ASSOCIATES, L.P.

#ARS# 45,753 SQ.FT. 2,450 AC. PARK TOTAL 105,609 SQ.FT. 4,746 AC. HICHLAND 58,658 SQ.FT. 2.296 AC. 139 DHEC/DORN ORTICAL LINE 137 RESIDUAL 1,389 SQ.FT. 0.032 AC. 127 PREMOUSLY APPROVED PLAY BOOK EC. PAGES 792-734 125 130 21,820.50.FT. 0.501 AC 128 PARKMARAH RESORT ASSOCIATES, LP.

BLUE HERON POND ROAD

BUILDABLE AREA

PRESERVATION ZONE

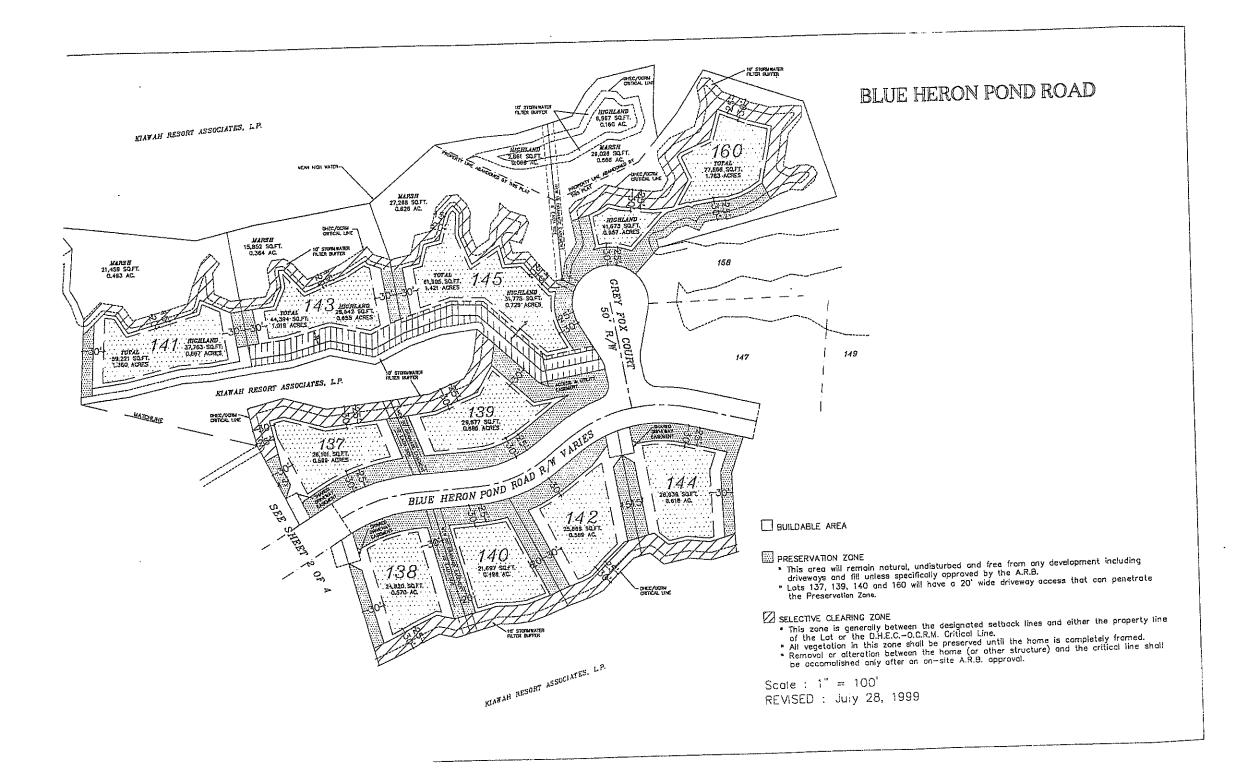
- This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.
 Lot 129 will have a 20' wide driveway access that can penetrate the Preservation Zone.

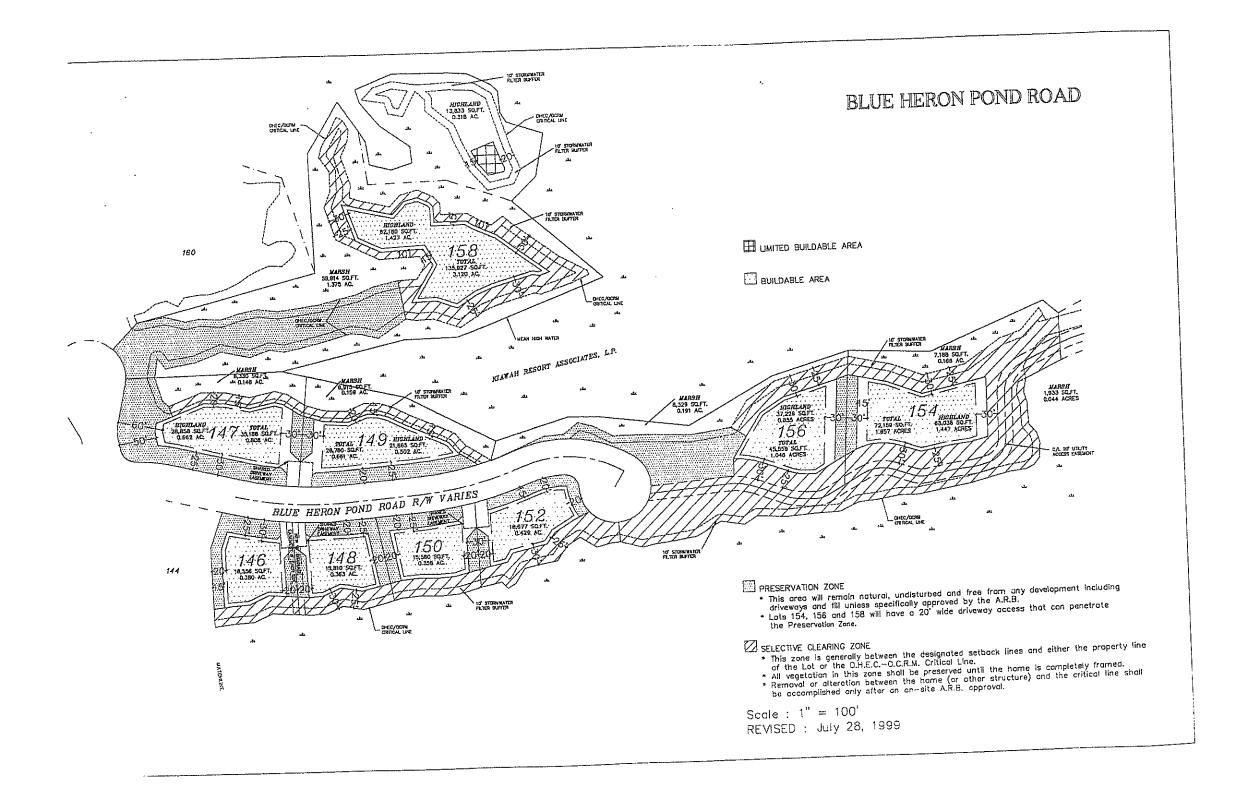
SELECTIVE CLEARING ZONE

- This zone is generally between the designated setback lines and either the property line of the Lat or the D.H.E.C.—O.C.R.M. Critical Line.
 All vegetation in this zone shall be preserved until the home is completely framed.
 Remayal or alteration between the home (or other structure) and the critical line shall be accomplished only after an on—site A.R.B. approval.

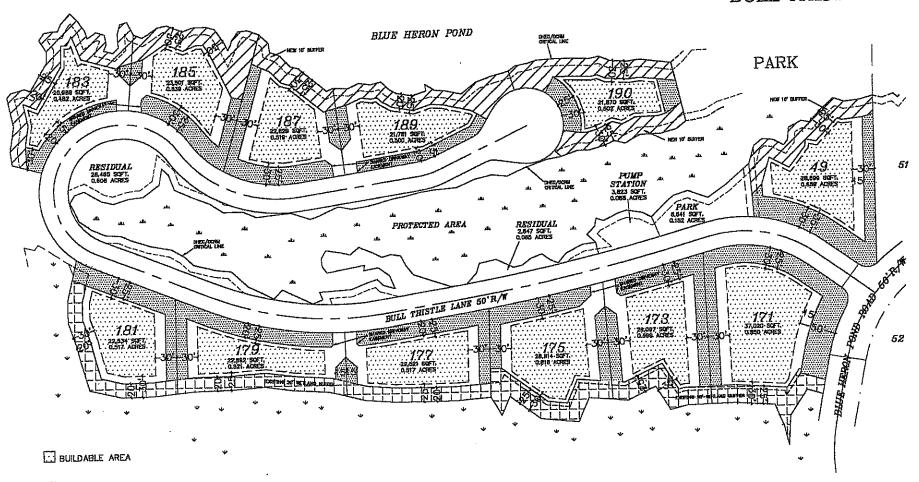
Scale : 1" = 100'

REVISED: July 28, 1999





BULL THISTLE LANE



PRESERVATION ZONE

- * This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.

 * Lats 49, 171, 181 and 190 will have a 20' wide driveway access that can penetrate the Preservation Zone.

SELECTIVE CLEARING ZONE

- * This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.-O.C.R.M. Critical Line.

 * All vegetation in this zone shall be preserved until the home is completely framed.

 * Removal or alteration between the home (or other structure) and the critical line shall be accomplished only after an on-site A.R.B. approval.

Scale : 1" = 100'REVISED: April 5, 2000

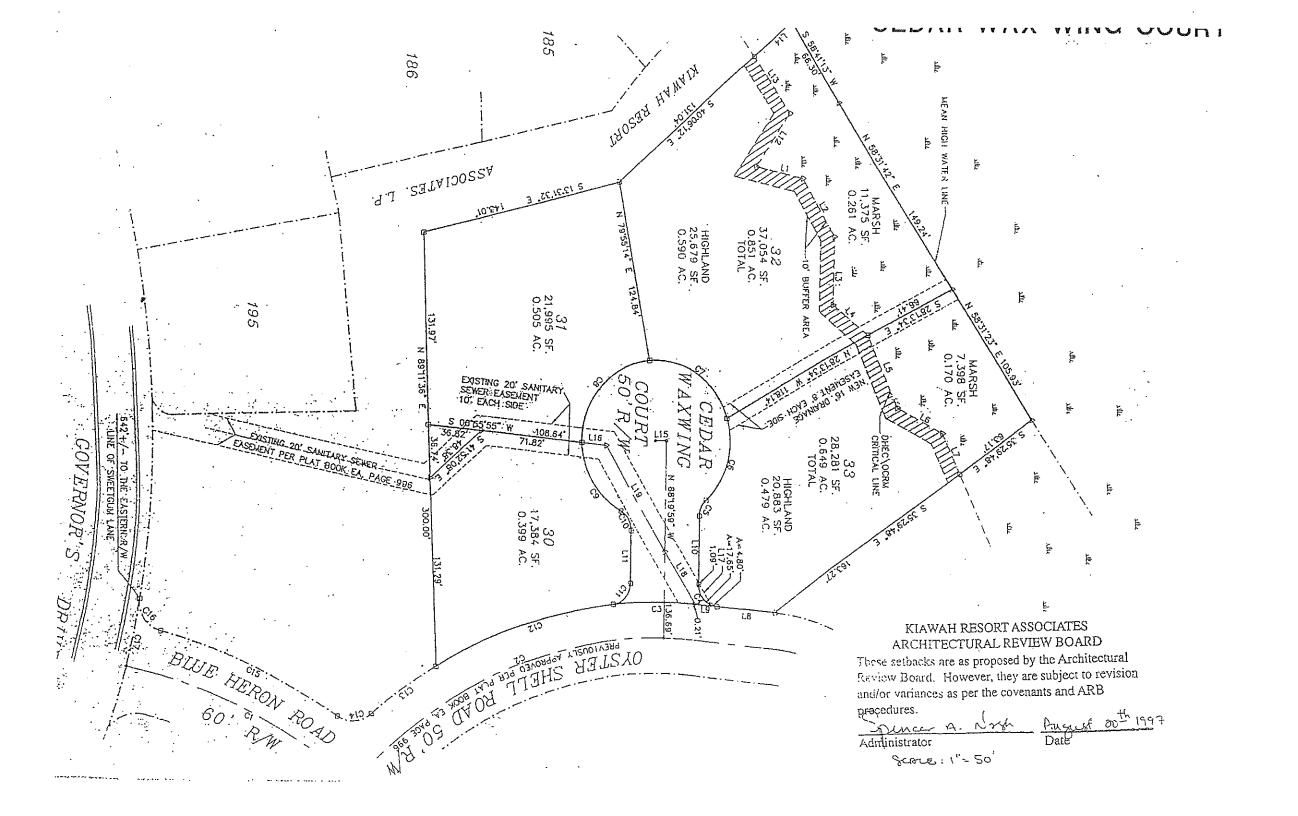
THE RESTRICTIVE CLEARING ZONE

- * In addition to the notations for the Selective Clearing Zone, this designated area is subject

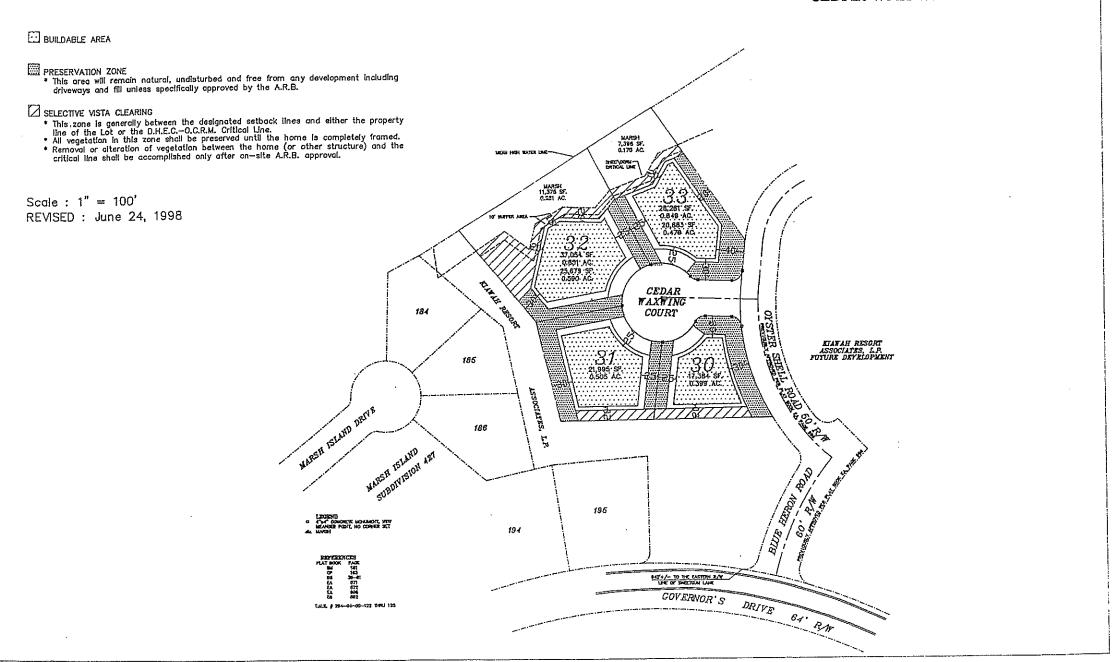
 * In addition to the notations for the Selective Clearing Zone, this designated area is subject
 to a Declaration of Restrictive Covenants dated September 8, 1999, and recorded in Book J334, page 16,
 in the Charleston County R.M.C. Office (the "Declaration").

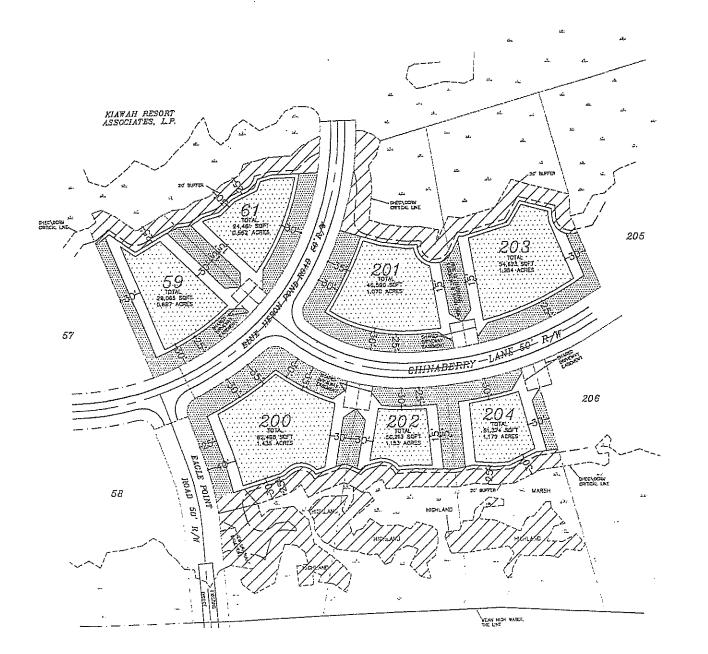
 * Only limited pruning and thinning of certain shrubs and small trees will be allowed (with A.R.B. approval)
 to maintain views. Clear authing of understory shrubs is prohibited.

 * Reference must be made to the Declaration for specific details as to permitted
 and prohibited activities within the Restrictive Clearing Zone.



CEDAR WAX WING COURT





BLUE HERON POND ROAD and CHINABERRY LANE

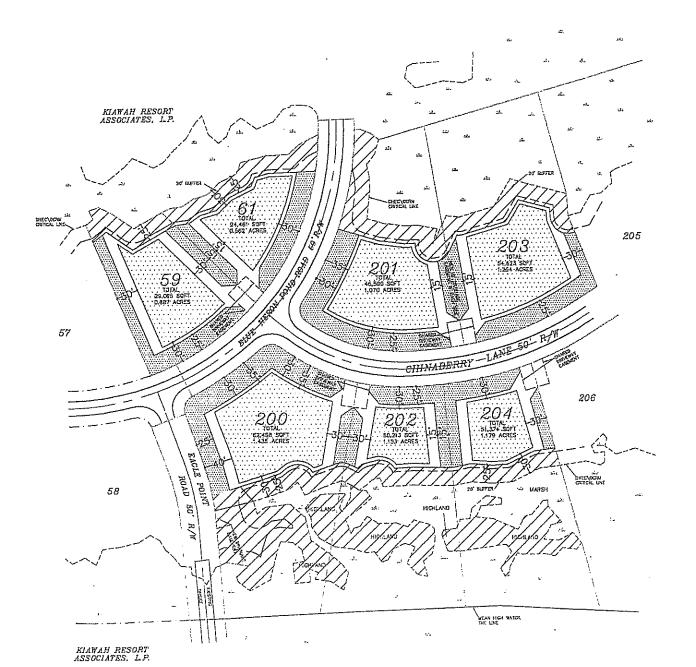


BUILDABLE AREA

PRESERVATION ZONE

* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.

SELECTIVE CLEARING ZONE
 This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.—O.C.R.M. Critical Line.
 All vegetation in this zone shall be preserved until the home is completely framed.
 Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on—site A.R.B. approval.



BLUE HERON POND ROAD and CHINABERRY LANE



BUILDABLE AREA

PRESERVATION ZONE

* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.

- SELECTIVE CLEARING ZONE

 * This zone is generally between the designated setback lines and either the property line of the Lat or the D.H.E.C.—O.C.R.M. Critical Line.

 * All vegetation in this zone shall be preserved until the home is completely framed.

 * Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on—site A.R.B. approval.

Scale : 1" = 100'

REVISED: March 1, 2001

CHINABERRY LANE



BUILDABLE AREA

PRESERVATION ZONE

* This area will remain natural, undisturbed and free from any development including driveways and fill unless specifically approved by the A.R.B.

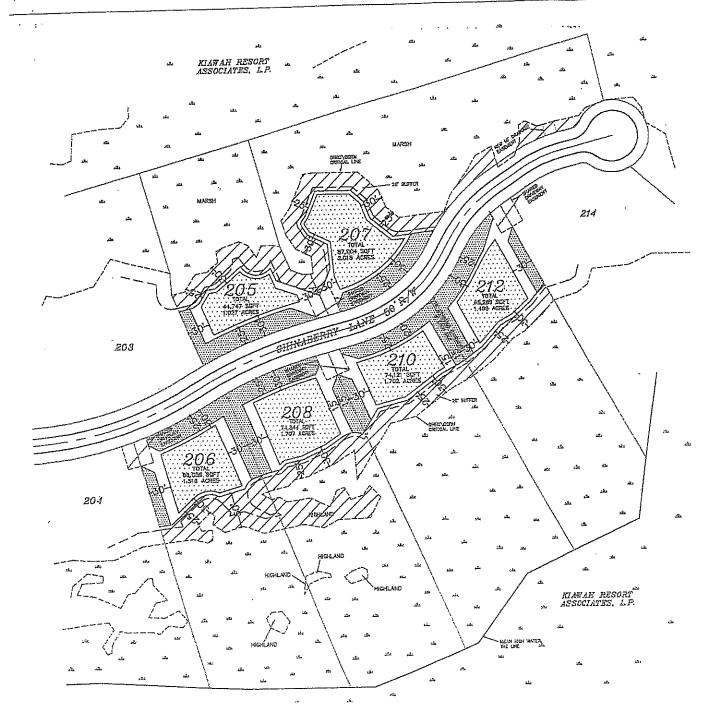
- SELECTIVE CLEARING ZONE

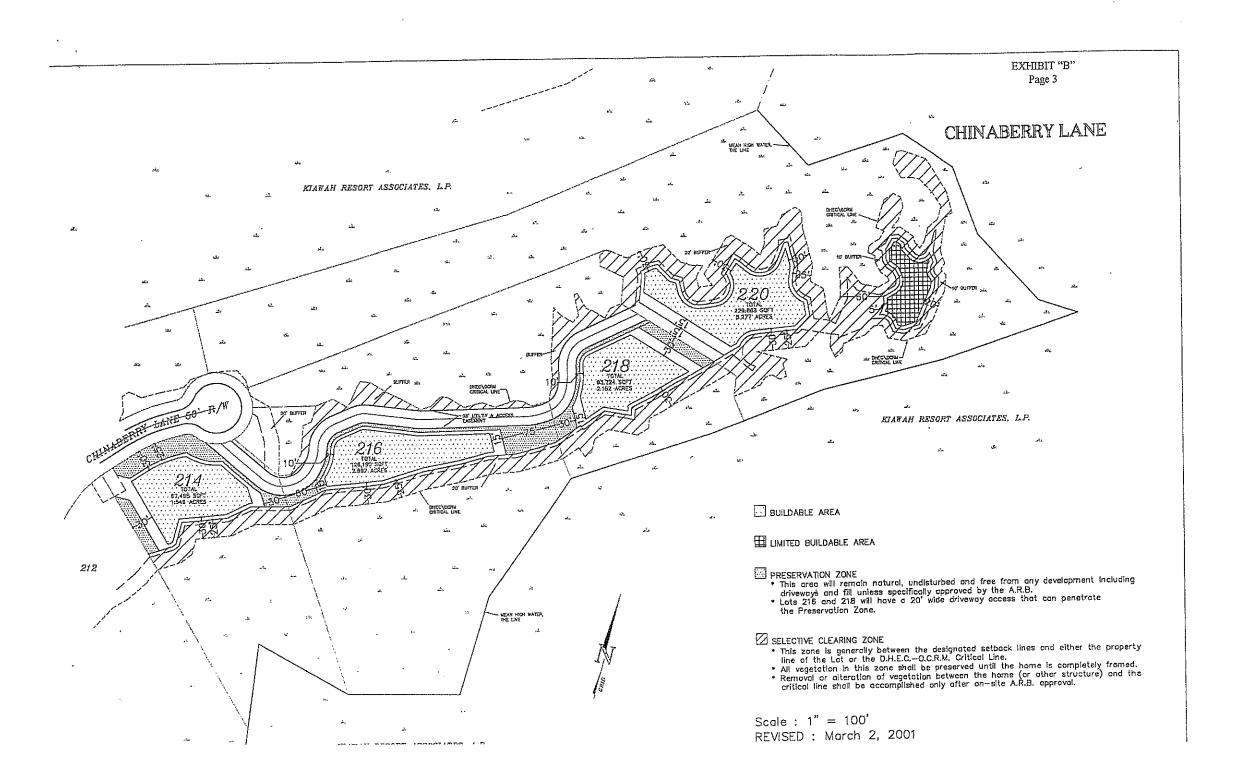
 * This zone is generally between the designated setback lines and either the property line of the Lot or the D.H.E.C.—O.C.R.M. Critical Line.

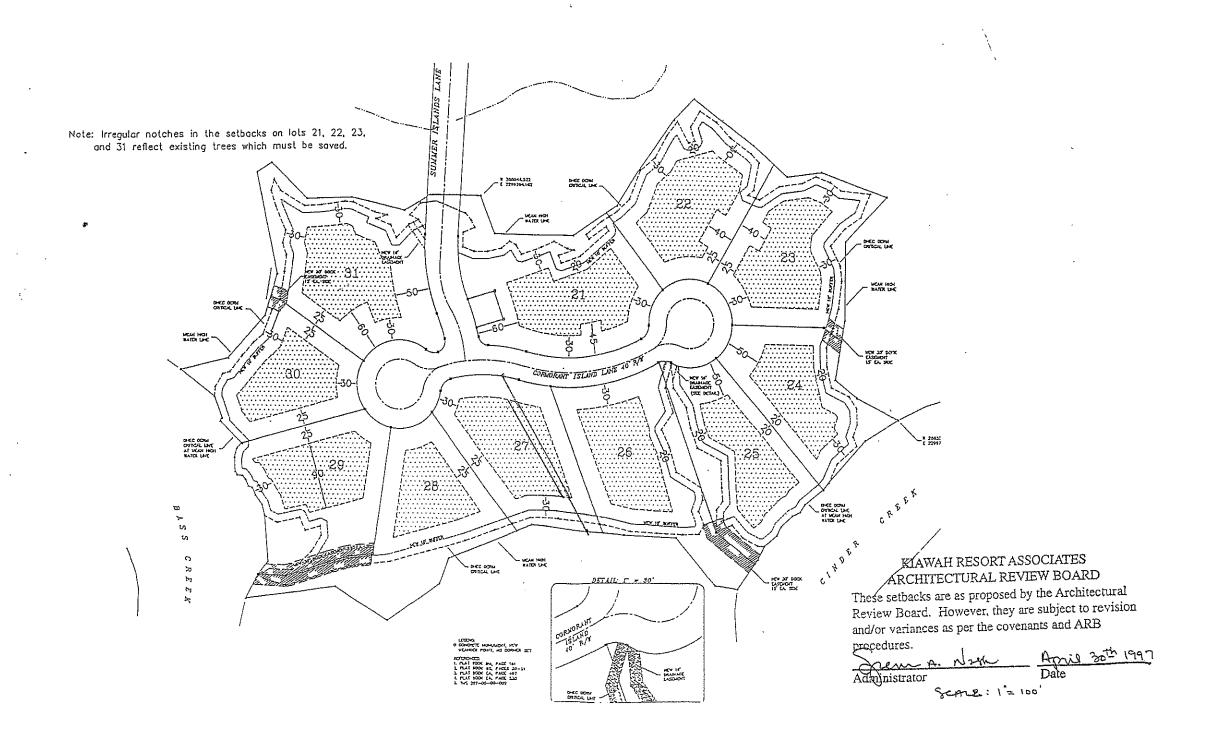
 * All vegetation in this zone shall be preserved until the home is completely framed.

 * Removal or alteration of vegetation between the home (or other structure) and the critical line shall be accomplished only after on—site A.R.B. approval.

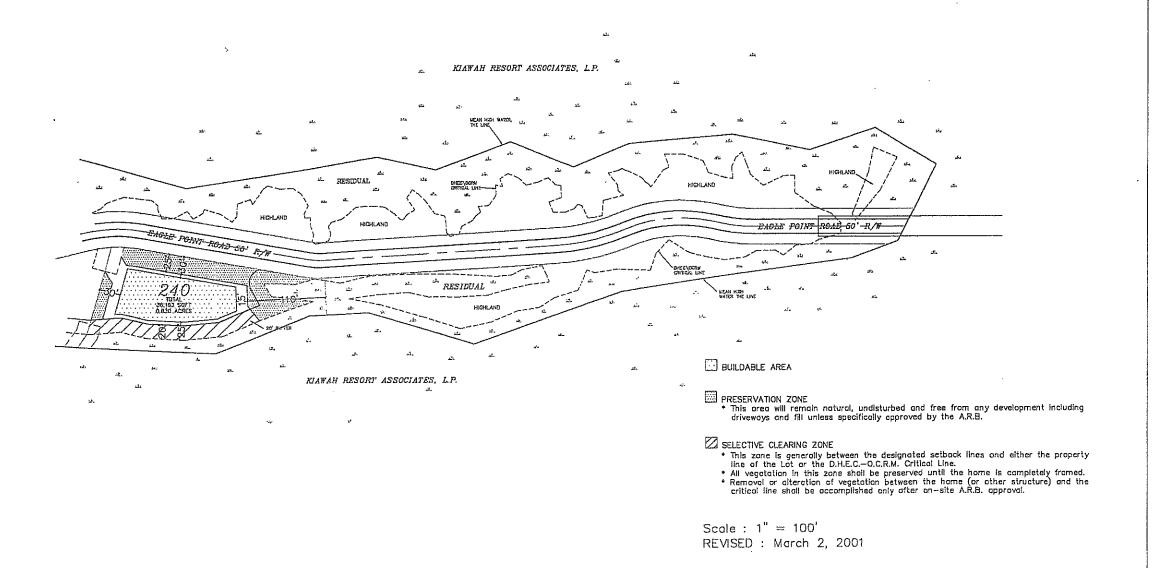
Scale : 1" = 100' REVISED : March 1, 2001

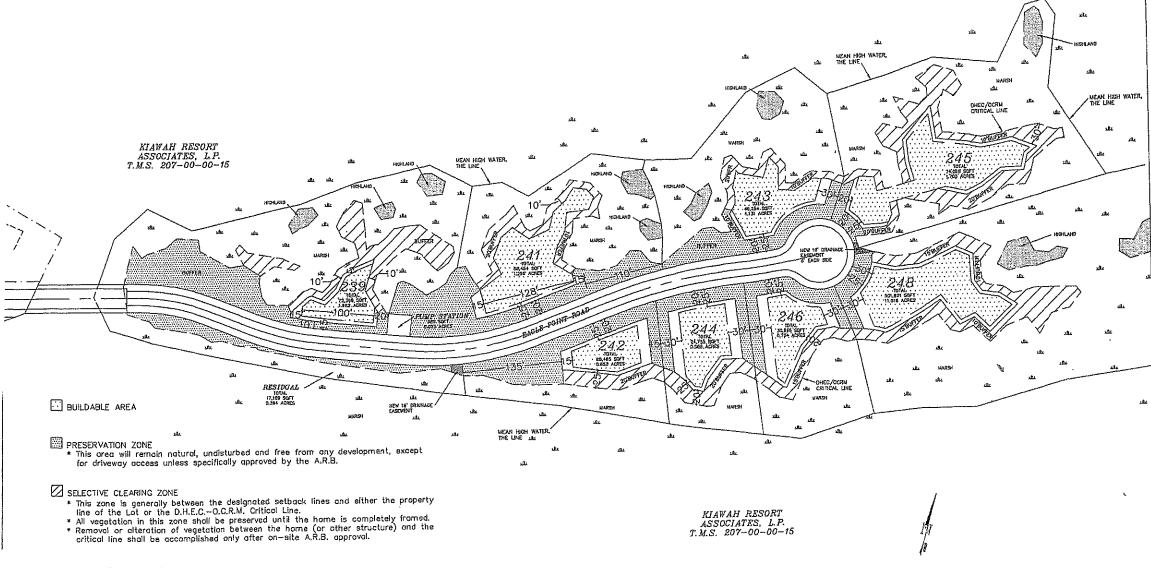






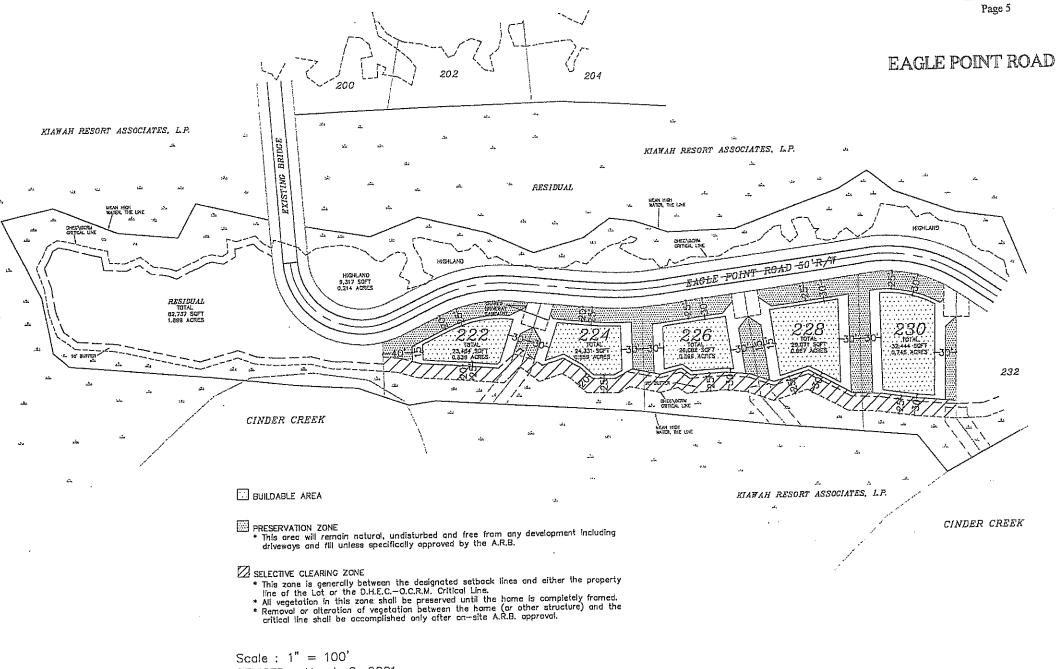
EAGLE POINT ROAD





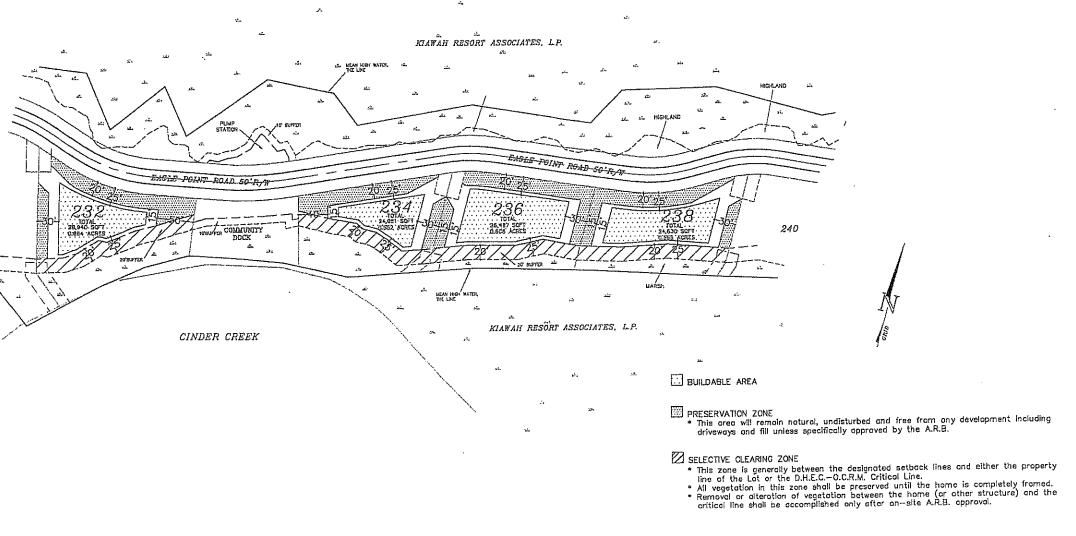
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REVISED: October 12, 2004



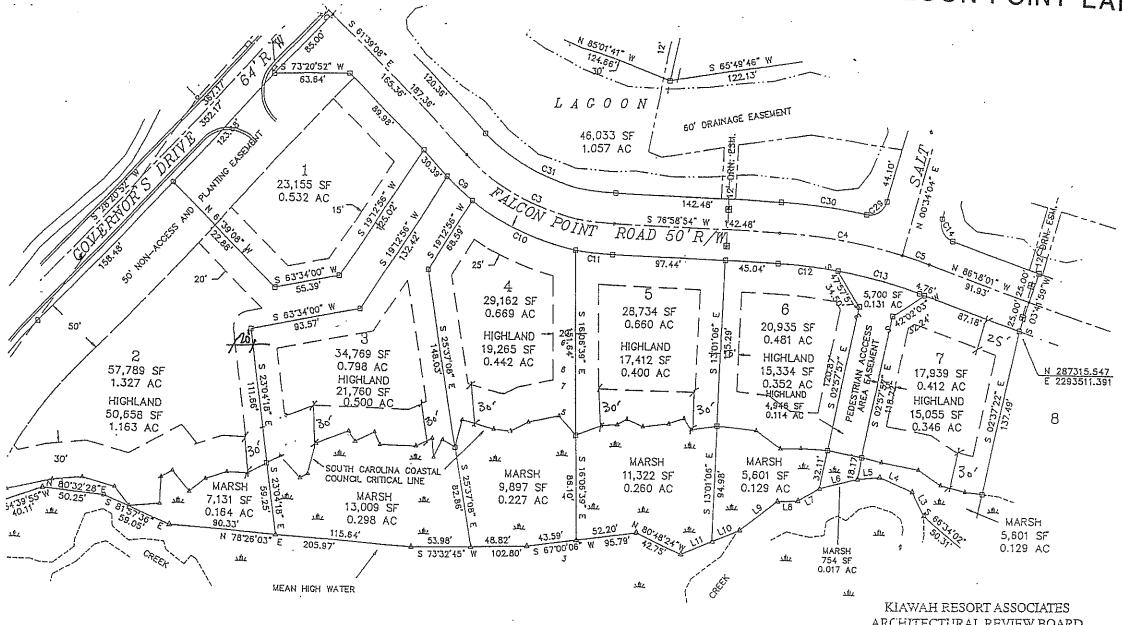
REVISED: March 2, 2001

EAGLE POINT ROAD



Scale : 1" = 100'

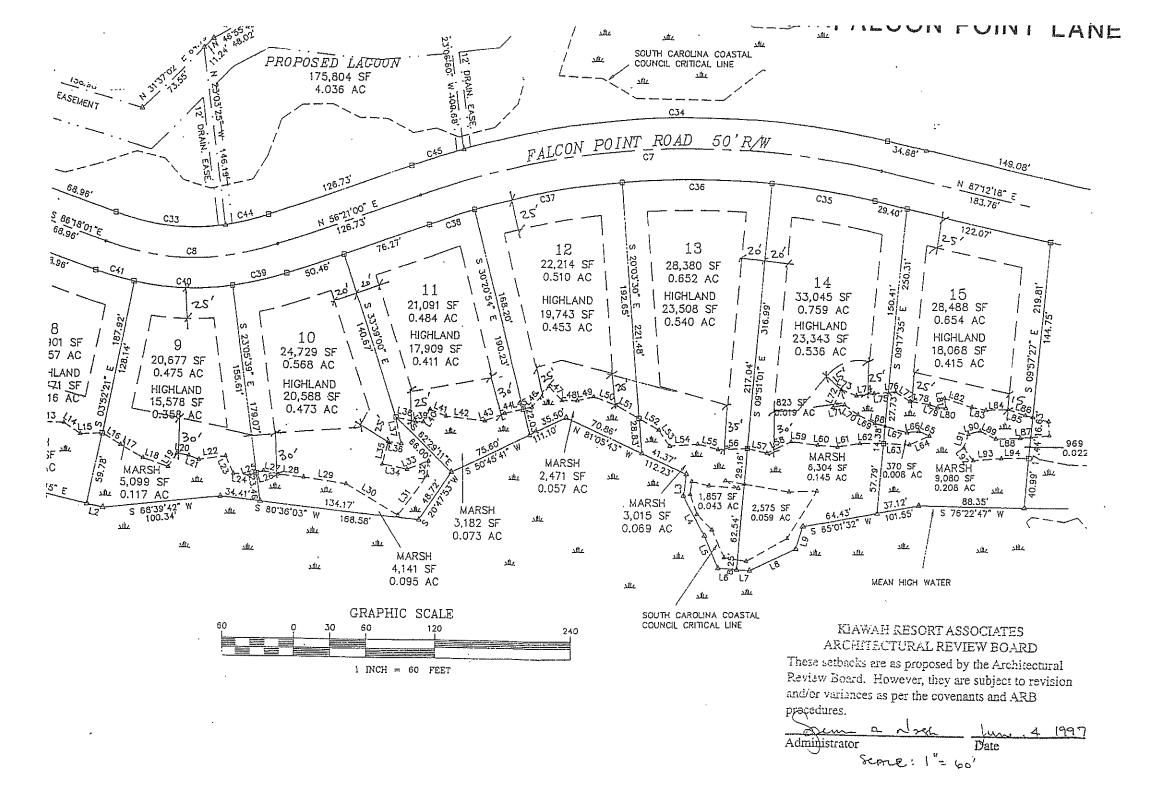
REVISED: March 2, 2001



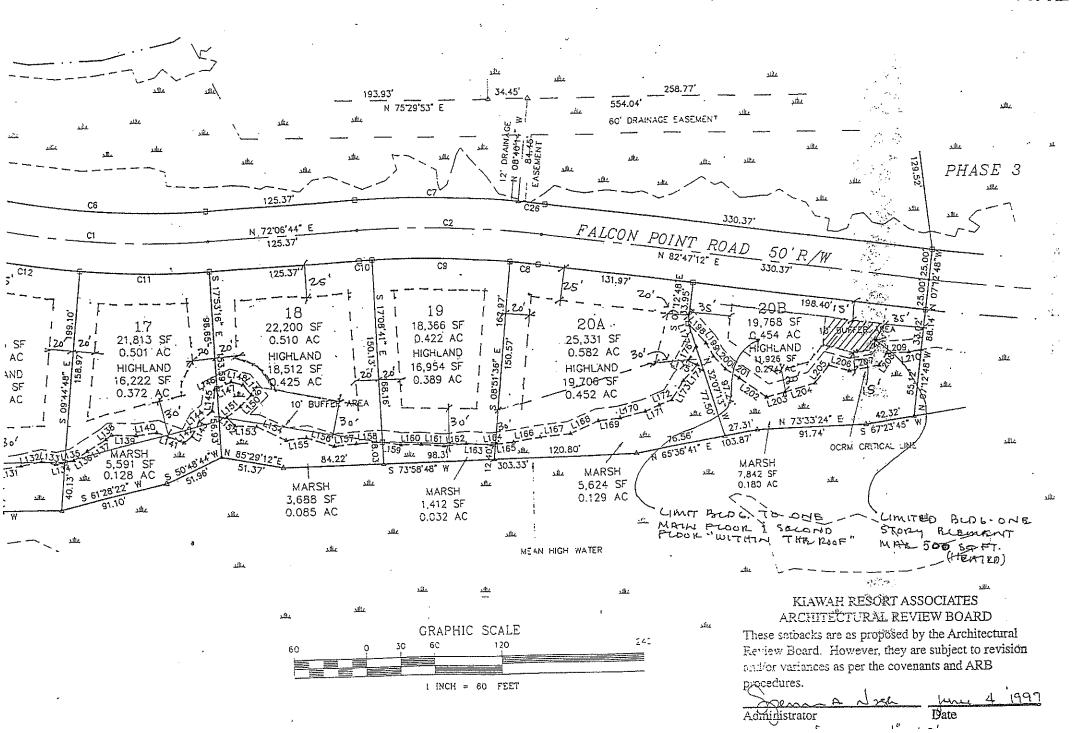
ARCHITECTURAL REVIEW BOARD

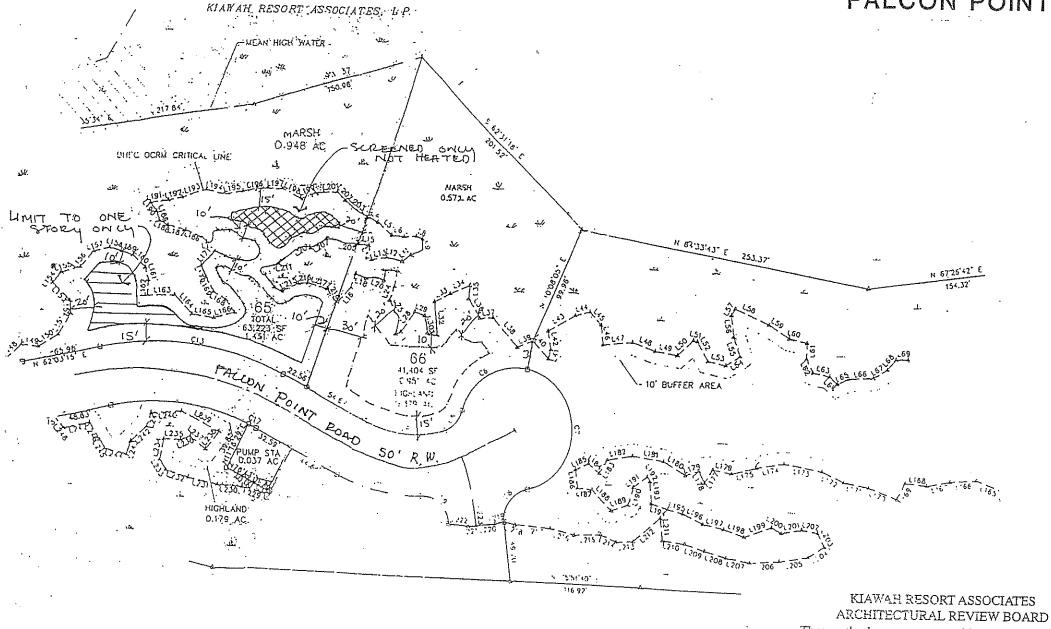
These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB protedures.

Chen. 4 1997 Administrator Scare: 1 = 60'



FALCON POINT LANE





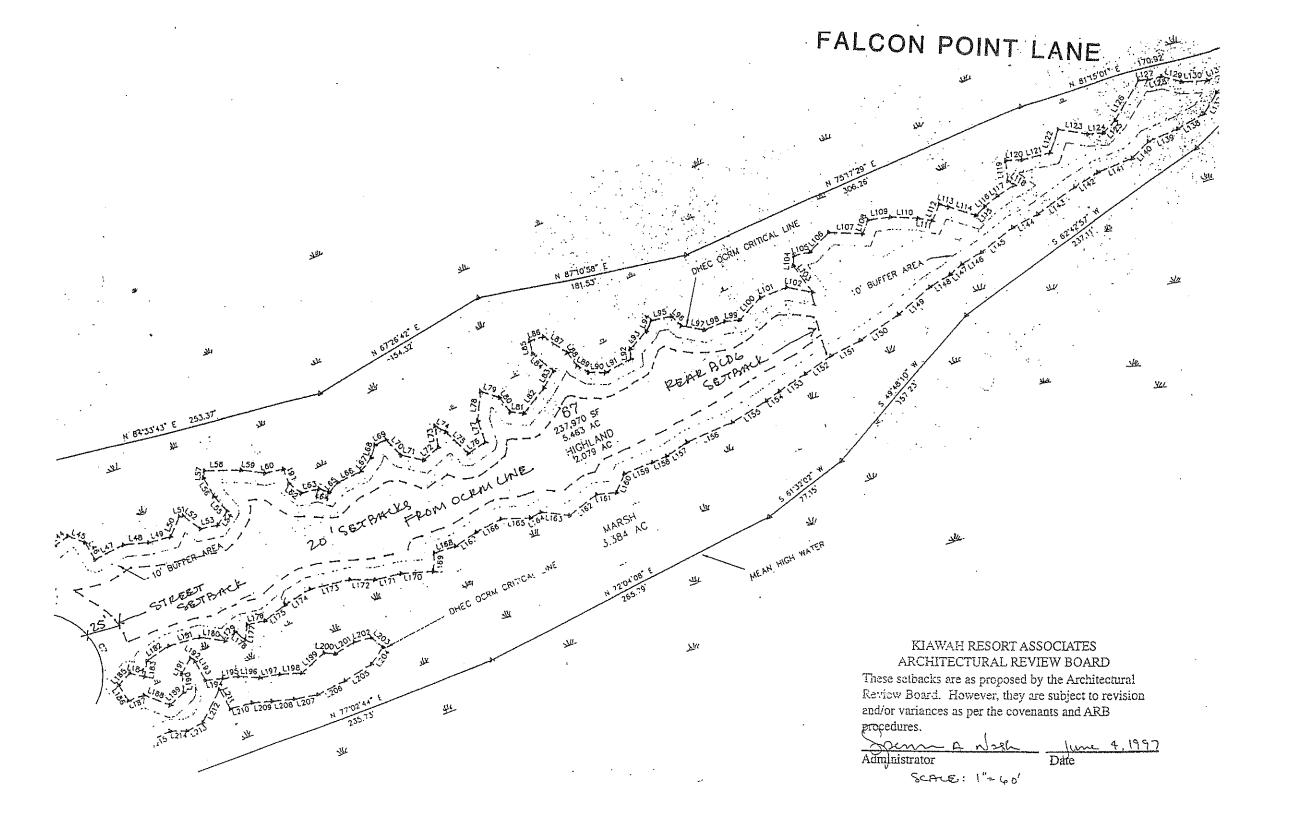
KIAWAH RESORT ASSOCIATES

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB

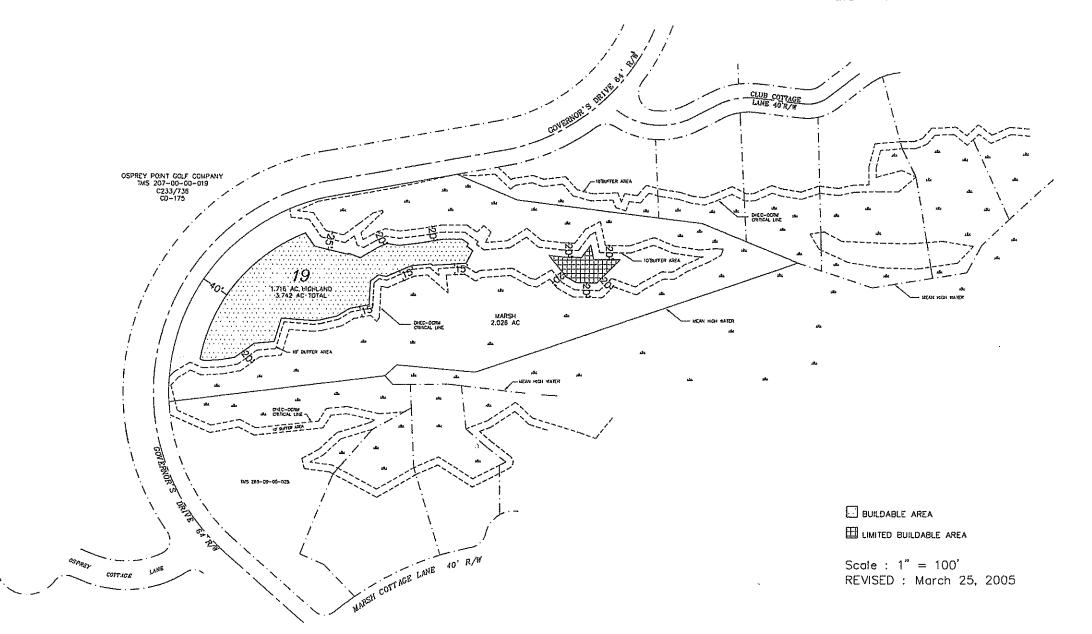
Administrator

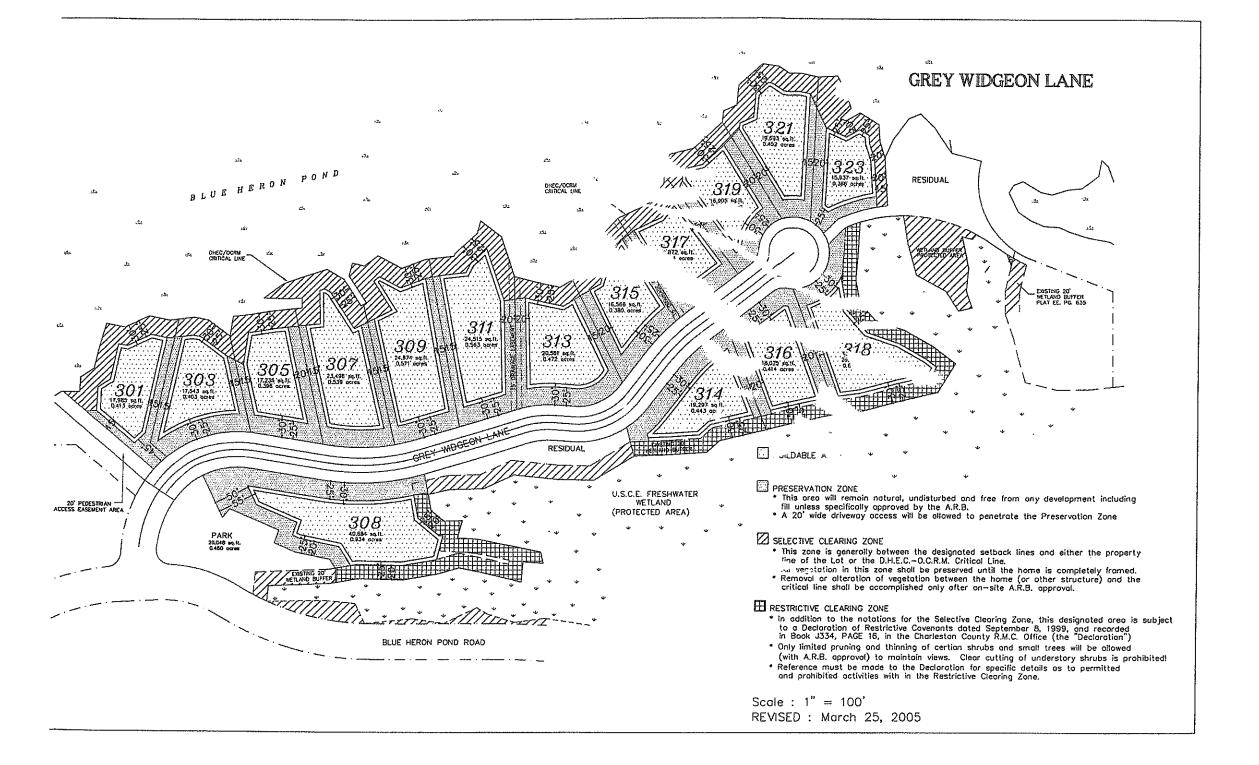
Date

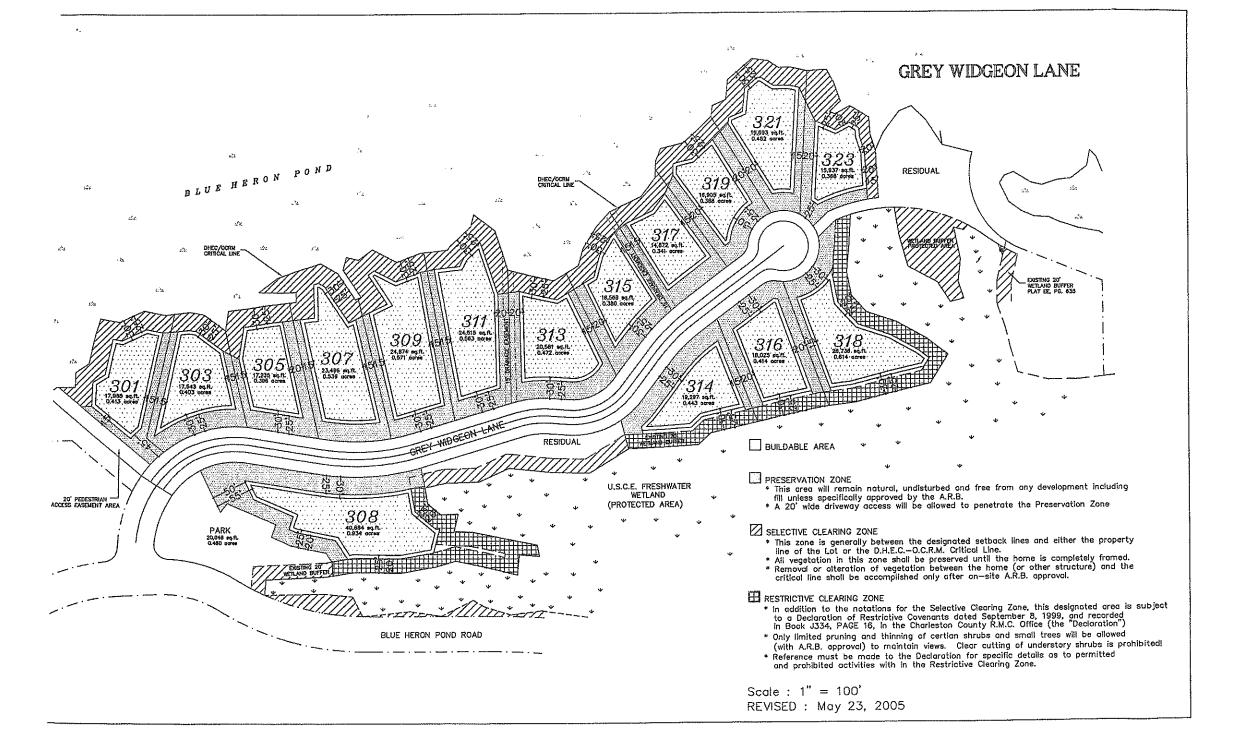
Scare: 1"=60'



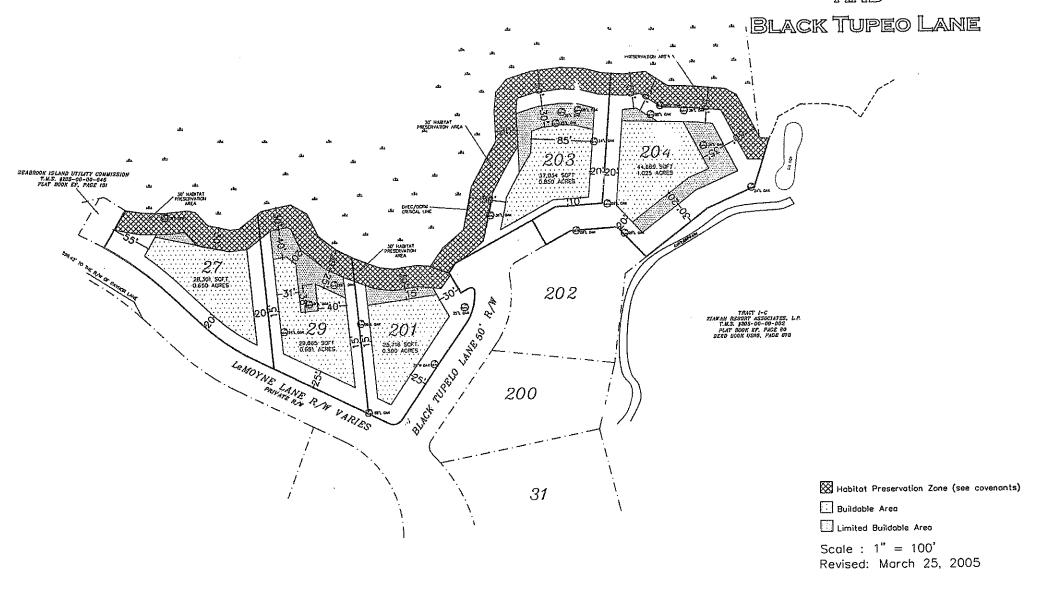
LOT 19 GOVERNORS DRIVE



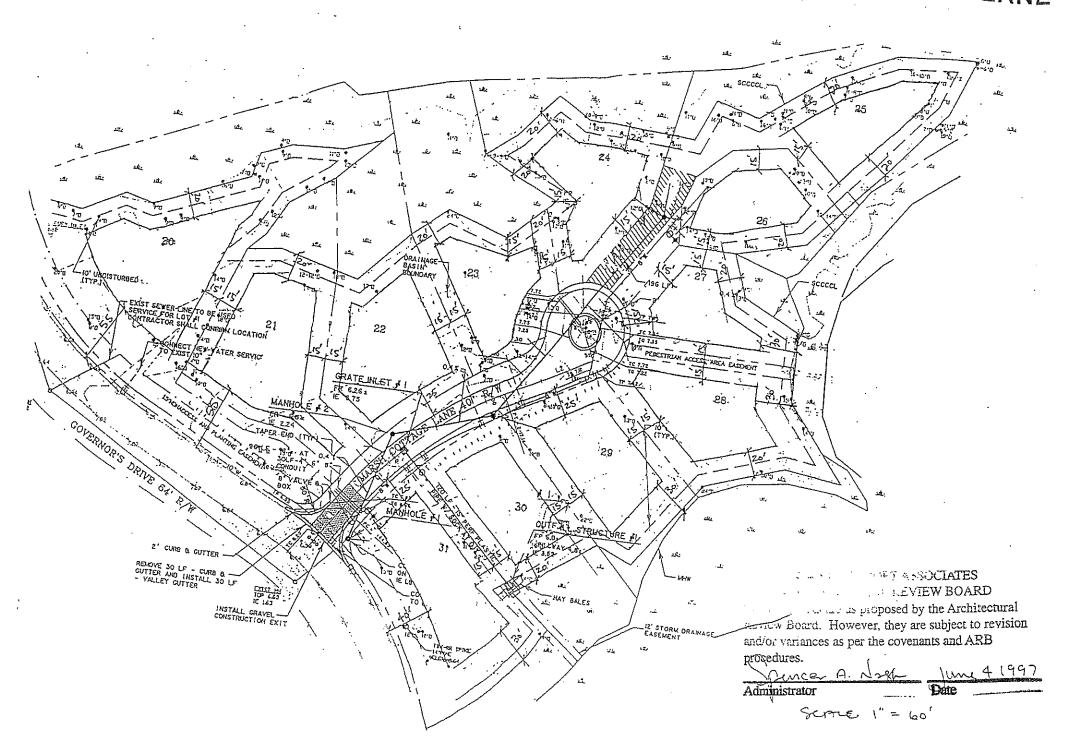


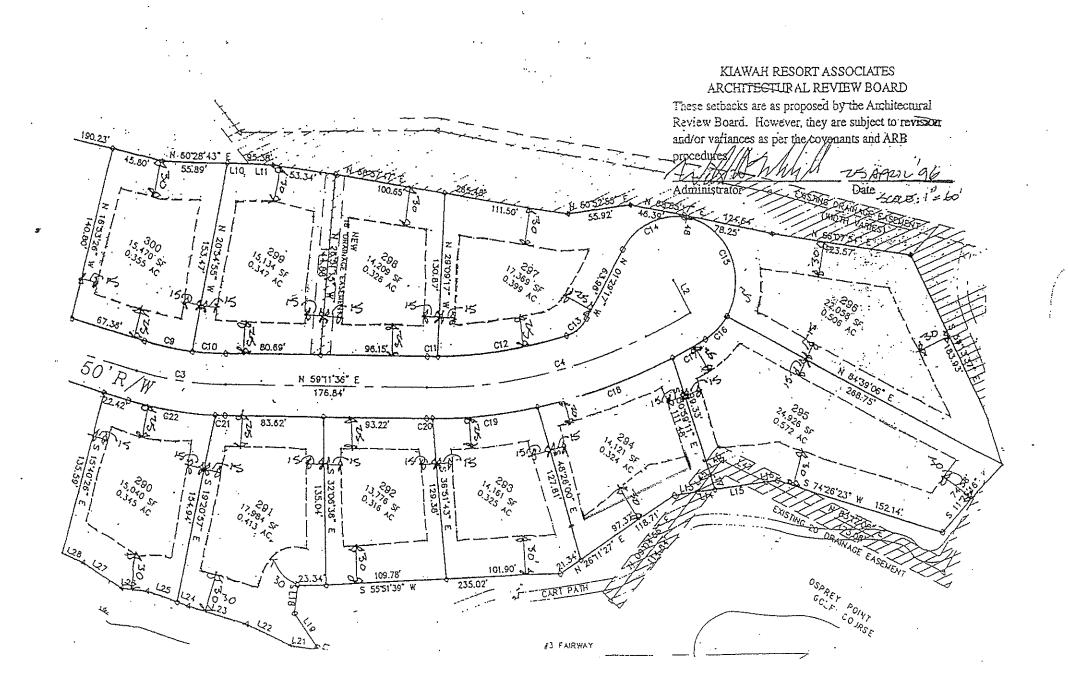


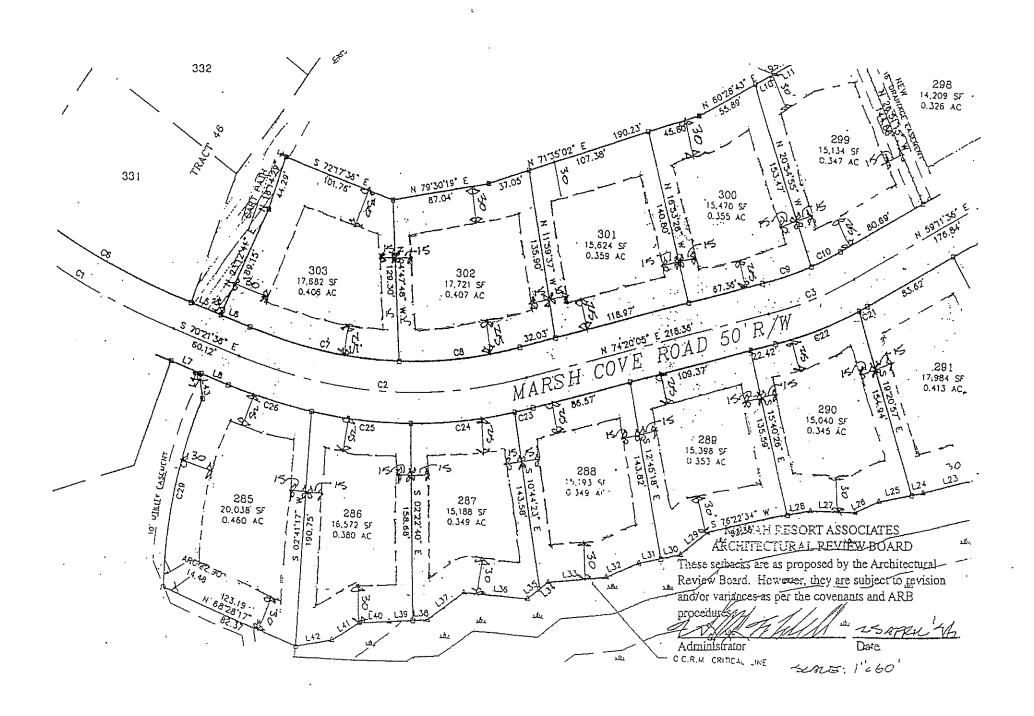
LEMOYNE LANE AND

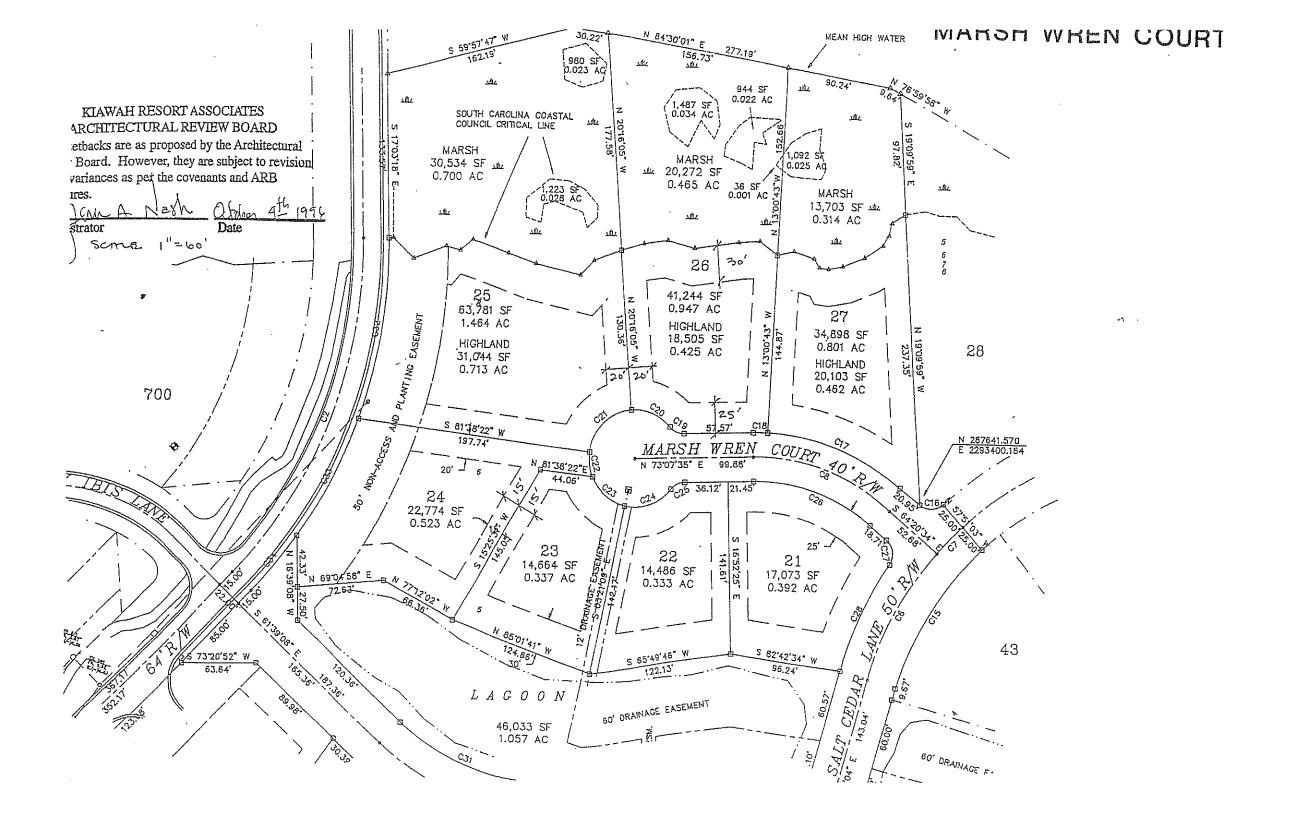


MARSH COTTAGE LANE

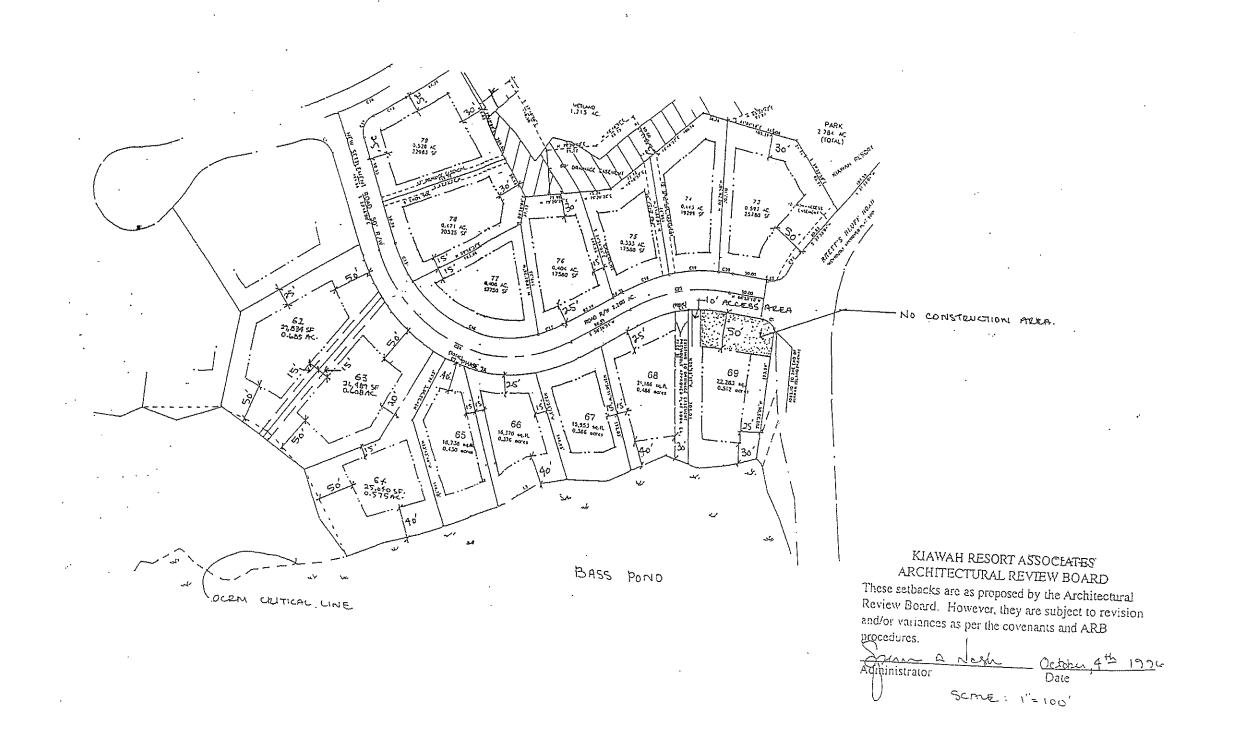


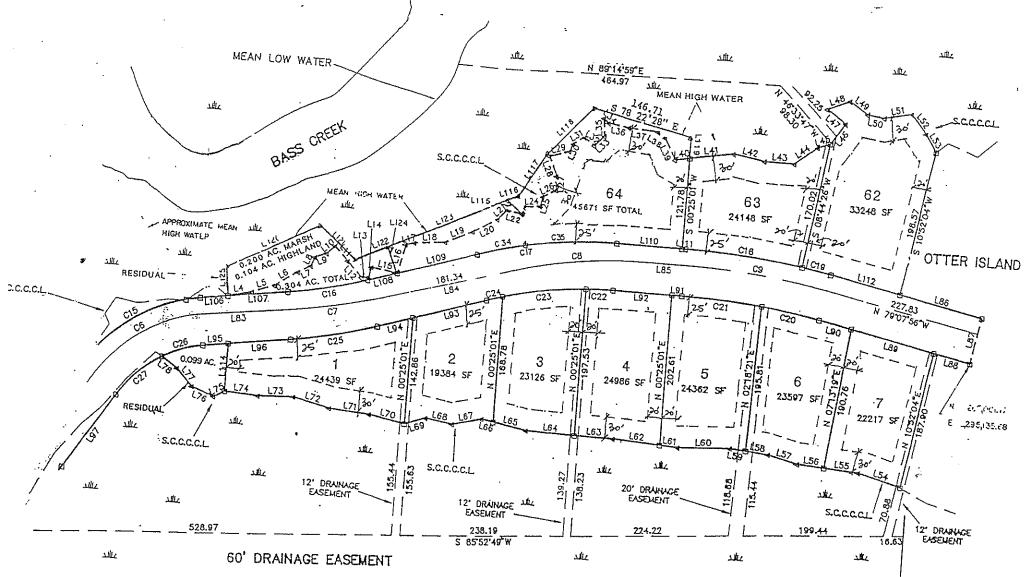






NEW SETTLEMENT ROAL



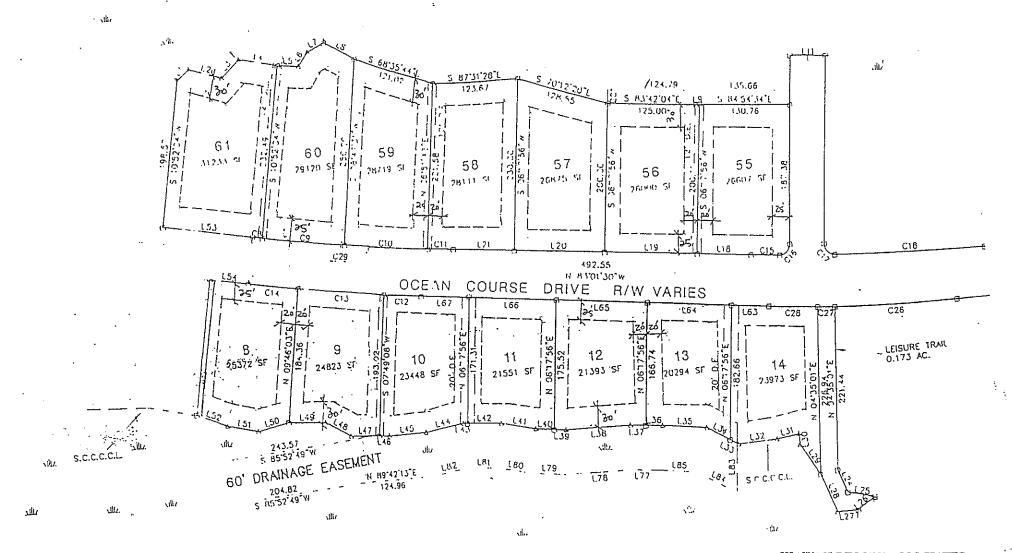


KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB

Administrator

Screen: 1"= 100'



KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD KIAWAH RESORT ASSOCIATES

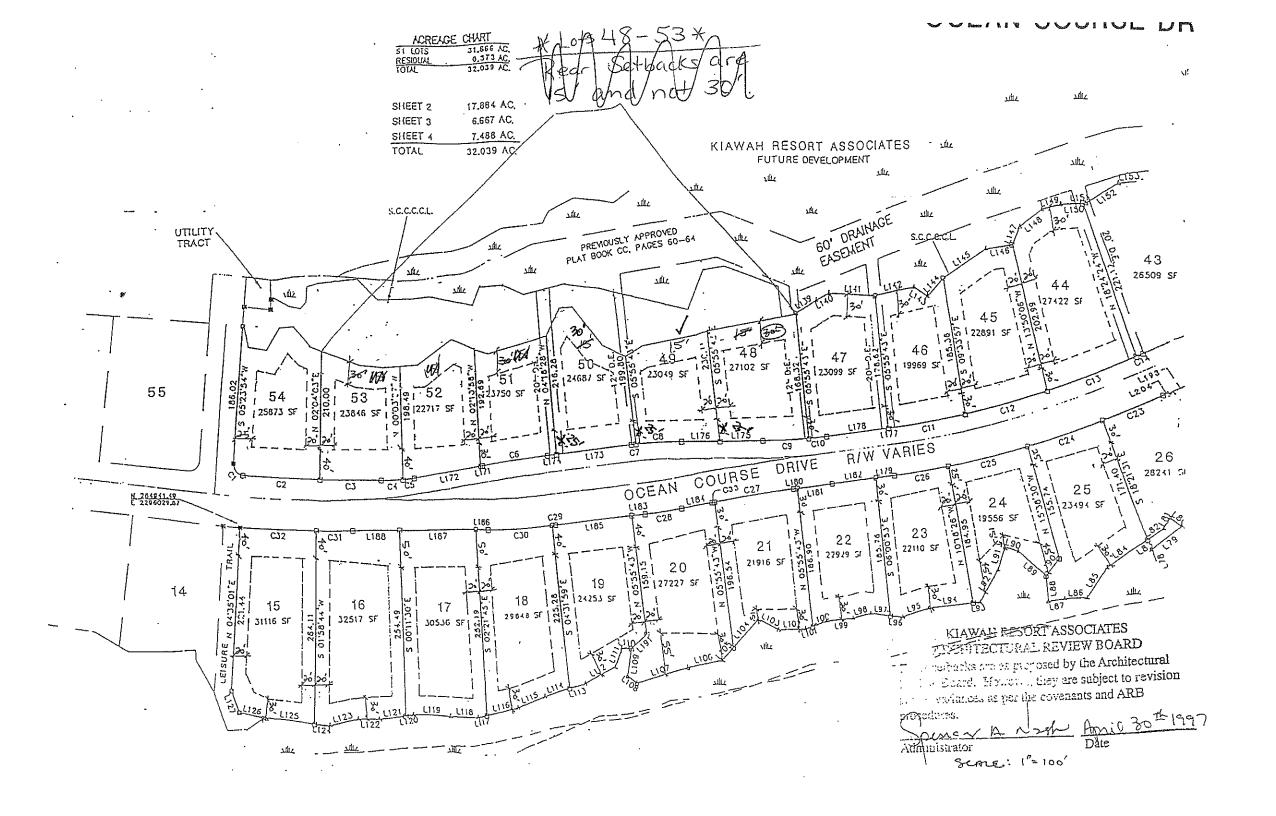
These serbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

Administrator SCALE: 1"=100

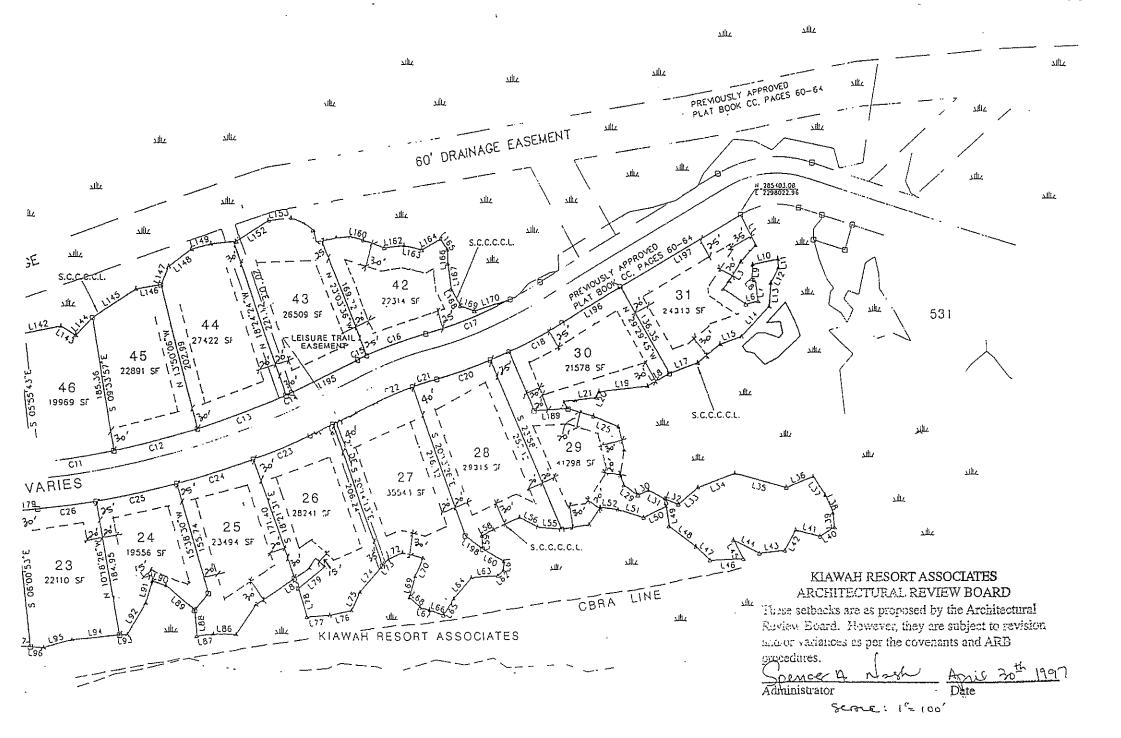
علاد

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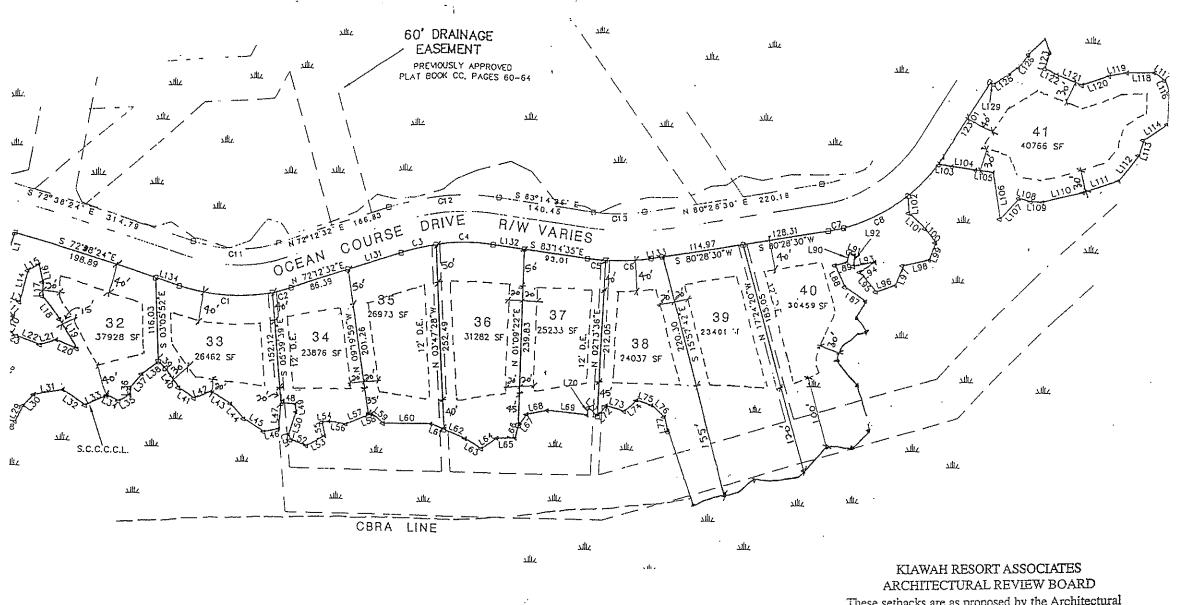
علاد



OCEAN COURSE DR



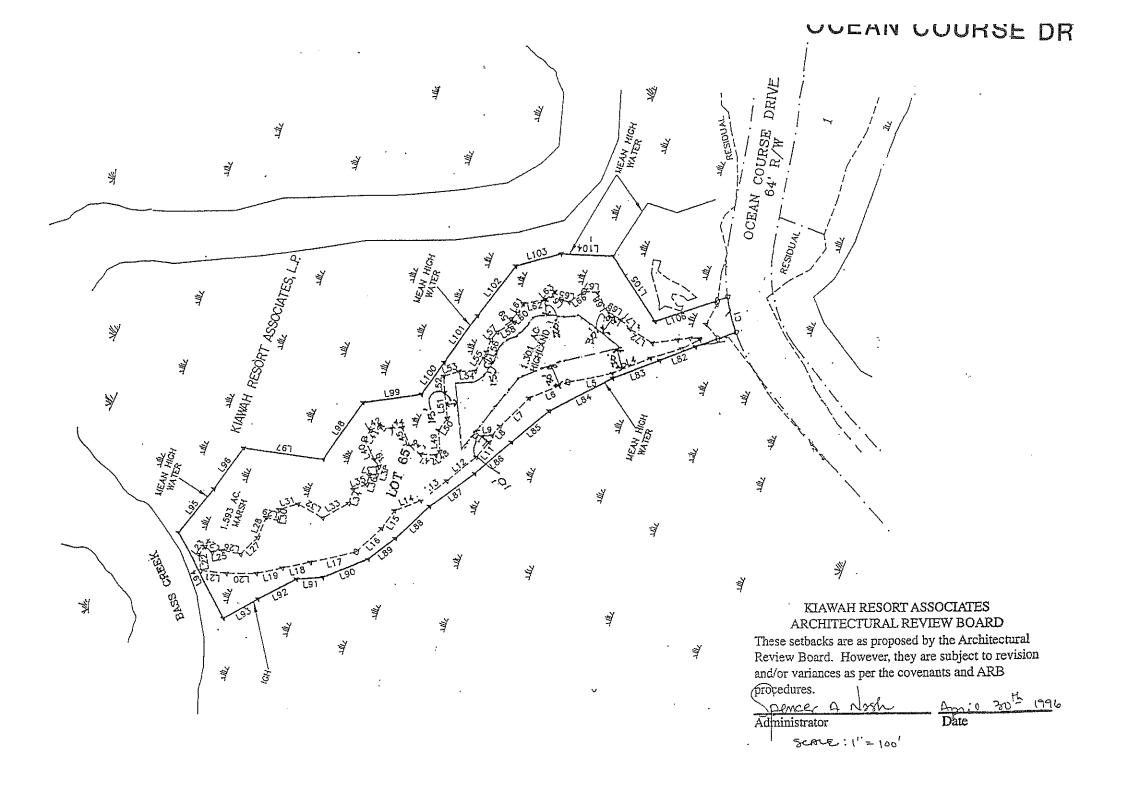
UULAN COURSE DR

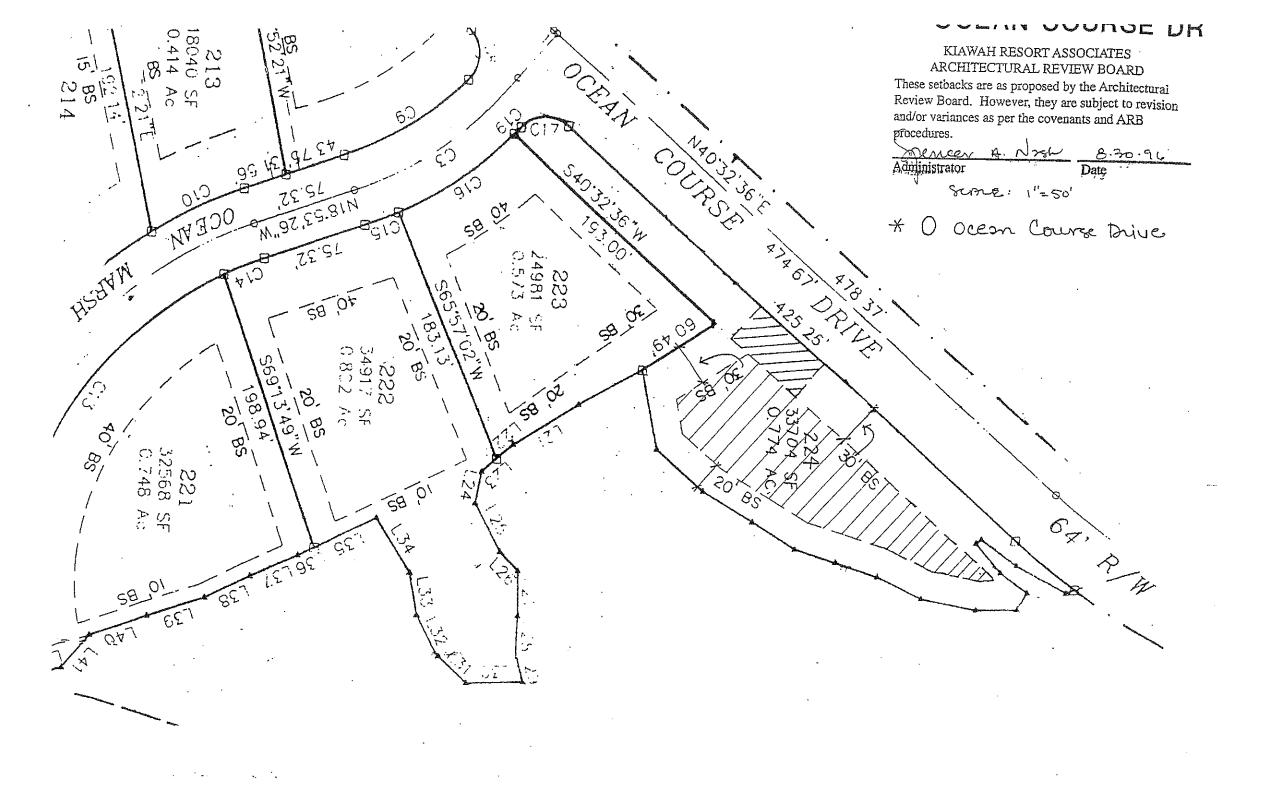


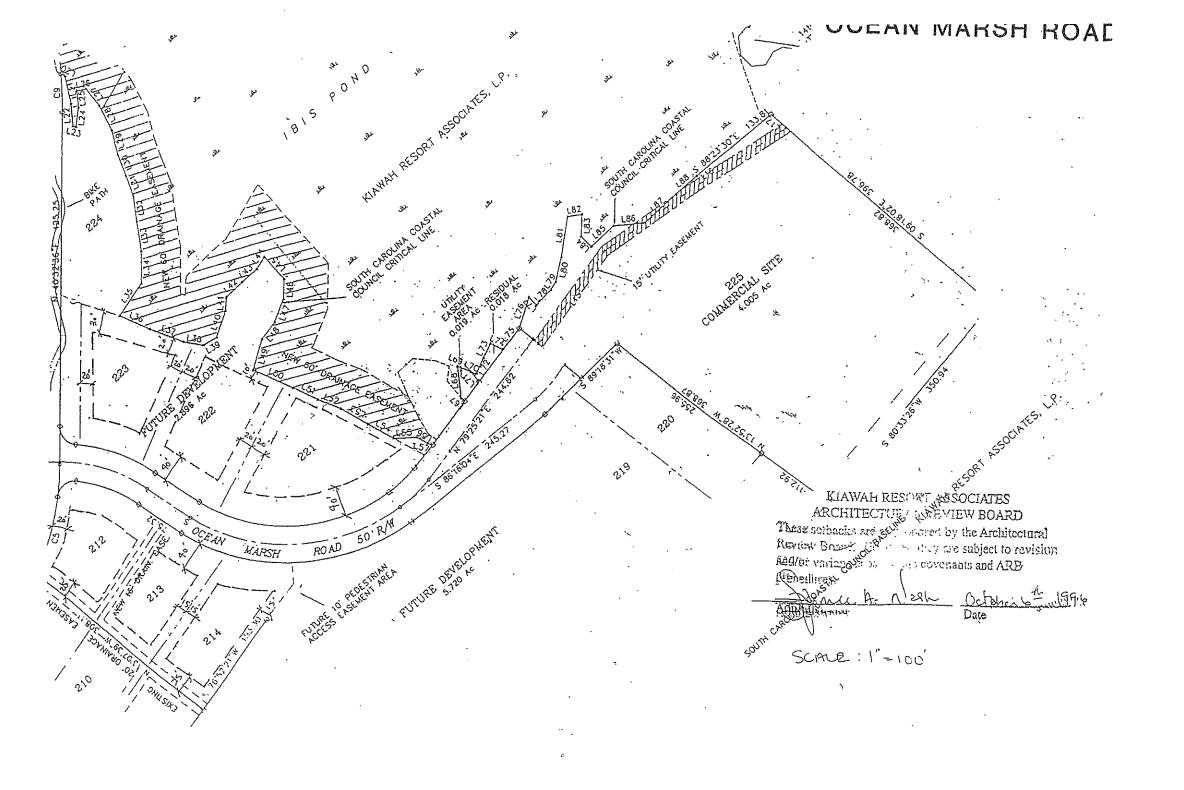
These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

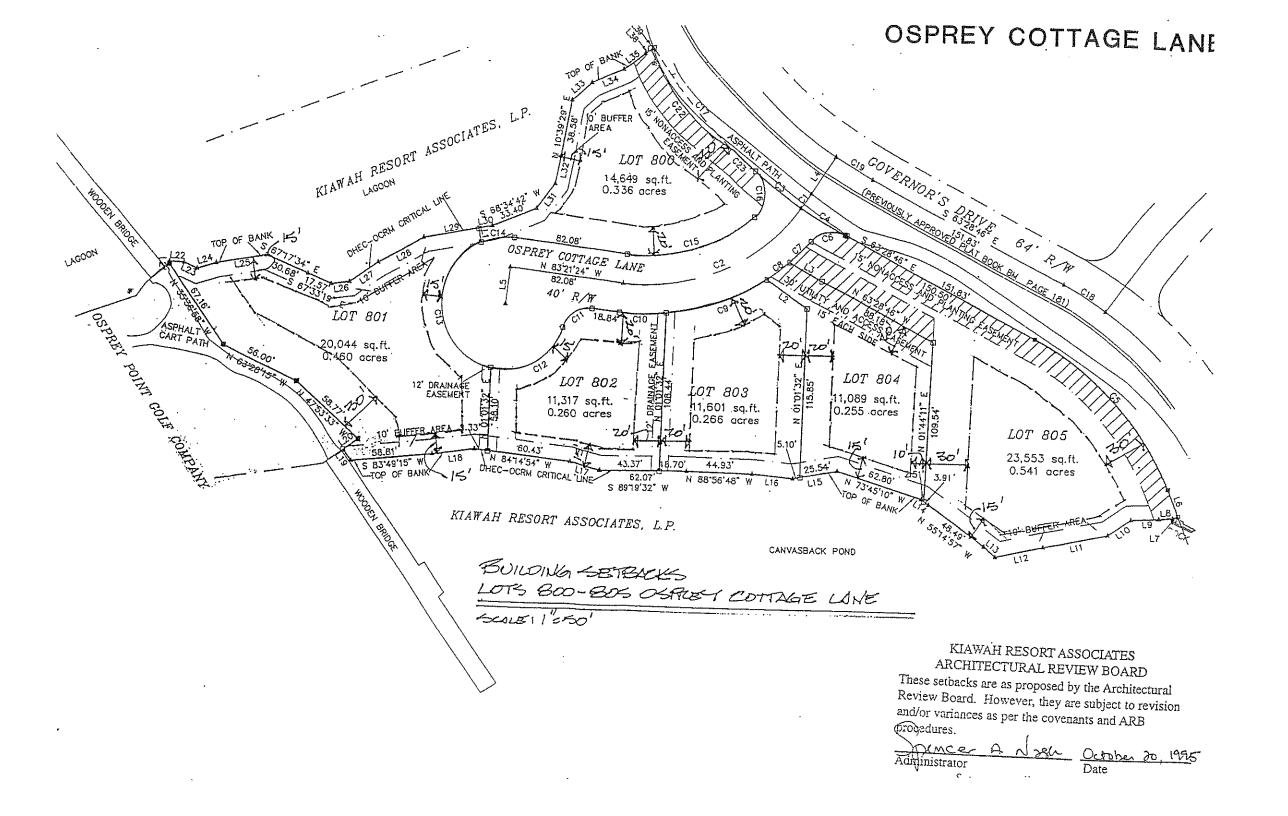
Administrator Date

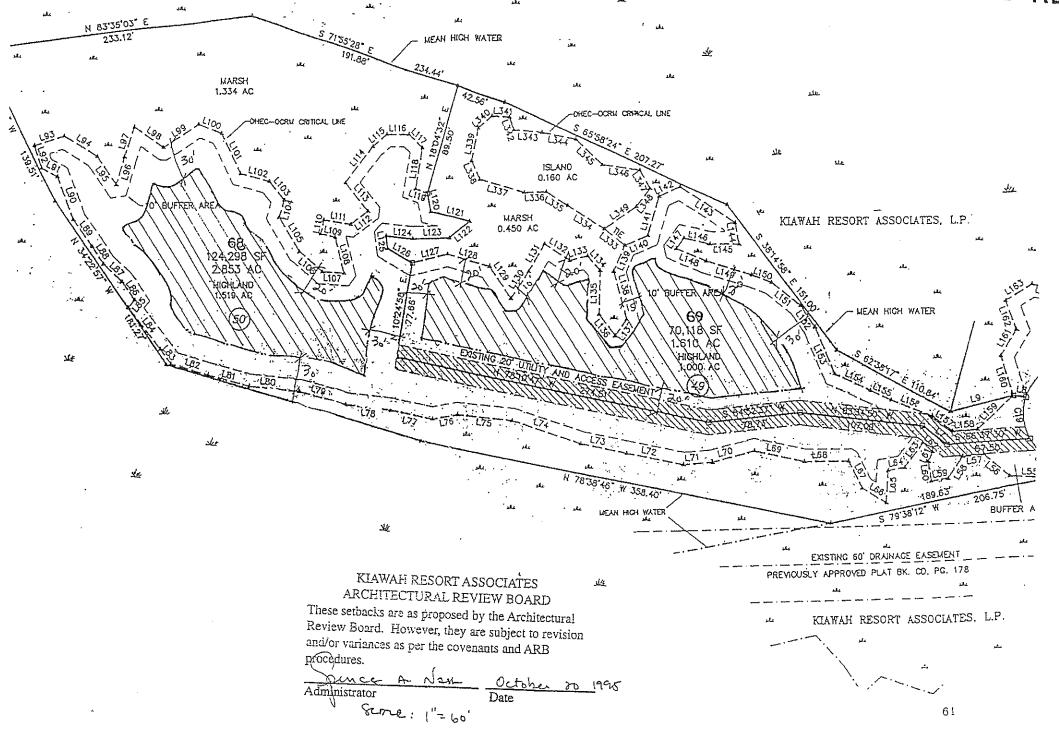
Serve: 1"=100'



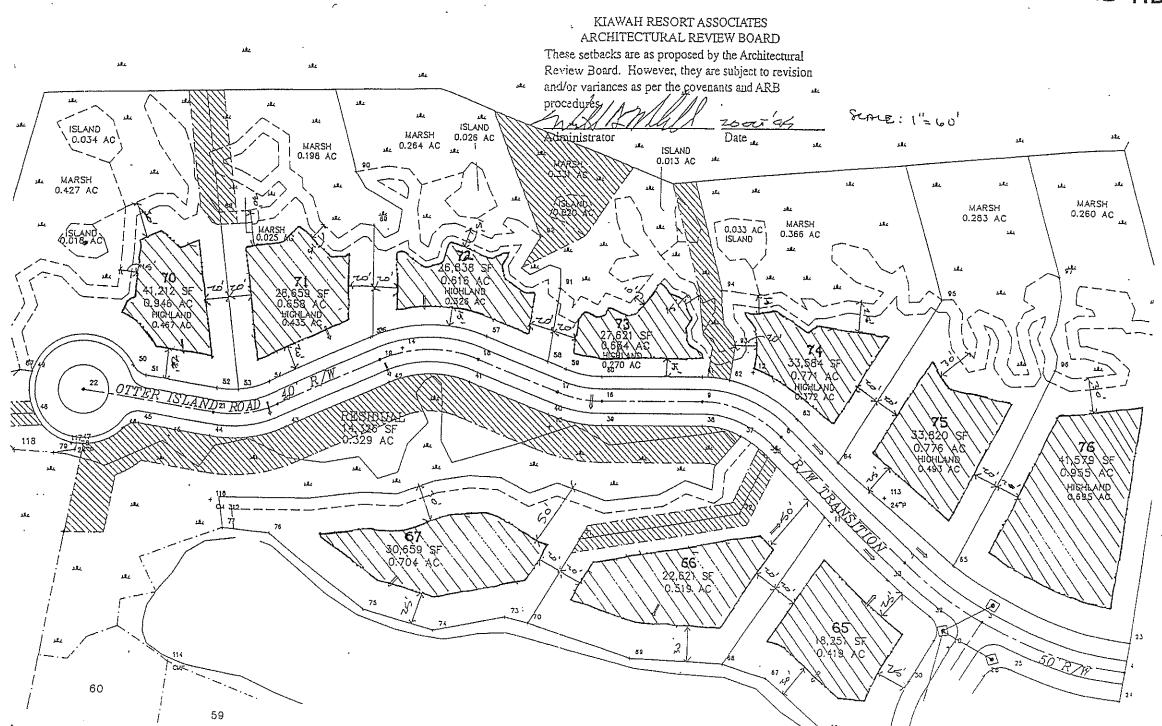


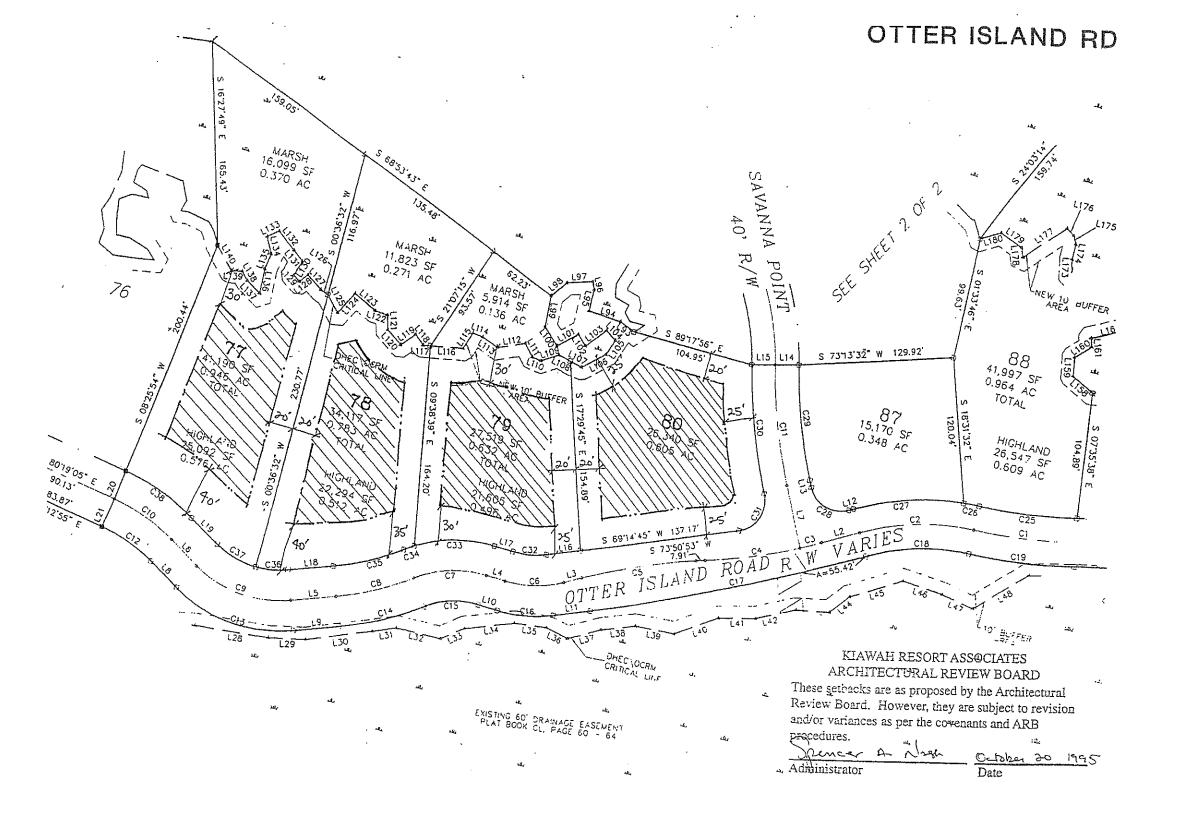






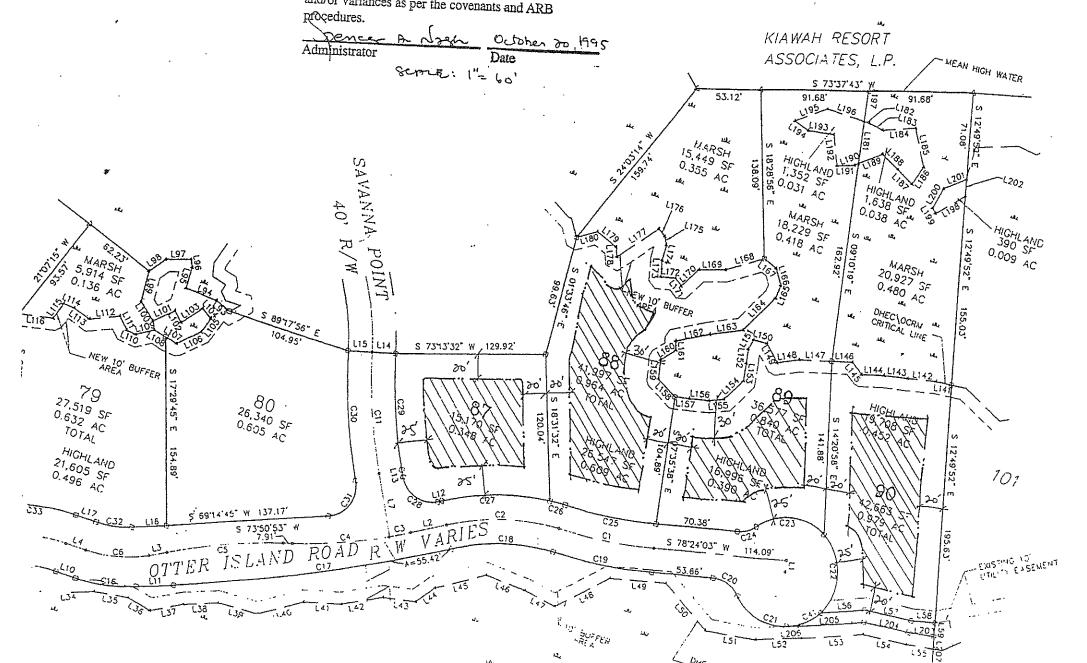
OTTER ISLAND RD

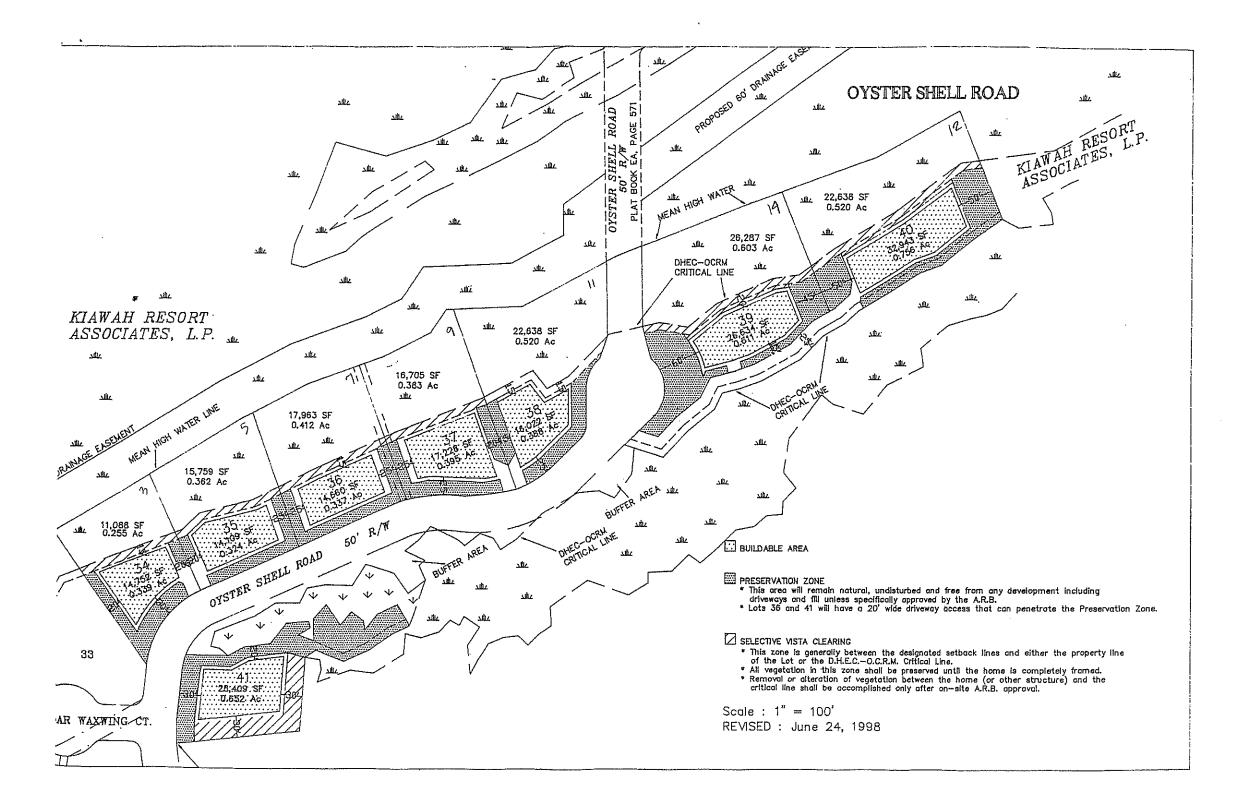


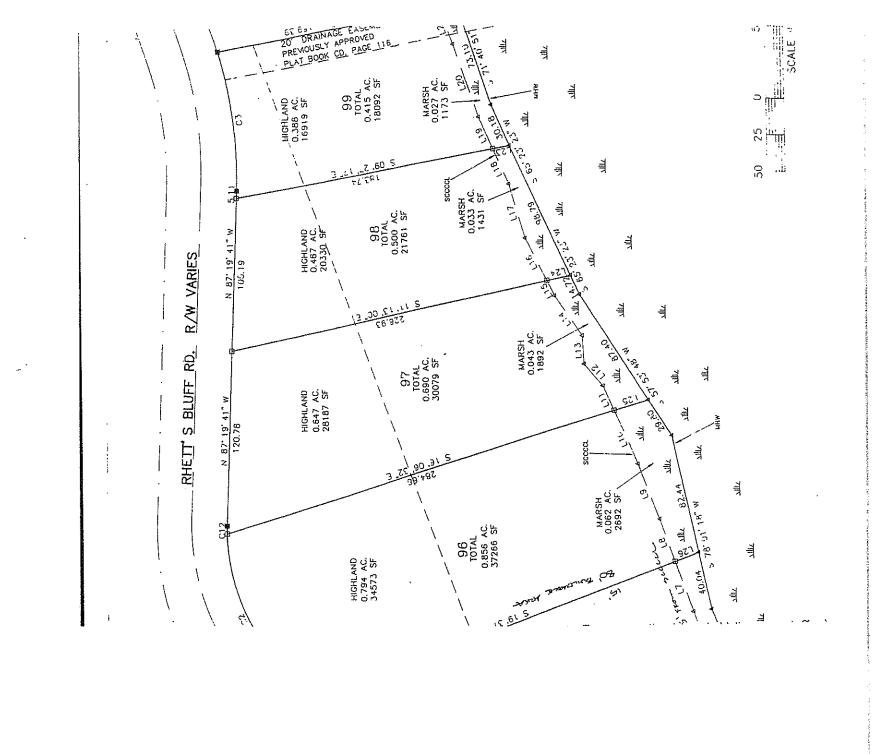


KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB







IS/ GUEST PARKING AREAS, SHALL FALL WITHIN THE BUILDABLE S DEFINED BY THE SETBACKS UNLESS VARIED BY THE ARCHI-AL REVIEW BOARD. THE ACTUAL DRIVEWAY CONNECTION MAY FALL N 87' 19' 41" W 120.78 THE STREET SIDE SETBACK, AND ONLY ONE DRIVEWAY CONNECTION PERMITTED PER HOUSE. PERMITTED PER HOUSE.

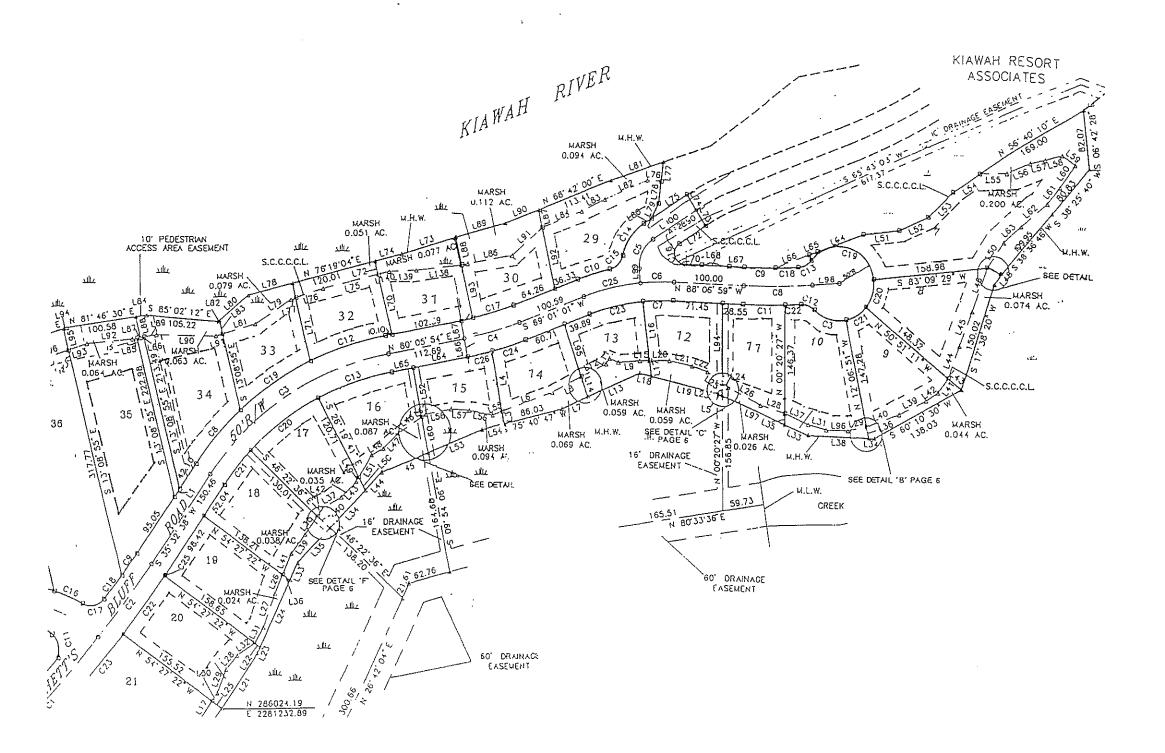
JUIRED SIZE OF THE HEATED AREA FOR EACH HOUSE STRUCTURE

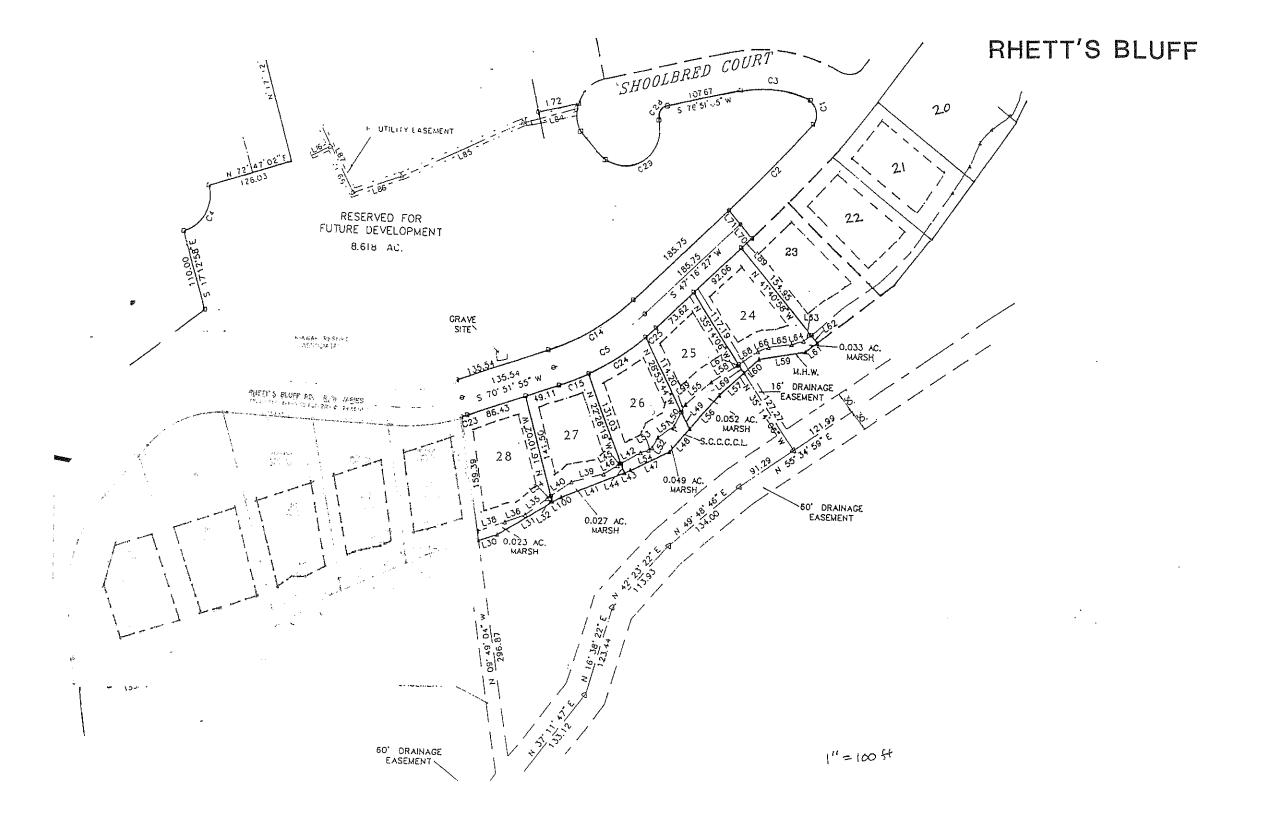
RY LOT SHALL BE A MINIMUM OF 2,000 S.F. MTH A MINIMUM OF

JOSÉ SERVICIONES OF THE STRUCTURE

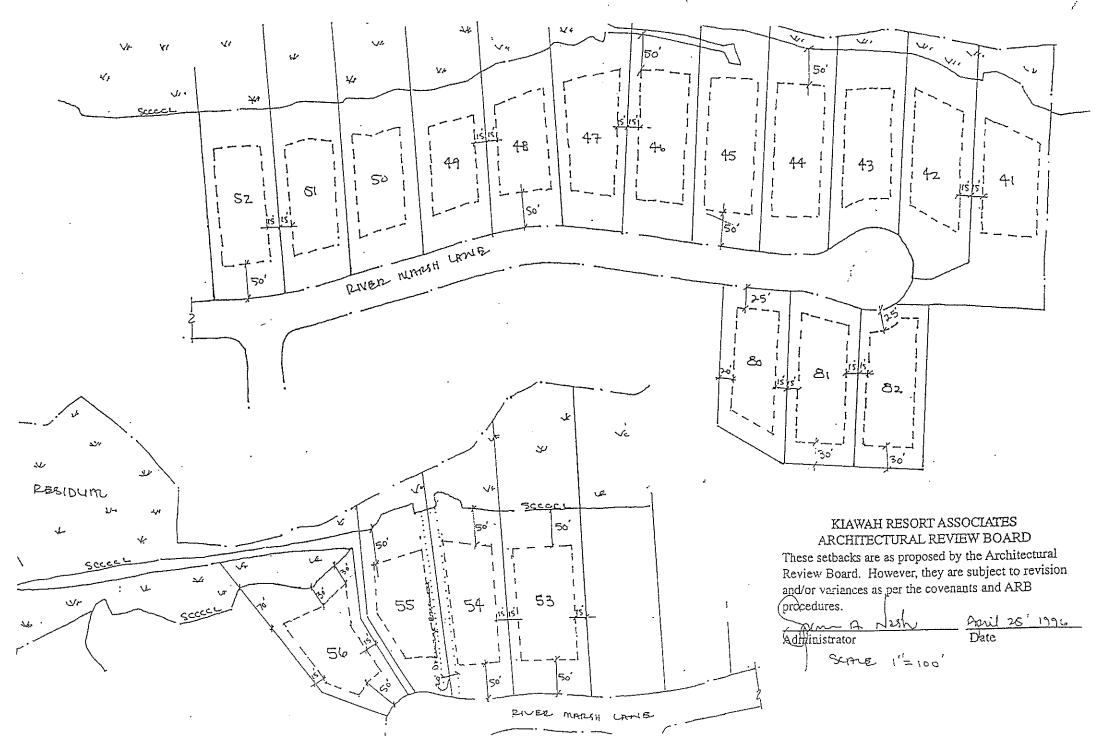
JARIED BY THE ARCHITECTURAL REMEW BOARD. HIGHLAND 0.647 AC. 28187 SF ويعشان HIGHLAND 0.794 AC. 34573 SF KIAWAH RESORT **ASSOCIATES** TOTAL 0.690 AC. 30079 SF HIGHLAND 0.747 AC. 32530 SF MARSH 0.043 AC. 1892 SF 50 KIAWAH RESORT ASSOCIATES | ARCHITECTURAL REVIEW BOARD عاللد These selbacks are as proposed by the Architectural 75 \$ 78-01' 18" W Review Board. However, they are subject to revision and/or variety as partities coverants and A -THS ME MUST BE WE CERTIFIED BY THE OCKIN عثلاد ministrator Date عللد عثلد

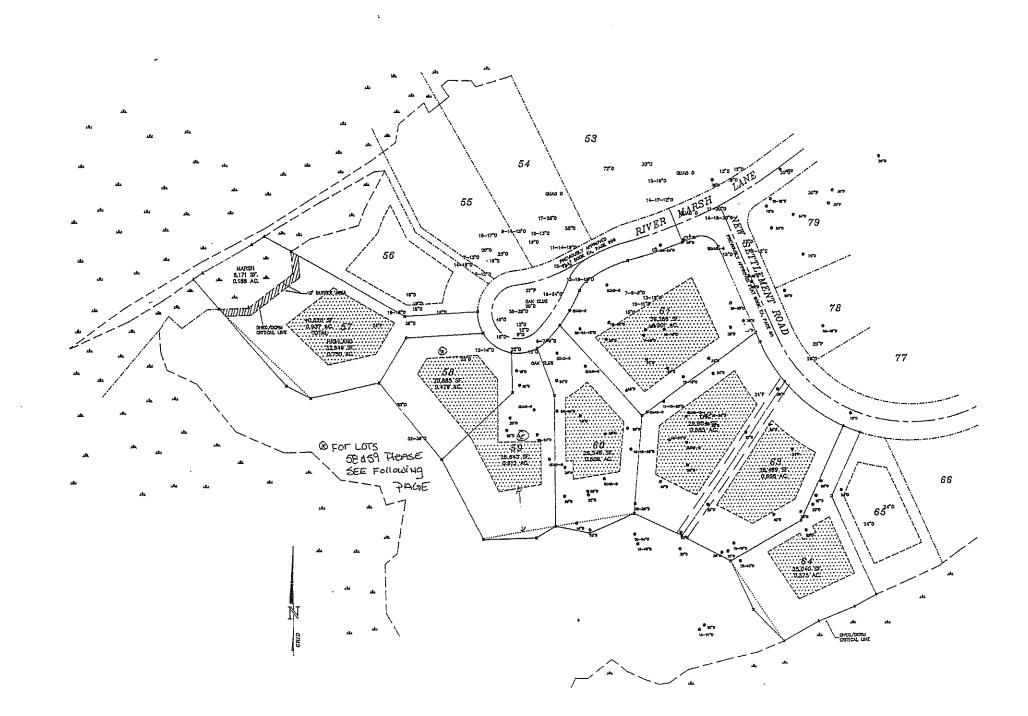
RHETT'S BLUFF

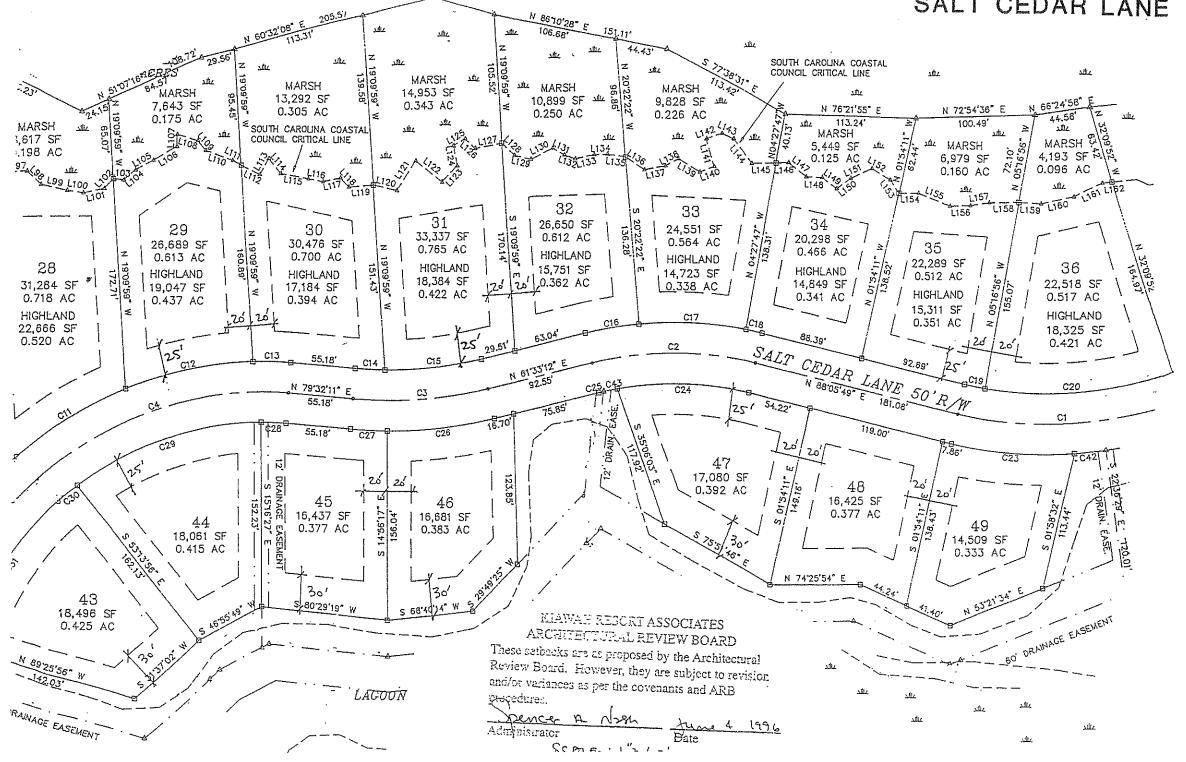


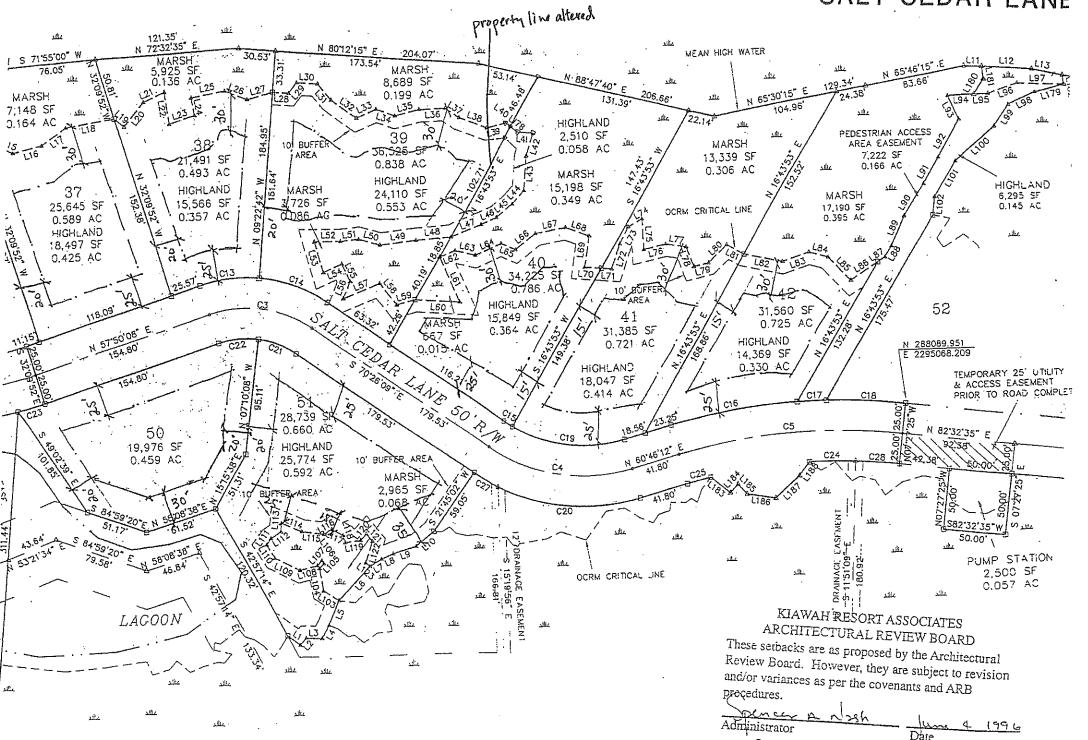


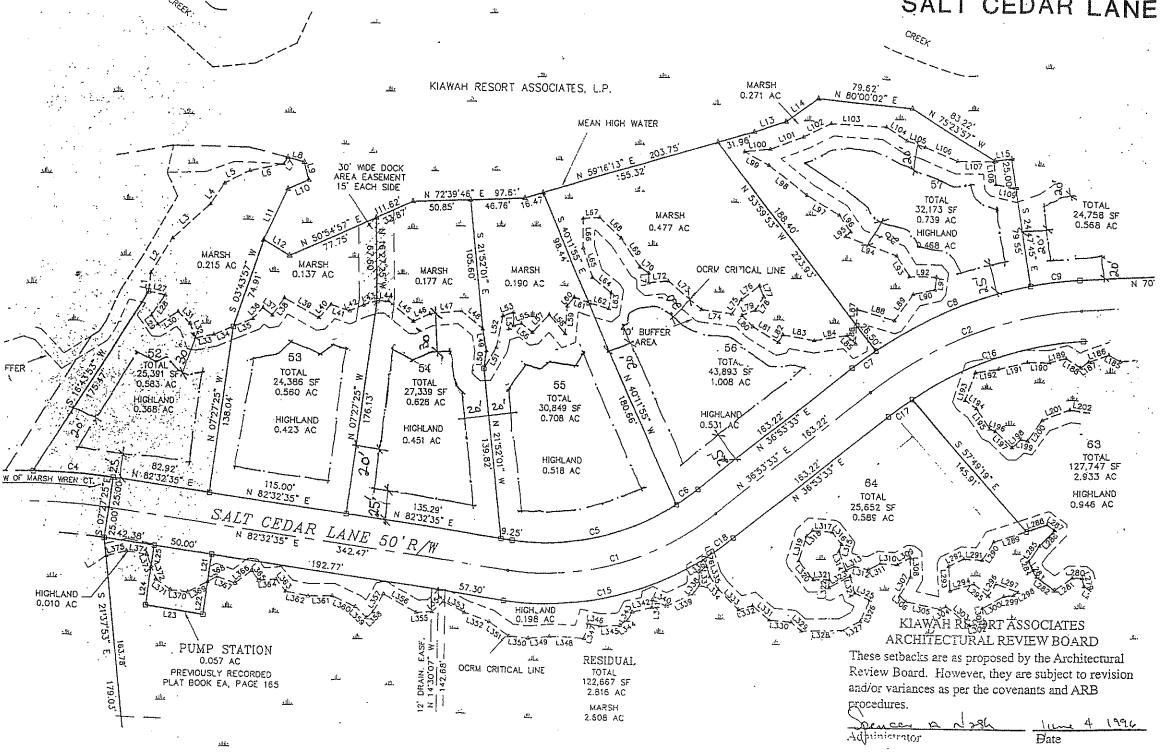
HIVER MARSH LANE

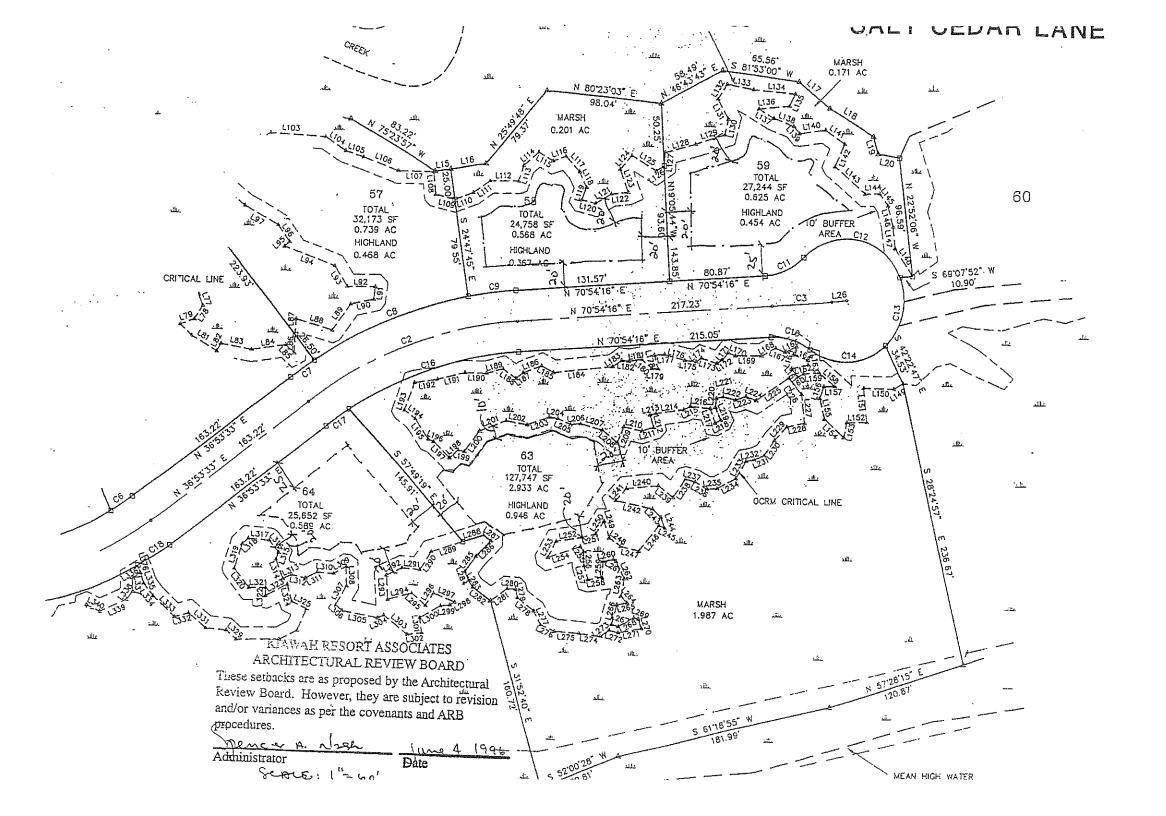


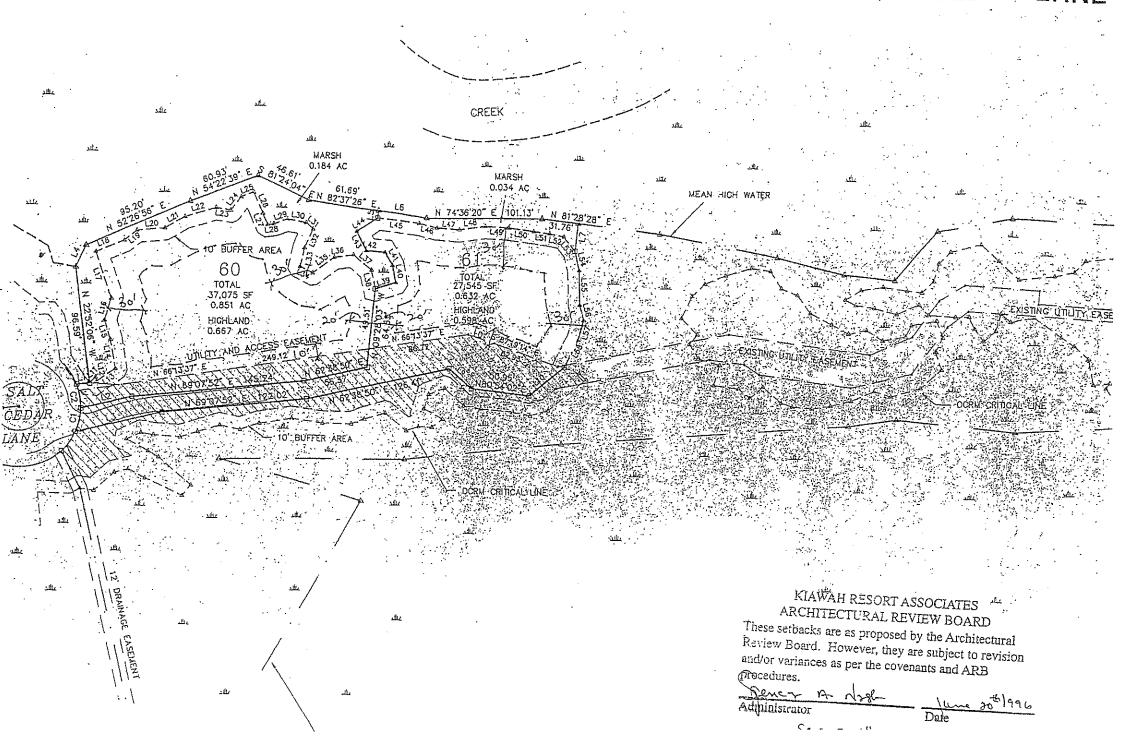


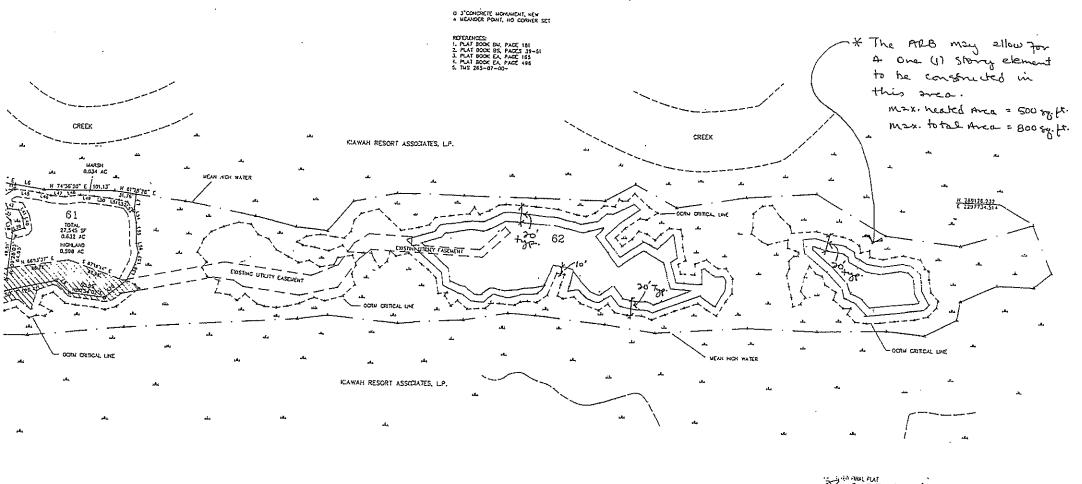












KIAWAH RESORT ASSOCIATES ARCHITECTURAL REVIEW BOARD

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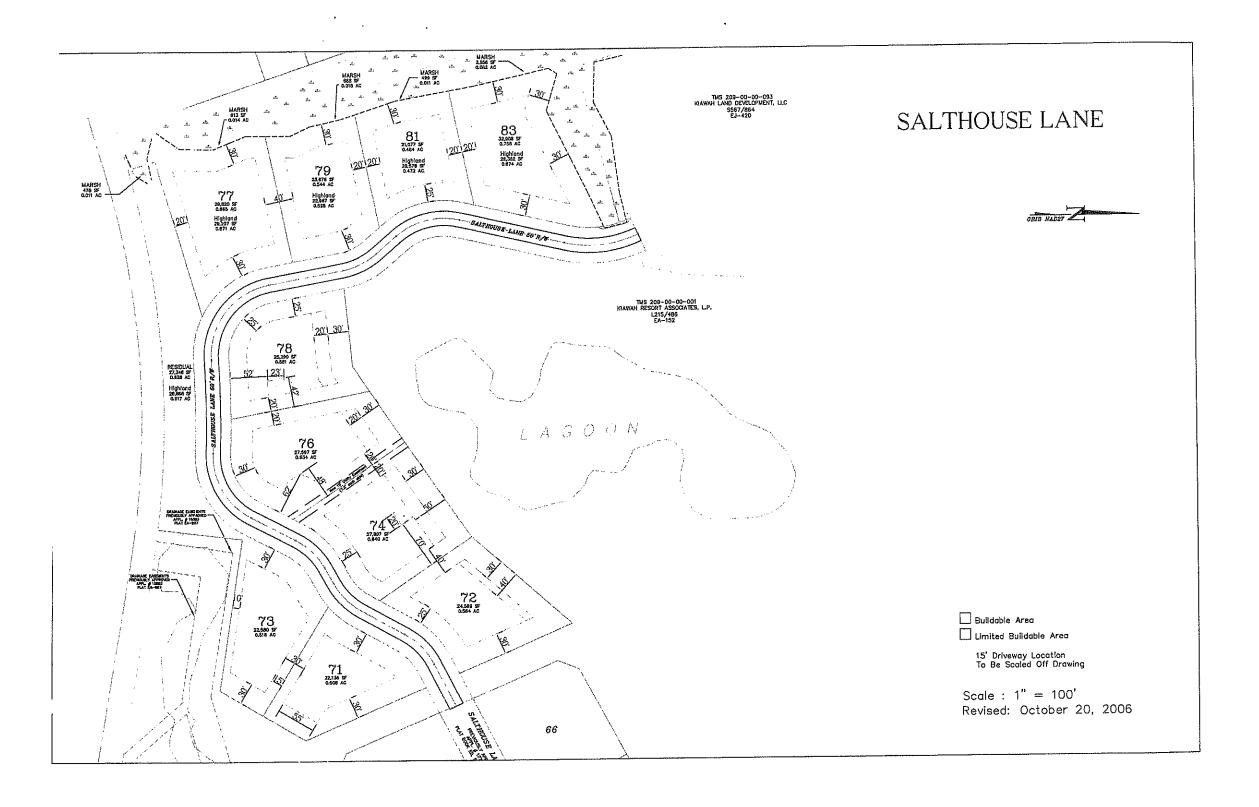
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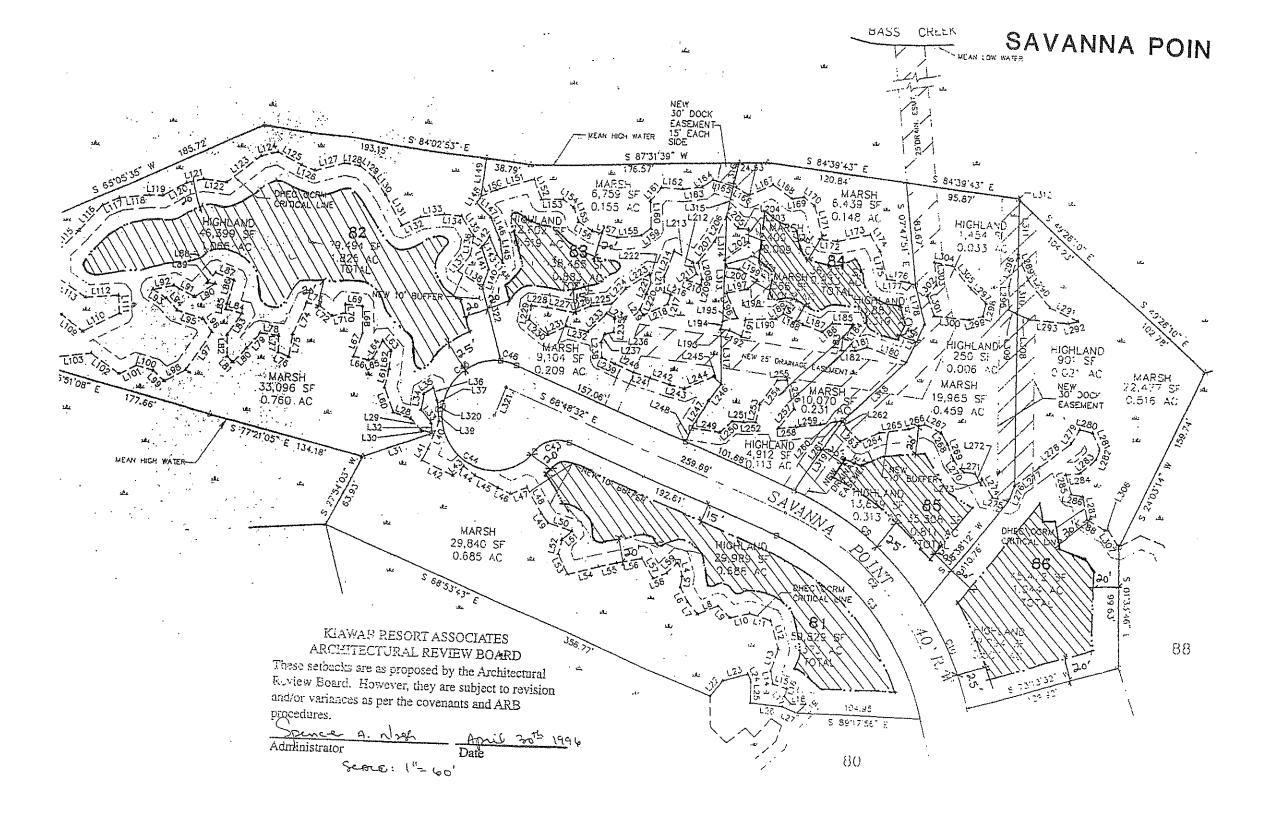
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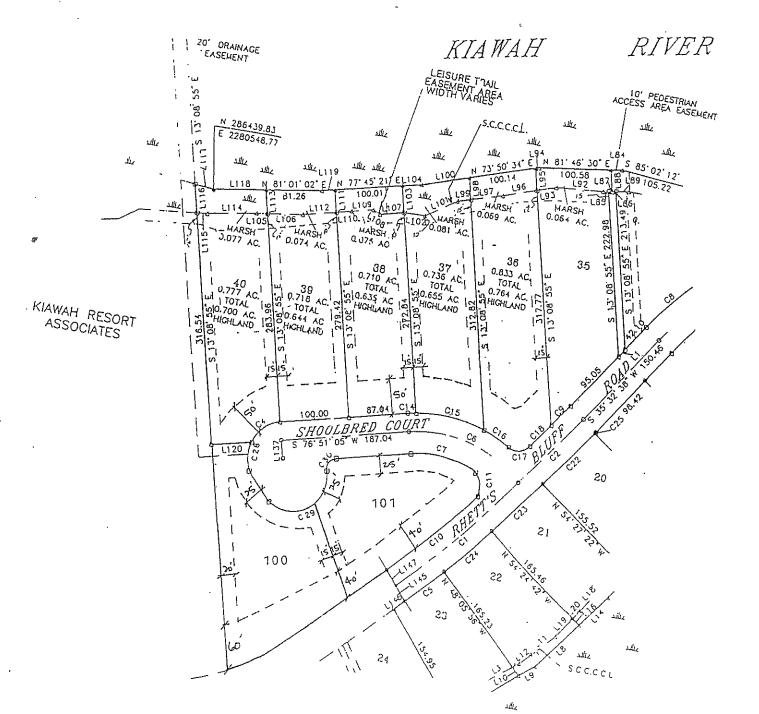
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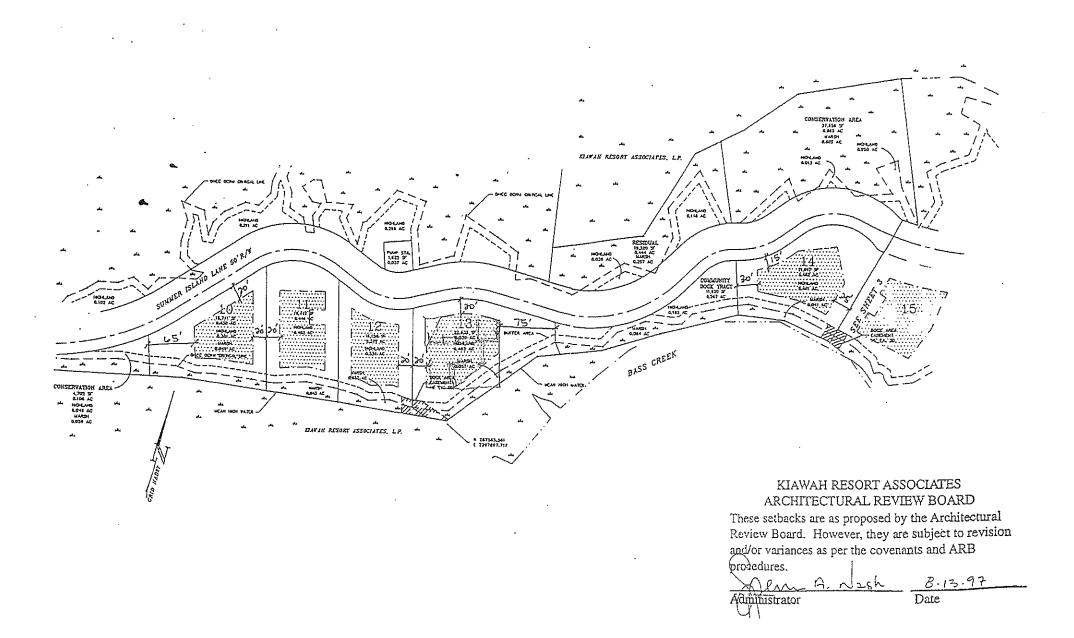
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Administrator A North

8.13.97

Date



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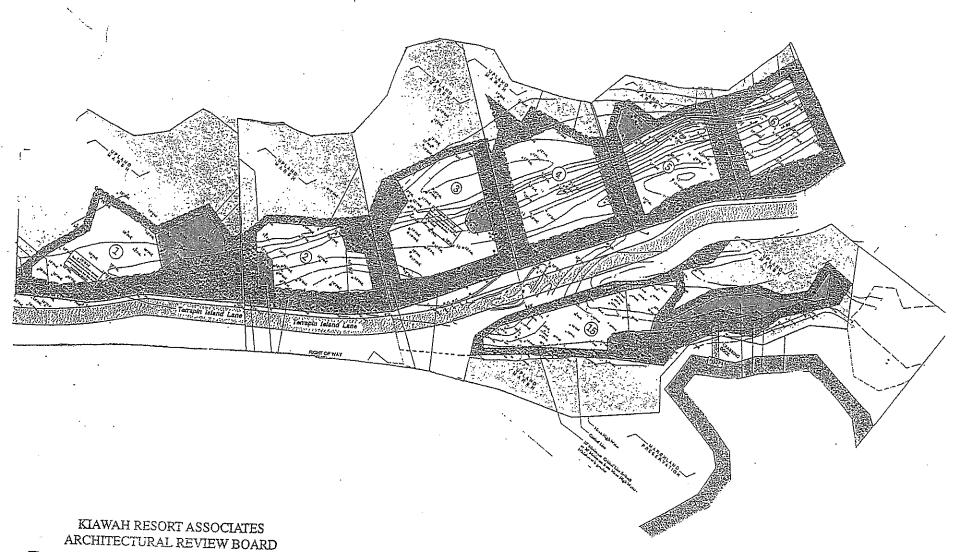
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Administrator Date

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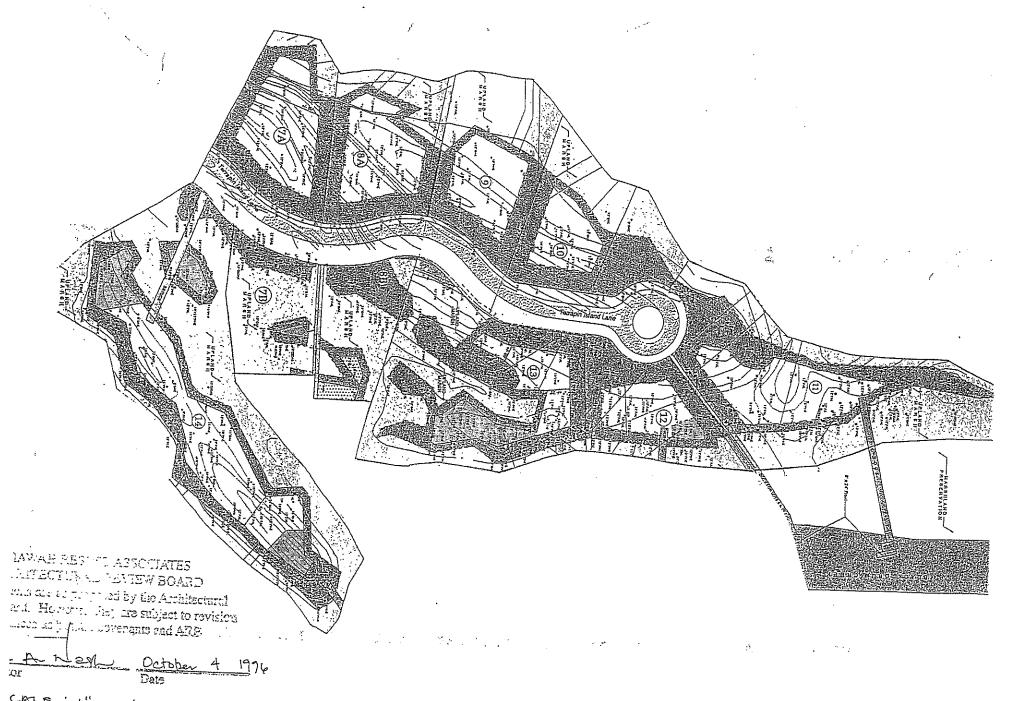
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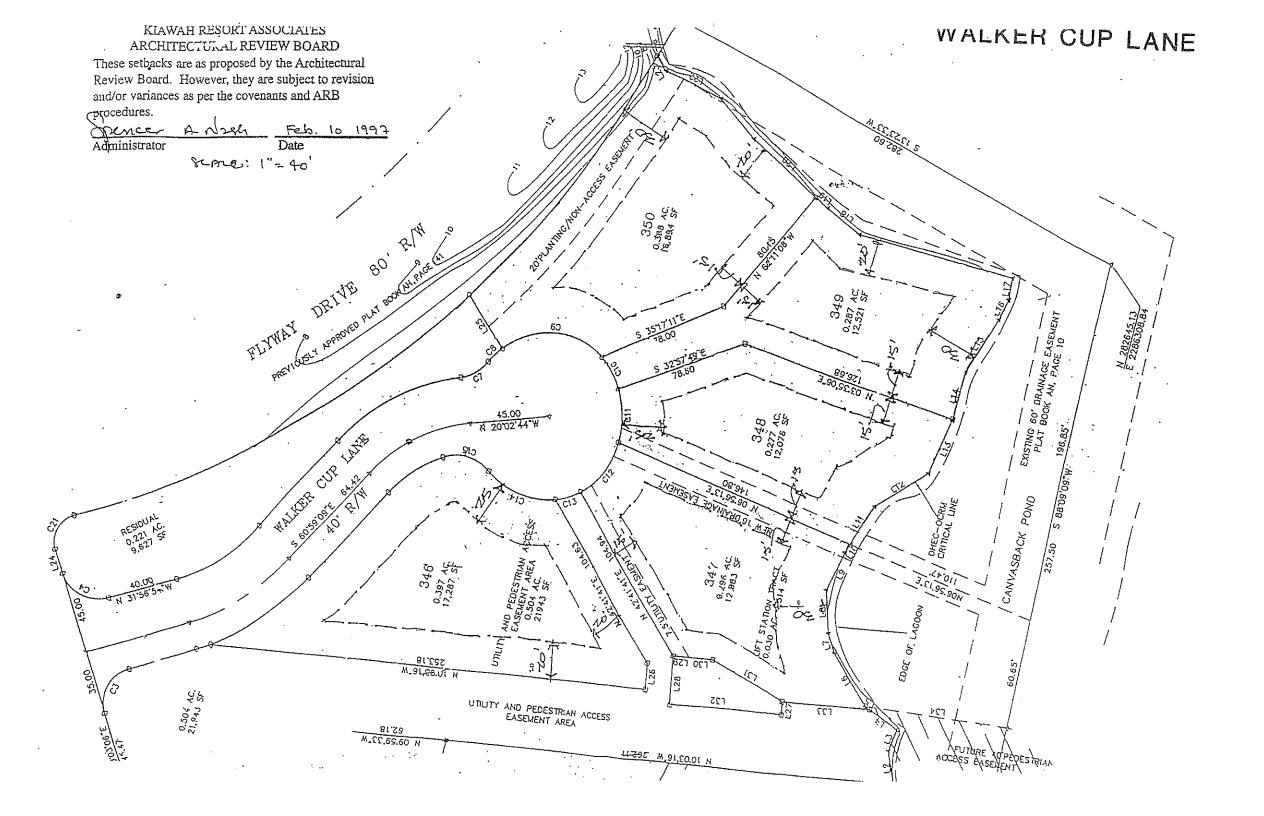
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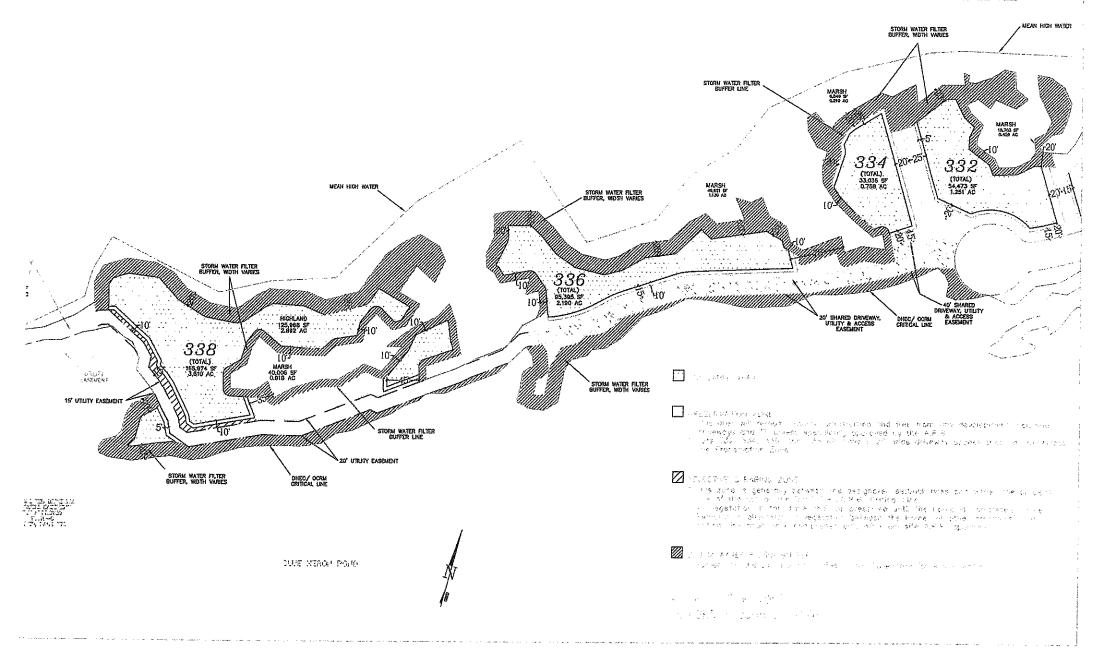
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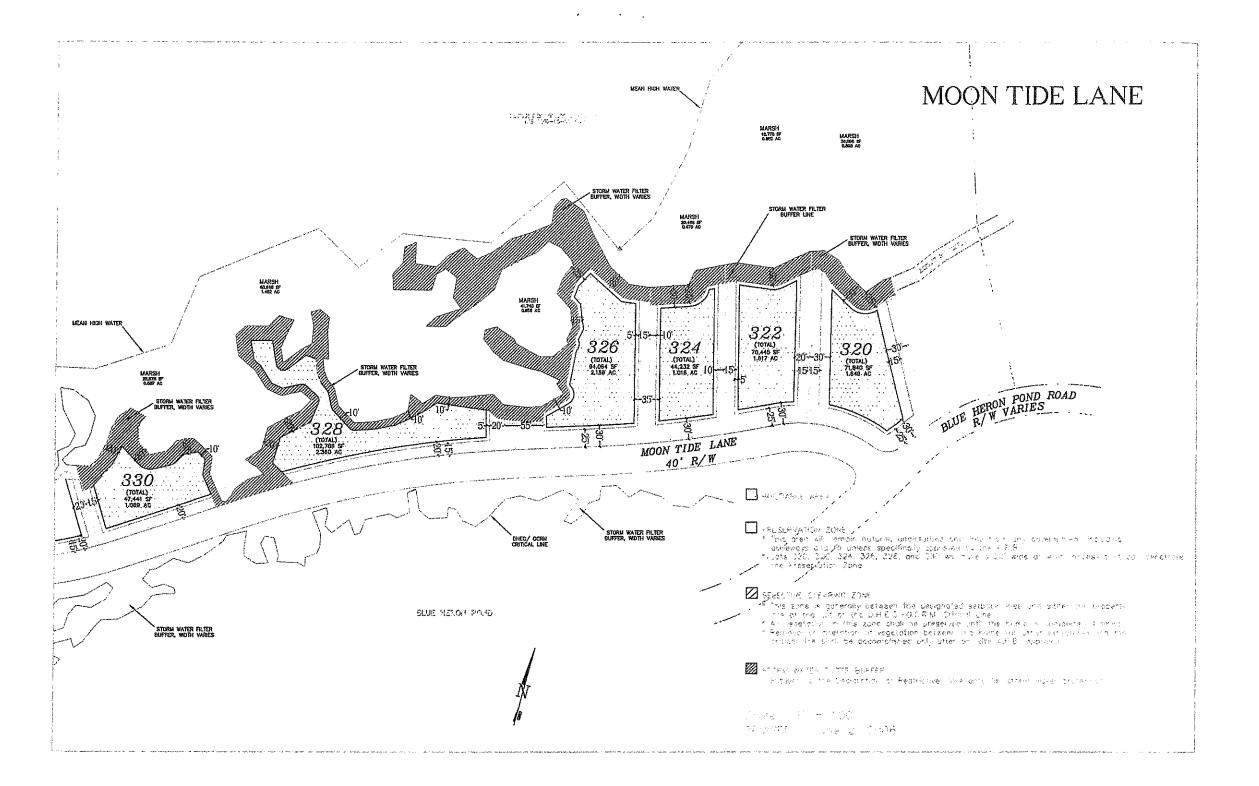


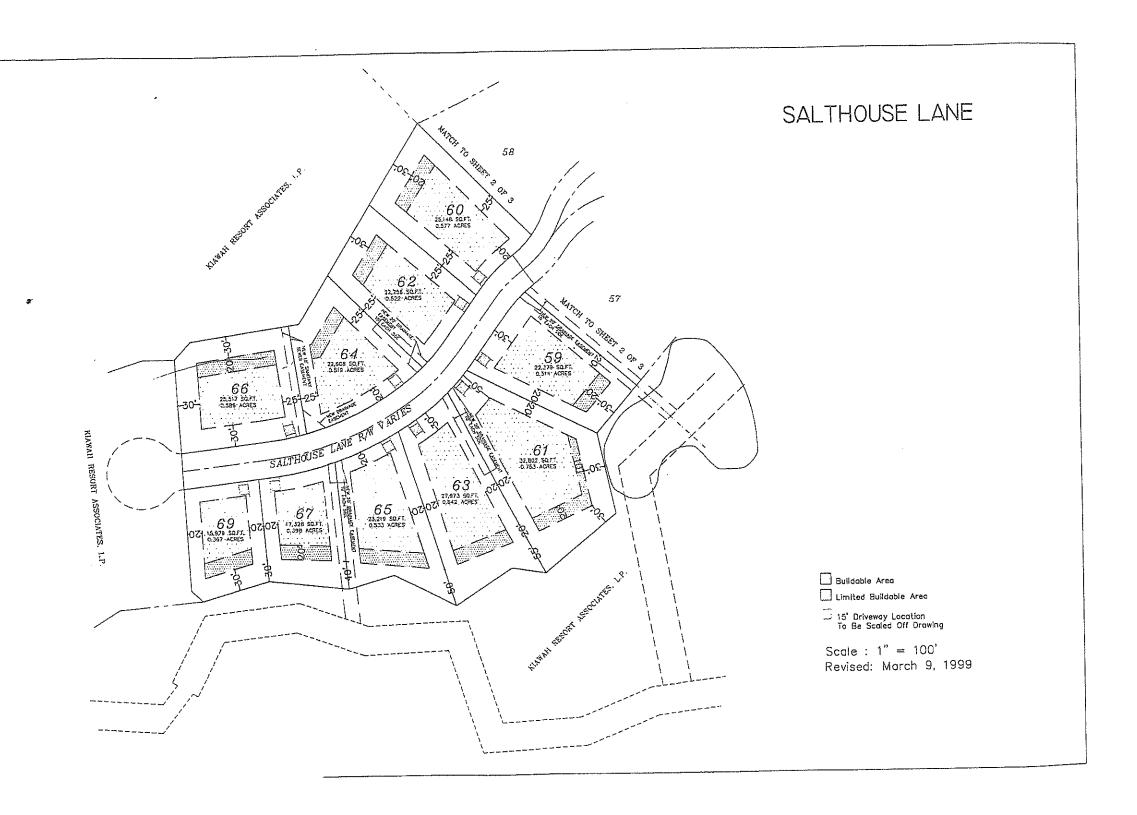
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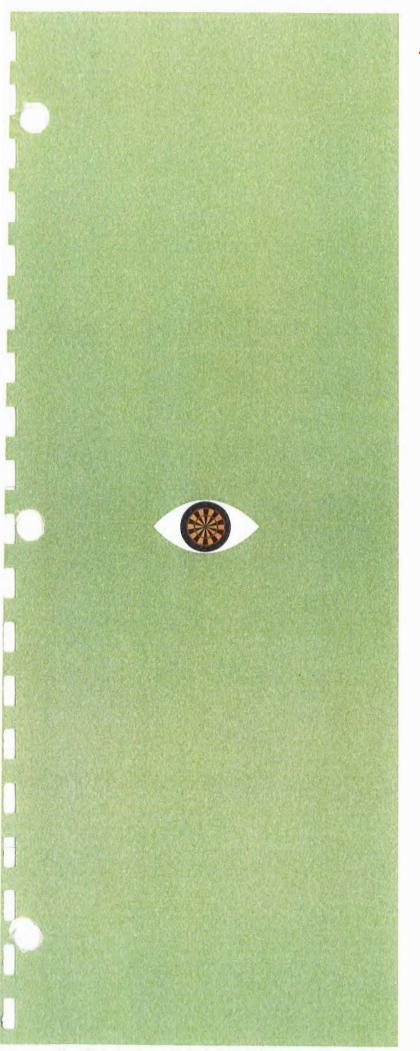


MOON TIDE LANE









These pages are extracted from the original PDD as **Exhibit** "C" for Ordinance 2023-23

permar

Freshfields Retail Village

Planned Development District Application

Charleston County, South Carolina

Atlantic Partners, LLC 211 King Street Suite 300 Charleston, SC 29401

May 2002



permar

May 31, 2002

Ms. Brana S. Rerig, AICP
Project Officer II
Charleston County Planning Department
4045 Bridge View Drive
North Charleston, SC 29405-7464

RE: Freshfields Retail Village

Planned Development District Application

Dear Ms. Rerig:

In accordance with provisions of the Charleston County Zoning and Land Development Regulations, Articles 3.4. and 3.5., please find attached an application for a zoning map amendment request to rezone approximately 60 acres of property on Seabrook Island, Charleston County, South Carolina, from an existing RSL to a proposed PDD zoning classification. This application is submitted for your review on behalf of the existing owners of the described property, Atlantic Partners, LLC.

Freshfields Retail Village is a mixed-use village center serving the combined needs of the Johns Island, Seabrook Island and Kiawah Island community. It will include a broad range of retail sales and services, and residential uses that will provide the islands' residents and guests a community center of activity within a beautiful walking environment. The proposed concept is consistent with the Charleston County Comprehensive Plan regarding long-range land use patterns.

Included for your review and evaluation are a Charleston County Zoning Change Application, fee, property description (survey/deeds), project text description, and supporting graphics and exhibits. Particular attention was given to the comments made at the various informal sessions, over the past several months, regarding proposed use types, traffic impact, and development guidelines.

The applicant and associated team members look forward to participating in your review and sharing our long-term vision.

Best regards,

Mark Permar

Cc: Mr. Charles P. Darby, III

Mr. Trenholm Walker Mr. Ed Goodwin

Freshfields Retail Village

Planned Development District Application

Charleston County, South Carolina

Atlantic Partners, LLC 211 King Street Suite 300 Charleston, SC 29401

Application History:

Submittal
Charleston County Planning
Charleston County Council
First Reading
Final Reading

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LIST OF EXHIBITS

Α.	Location Map
В.	Survey of Real Property/Deed of Real Property
C.	Aerial Photography
D.	Natural Features
E.	Master Land Use Plan
F.	Traffic Study
G.	Utility Service Letters/Letters of Coordination
Н.	Modifications to Charleston County Zoning and Land Development Regulations Ordinance
į.	Conceptual Organization of ARB Guidelines

PROJECT TEAM

Master Developer/Planning
Kiawah Development Partners, Inc.
P. O. Box 12001
Charleston, SC 29422

Archeology

Chicora Foundation P. O. Box 8664 861 Arbutus Drive Columbia, SC 29202

Civil Engineering

Thomas and Hutton Engineering Company 935 Houston Northcutt Boulevard – Suite 100 Mt. Pleasant, SC 29464

Legal

Pratt-Thomas, Pearce, Epting & Walker, P.A. 16 Charlotte Street P. O. Drawer 22247 Charleston, SC 29413-2247

Conceptual Planning/Market Research
Permar Inc.
76 Wentworth Street
Suite 400
Charleston, SC 29401

Land Planning/Landscape Development Design Works 50 George Street Charleston, SC 29401

Surveying

Southeastern Surveying, Inc. 147 Wappoo Creek Drive Suite 102 Charleston, SC 29412

Traffic Analysis

Transportation Planners – Engineers, Inc. 6620 Southpoint Drive South Suite 120 Jacksonville, FL 32216

SECTION 1 STATEMENT OF INTENT

The Freshfields Retail Village is a mixed-use village center serving the combined needs of the Johns Island, Seabrook Island and Kiawah Island community. It will feature a range of commercial and residential uses that will provide the islands' residents and guests a center of activity within a beautiful walking environment. Drawing from the long heritage of agriculture use on the site and immediate area, the village will blend the beauty of the low country agricultural landscape, parks and gardens, and intimate rural architecture.

Freshfields consists of approximately 60 acres generally bounded by Seabrook Island Drive and Kiawah Island Parkway on the north and open farm fields on the remaining property lines. A portion of the total acreage is adjacent to Haulover Creek that separates Seabrook Island and Johns Island.

Freshfields is conceived as a mixed-use activity center predominately composed of a broad range of commercial uses in combination with a limited number of residential uses characteristic of traditional rural village settings. The applicant is requesting rezoning the property to a Planned Development District (PDD) to allow for flexibility during the planning and development process, while maintaining the overall goals and objectives of the Charleston County Comprehensive Plan.

The proposed concept of a local village center providing a broad range of retail sales and services to the Johns Island, Seabrook Island and Kiawah Island area will be consistent with established and anticipated Charleston County growth policies and applicable comprehensive planning objectives. The applicant commits that the proposed Project development is in conformance with such criteria for the following reasons:

- A. The Project development is compatible with and complementary to the surrounding land uses.
- B. Project improvements are planned to be in substantial compliance with all applicable regulations.
- C. The Project development will promote design excellence by featuring amenities and permitting variations in siting, land usage, and diverse commercial and residential uses that respond to existing natural features.
- The Project development will result in an efficient, economical extension of community facilities and services.
- E. The Project development will be implemented in a manner that balances the community and natural environment.

SECTION 2 OWNERSHIP AND PROPERTY DESCRIPTION

2.01 Short Title

This ordinance shall be known and cited as "The Freshfields Retail Village PDD Ordinance".

2.02 Intent and General Location

It is the intent of the Developer to plan and develop a Planned Development Project on approximately 60 acres located in the unincorporated area of Charleston County, South Carolina. The site is depicted on the Location Map attached as Exhibit A.

The Real Property is on Seabrook Island, as depicted on the Survey of Real Property attached as Exhibit B. The site is bounded by the Kiawah Island Parkway and Seabrook Island Road on the north, and extensive open agricultural fields along the balance of the property to the east, south and west.

2.03 Legal Description of the Property

Tract I-D

All that certain piece, parcel, or tract of land situate, lying and being on Seabrook Island, County of Charleston, State of South Carolina, containing 52.659 acres, more or less, and shown and designated as "Tract D" on a plat prepared by Southeastern Surveying, Inc., entitled "A SUBDIVISION PLAT OF TRACT I-D OWNED BY HAULOVER CREEK DEVELOPMENT COMPANY, LLC, LOCATED ON SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA" dated June 22, 1999, last revised on July 13, 2000, and recorded in Plat Book EE at page 192, in the R.M.C. office for Charleston County, South Carolina, said property having such location, butts and bounds, metes, courses and distances as will by reference to said plat more fully appear.

All that certain piece, parcel, or trace of land situate, lying and being on Seabrook Island, County of Charleston, State aforesaid, know and designated at "Tract VII" containing 4.277 acres of highland above the DHEC-OCRM Critical Line, more or less, and 2.489 acres of marsh lying below the DHEC-OCRM Critical Line, more or less, as shown on a plat prepared by Southeastern Surveying, Inc., entitles "A SUBDIVISION PLAT OF TRACTS I-A, I-B, I-C, II, III, III-A, IV THRU X, C, D, AND A PUMP STATION OWNED BY EAST SEABROOK LIMITED PARTNERSHIP LOCATED IN THE TOWN OF SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA" dated January 2, 1998, last

revised on January 20, 1998, and recorded in Plat Book EE at pages 194 through 202, in the R.M.C. Office for Charleston County, South Carolina, said property having such location, butts and bounds, metes, courses, and distances as will by reference to said plat more fully appear.

SECTION 3 GENERAL PLAN OF DEVELOPMENT

3.01 Purpose

The Project will be a mixed-use commercial village serving the retail sales and service needs of the lower portion of Johns Island, and the residential resort communities of Seabrook and Kiawah Islands. The Project will be located on property that has been identified for such uses as outlined in the Charleston County Comprehensive Plan (April 20, 1999).

This new community village of approximately 60 acres consists of two parcels adjacent to the primary access roadways of Seabrook Island Road and the Kiawah Island Parkway, and is at the terminus of the Betsy Kerrison Parkway. The property has been substantially cleared of vegetation as a result of hundreds of years of agricultural use. The exceptions of this are the tree-lined roadways and the edge along Haulover Creek along the northern property line.

It is the intent of the Developer to create an active village center that combines the best of sales and service for necessities (groceries, pharmacy, dry cleaning, hardware, professional offices, etc.) as well as shopping as entertainment (restaurants, specialty retail, movies, etc.) within a pleasant walking environment. When combined with park space suitable for special events, the Freshfields Retail Village will be a center for community-wide activities.

The project will employ infrastructure design and placement that minimizes disruption to the mix of existing natural features while maintaining a high level of efficiency and economy. The purpose of this ordinance is to encourage environmentally sound development of the Real Property, improve the quality of life for area-wide residents and guests and establish guidelines and standards for development of the Real Property.

The standards provided herein are intended to permit the innovation necessary to accomplish this purpose. This ordinance, therefore, contemplates creative yet slight modifications from the strict application of every requirement found in the County's zoning and other regulations and ordinances. These modifications to the County's Zoning and Land Development Regulations Ordinance are set forth in Exhibit H.

The Developer has had extensive experience applying appropriate criteria in similarly sensitive coastal areas. The proposed standards strike a practical balance between more general countywide performance standards and the particular land areas comprising the Freshfields Retail Village.

The applicant is requesting a Planned Development classification in order to allow a flexible mixed-use development over a multiple phase time period. The proposed PD-FV (Freshfields Village) classification would allow for combined retail sales/ services, office, and residential uses in a rural village setting. To address specific requirements of the Planned Development approach, the applicant outlines the following:

Art. 3.5. Planned Development 3.5.3. Results

A. Greater choice in the type of environment and living units available to the public.

The proposed concept plan will include a composition of multiple uses (retail sales/services, offices, and residential) in single use and combined use structures. Living units of varying sizes will be located above some of the retail buildings, as well as freestanding buildings. This form of residential type, within a village setting, will be a positive addition to the range of residential types that presently exist. This housing type (in a village setting) is not presently available within the immediate market area, and will therefore provide additional diversity to the range of existing residential types.

B. More open space

The proposed concept plan approach includes substantial buffers along the major contiguous roadways (Kiawah Island Parkway 100', Seabrook Island Road 50' to the South and 30' to the North). In addition, the plan proposes a combination of planted open fields, interior gardens, "garden like" streetscapes, and a large open water area in order to provide contrast in the open space system. It is estimated that approximately one third of the land area will be one of the variable categories of open space noted above. Maximum building cover will be limited to no greater than 40% of the total area. Additional efficiency will be gained by locating select office and residential uses on upper floors.

C. A creative approach to the use of land and related physical development.

A key structuring element of the proposed concept plan is concentrating uses in a village setting that is characterized by reasonable walking distances from one point to another. The garden like atmosphere will be further accentuated with public gathering areas adjacent to diverse retail uses. This would include outdoor seating/eating areas, parks, and an outdoor amphitheatre designed specifically for community-wide special events throughout the year.

D. An efficient use of land resulting in smaller networks of utilities and streets, and thereby lower housing costs.

The concept plan will be developed in a way that concentrates retail sales/services for the John's Island, Seabrook Island, and Kiawah Island market area. This concentration of community-wide commercial in a central, easily accessible location will be a clear alternative to continuous strip commercial development that is often the norm for rural retail growth.

It is further anticipated moderate density housing over retail and freestanding village residential structures is an alternative to the continuous pattern of low denisty detached residential development throughout the area. While addressing a market need for the area, by locating residential units within a short walking distance of the village retail, many of the vehicular trips between uses will be reduced. This will have a positive impact on existing and anticipated traffic patterns in the islands' area.

E. Implementation of the Comprehensive Plan

The Comprehensive Plan for this location within Charleston County anticipated the need for community oriented retail sales/ services as well as nearby residential uses. By concentrating such convenience uses at the intersection of three significant roadways, it is further predicted that the village will have a positive impact on circulation flow patterns.

3.02 Master Land Use Plan

Exhibit E, the Master Land Use Plan, is a conceptual design plan, which illustrates tentative, schematic land uses and locations of potential use types. The Master Land Use Plan is not intended to show the final land uses and Parcel boundaries. The final design of development use and locations as well as Parcel boundaries may be shifted to satisfy market objectives, respond to natural conditions, and be consistent with the overall general goals and approach for development provided herein. When used herein, the Master Land Use Plan shall mean the Master Land Use Plan then in effect. The Master Land Use Plan establishes an overall Project limit of 480,000 sq. ft. of commercial uses (including 100 hotel/inn rooms), and 200 dwelling units of residential uses.

3.03 Land Use Density

The Real Property encompasses approximately 60 acres within the unincorporated area of Charleston County, South Carolina. Approximately 240 residential Dwelling Units would be authorized under current zoning within the entire Project, which would result in an average overall Density of 4 Dwelling Units per highland acre. The Master Land Use Plan suggests a commercial land use type and residential density type that is consistent with the Charleston County Comprehensive Plan (April 20, 1999).

The intent of this Development and this application is that the Developer will have multiple alternatives in assigning Densities and commercial types to the various Parcels. Therefore, the Developer may vary Densities of individual tracts or building Parcels including the type of structures to be placed on such tract, and the final configuration of that tract, provided the overall Density Cap of 480,000 sq. ft. of commercial uses (350,000 on the first floor, and 130,000 on the second floor), 200 units of residential uses, and 100 hotel rooms, is not exceeded.

The proposed density and use allowance increase was based upon research evaluation of existing and future growth patterns of the immediate area. This included projections of permanent resident housing units and population, and resort guest and non-owner resident patterns.

It is anticipated that as the village is phased, both categories will not be maximized. This theoretical allowance results in an overall density of 3 dwelling units per acre and 8,000 square feet of non-residential per acre; however, the exact mix and final composition of residential/non-residential cannot be determined. As part of each phase, the applicant will provide the planning staff an accounting of residential density and retail area.

3.04 Development Sequence, Scheduling, Phasing

Phasing for the Project will ultimately be based on economic and marketing factors influencing applicable demands. Throughout the development process, phasing will vary, as refinements of these demands are determined along with preferences of the residential markets served by this community. It is the intent of the Developer to complete the land development over a 12-15 year program. Phases would generally be in segments of 100,000 to 150,000 sq. ft. of retail sales/services and offices, and 20-50 dwelling units. Three to four primary phases are anticipated.

3.05 Relationship to Zoning and Land Development Regulations Ordinance

The Project is consistent with the primary objectives of the Zoning and Land Development Regulations Ordinance (Nov 20, 2001), as outlined in Article 1.5
Purpose and Intent; however, the Developer is proposing certain alternatives or modifications to select sections of the Ordinance so as to allow for innovative solutions consistent with such objectives. Alternatives to specific sections of the Ordinance, as outlined in Exhibit H, are intended to enhance the flexibility of achieving the objectives without adversely impacting goals of other sections of the Ordinance.

This flexibility is critical to creating a multi-phased development that must respond to changes in market conditions, and consumer preferences while balancing long range community-wide goals and objectives.

3.06 Utility Services and Easements

The Developer anticipates the Real Property will be served by a community water and sewer system. The Developer shall grant the easements necessary and/or required to insure the continued operation and maintenance of all storm water management features, utilities, and other essential services. The Developer anticipates that utility services will be provided by the following:

Electric: Telephone Berkeley Electric Cooperative

BellSouth

Water:

St. John's Water Company

Sewer: Seabrook Island Utility Commission

Attached as Exhibit G are copies of letters from these utility providers indicating their willingness to provide service to the Real Property.

Water and sewer infrastructure shall be installed by the Developer and then transferred to the service provider.

3.07 Roadways/Traffic Study

The developer will construct the roadways serving the Project. The Master Land Use Plan, Exhibit E, illustrates the approximate location of the circulation systems. These locations are subject to change by the Developer depending on topography, natural features, subdivision layouts, amenities, utilities' locations, and other pertinent considerations.

Major collector/minor collector and local roads within the Project will be private. Certain road improvements immediately adjacent to the Project are anticipated as a result of the Project. The Developer has indicated to the appropriate governing bodies its willingness to contribute resources in order to advance improvements to existing road infrastructure. Specifically, the Applicant has presented to the towns of Seabrook Island and Kiawah Island road improvements for intersections that will provide ingress and egress for users.

The County shall have no maintenance obligation or responsibility for those roadways that remain private, which shall be maintained by the Developer and/or one or more duly organized homeowners' associations.

The Developer agrees to participate in such roadway improvements adjacent to the Property as deemed required as part of the Traffic Study (Exhibit F), required as a part of this application. In particular, a coordinated effort by Charleston County and the towns of Seabrook and Kiawah Island is presently evaluating proposed improvements at the intersection of Betsy Kerrison Parkway, Seabrook Island Road, and the Kiawah Island Parkway that will be coordinated with the planning of the Project. The Applicant has agreed to contribute up to 3.8 acres of land area to properly execute the future intersection improvement.

3.08 Signage, Buffers & Fencing, Tree Replacement

The Developer shall provide a uniform and integrated program of signage, buffers and fencing, and tree replacement, which will be enforced through restrictive covenants imposing architectural controls. This program will be implemented through the ARB standards adopted therefore, which shall be in place prior to the construction of any Lots, tracts, or building parcels and prior to the issuance of any building certificates of occupancy. The ARB standards shall contain criteria governing placement, size, shape, and color, and shall conform to the following standards:

- Signage, related feature walls, and landscaping shall be located such that they do not materially detract from the natural scenic beauty of the Project site.
- Signage, related feature walls, and landscaping shall be located such that they do not obscure other identification, informational, or vehicular control signs.
- Signage, related feature walls and landscaping, shall be permitted within rights-of-way providing they do not interfere with traffic or pedestrian safety.

These standards shall meet all development standards as outlined in the Charleston County Zoning and Development Regulations with the following exceptions that would be integrated in the PD-FV district:

Signage

9.11.1.C. Prohibited Signs
The following signs shall be allowed:

 Banners (for special events only)
 Time period limited to two weeks prior to and including special event.

 Sandwich Signs
 Reason: These signs are consistent with the character of rural villages.

9.11.1.E. Illumination
The first listing shall read as follows:

1. All lighted On-Premises signs shall be set back at least 100 feet from property in an PD-FV district except Freshfields Village identity signs, which may be located within 25 feet of the property line. Only exterior lighting sources will be permitted (no interior lighting).

9.11.2.A. Table for Free-Standing On-Premises Signs Maximum area will be limited to 100 sq.ft.

SECTION 4 PROPOSED DEVELOPMENT STANDARDS

4.01 Permitted Uses

All uses listed under the heading PDD-FV (Freshfields Village) within the Zoning and Land Development Regulations Ordinance, as modified by Exhibit H shall apply as a matter of right to the Property. This listing includes a range of residential and non-residential uses that is consistent with the vision of a rural village serving the three islands area.

4.02 <u>Dwelling Units</u>

The total number of single-family detached, single-family attached, or multi-family residential Dwelling Units within the Project shall not exceed 200 ("Project Cap").

Specific housing types will be evaluated prior to each phase based upon market demand and appropriate fit with the village concept. Based upon analysis at the time of application, the following is a listing and mix of housing types:

a. Single Family Detached 0

b. Town Homes 40 D.U. c. Apartments 160 D.U.

- Over Retail 40 - Freestanding 120

- Toostanding 120

TOTAL 200 D.U.

4.03 Building Development Standards

It is the intent of the developer to establish a Freshfields Village Architectural Review Board to oversee the implementation of development standards and specific design guidelines for architecture and landscape architecture. These guidelines will be organized by the ARB prior to submittal of the initial phase of development. A general representation of the framework for these guidelines is as indicated by Exhibit I.

The ARB shall prescribe and determine Lot area, Lot width, Lot depth, Lot coverage, setback and yard requirements, square footage limitations, building heights, number of structures per Lot, in accord with the County's Zoning and Land Development Regulations Ordinance as modified below.

All development in the PDD-FV district shall be subject to the following density, intensity and dimensional standards:

MINIMUM LOT AREA	4,000 square feet
MINIMUM LOT WIDTH	50 feet
MINIMUM SETBACKS	All and the second
Front/Street side	None
Interior Side	None
Rear	None
OCRM Critical Line	25 feet (Ave.) * No less than 20 feet
MAXIMUM BUILDING COVER	40% of lot
MAXIMUM HEIGHT	3 Habitable Floors (55' from F.F.E. to roof ridge)

Statement of Purpose, Intent, Objectives

The Freshfields Village district is a mixed-use village center serving the combined needs of the Johns Island, Seabrook Island and Kiawah Island Community. The district is composed of a broad range of commercial uses in combination with a limited number of residential uses characteristic of traditional rural villages.

Units

Density

II. Land Uses:

Description

The uses will be as outlined in Table 6.1-1 (Exhibit H)

Acreage

A.	Residential		**********	August 1
1.	1. Town Homes	Mixed Use	40 D.U.	*
	Apartments Over Retail Freestanding	Mixed Use 40	160 D.U.	•
			200 D.U.	
	* Overall density 3D.U./	Ac		
		<u>Acreage</u>	Structures	Sq. Footage
B.	Commercial - Retail Sales/Services	Mixed Use	10 -16	350,000
	- Netali Gales/Get vices	WILKER COS	.0 .0	13.656
C.	Office	Mixed Use	4 - 8	130,000

D. Recreational

- Buffer Areas 4

4 Ac.

- Parks, Gardens, Ponds 10 Ac.

III. Setback Criteria

Setback and dimensional standards are as outlined above.

IV. Lot Size Criteria

It is the intent of the applicant to own the entire development and not further subdivide; however, if subdivision occurs, the minimum lot size is 4,000 Sq. Ft.

V. Lighting Plan

A lighting plan will be developed with each phase that is consistent with S 9.6.4.C. Site Lighting.

VI. Off-Street Parking

Off-street parking will meet all dimensional requirements as outlined in Art. 9.3. The concept plan is based upon a walking distance village concept that encourages shared parking. The applicant requests that an overall parking ratio for all uses be established at 1 space for 300 Sq. Ft. of all non-residential, and 1.5 spaces for the standard 2 bedroom dwelling unit. Restaurant use will require one space per 150 sq. ft. of seating area, plus one space per employee. Provisions will be made for peak use times and special events on adjacent grass areas.

VII. Tree Survey

The property is substantially open fields void of trees that would require survey location. Trees existing on the property area are generally included in buffer areas along Seabrook Island Road (50' on the South and 30' on the North) and the Kiawah Island Parkway (100')

VIII. Screening/Buffer Areas

Proper screening of uses as required will be identified on detailed site plans for each phase. Landscaping will meet or exceed Charleston County planting requirements at time the site is developed.

IX. Fences and Walls

If included in future development, fences and walls will be so indicated, and will meet existing criteria.

X. Streets

It is intent of the applicant to design, construct, and maintain all roadway and drainage improvements privately. Detailed drawings of the proposed improvements will be prepared and advanced to Charleston County for record purposes.

XI. Phasing

It is the intent of the applicant to phase the proposed development over a 12-15 year period. Phases would generally be in segments of 20-50 Dwelling Units and 100,000 to 150,000 Sq. Ft. of retail sales/services, and offices. Three to four primary phases are anticipated.

XII. Signs

The graphic system will meet the requirements of Art. 9.11. with exceptions noted.

SECTION 5 GENERAL DEVELOPMENT COMMITMENTS

The Developer agrees, on behalf of itself, its successors and assigns, to the following commitments as part of the development of the Freshfields Retail Village:

- To act in good faith to implement the plan as described herein.
- To institute architectural restrictions and covenants ensuring quality development and augmenting governmental regulations.
- To establish the legal framework for one or more associations or some other appropriate organization to assume responsibility for any "common area" and community supported areas such as parks, wooded preserves, bike trails, private roads, etc.
- To employ high standards of planning, design, and management in all phases of development.
- To evaluate all express conditions adopted as part of this application, and if they are accepted, to faithfully abide by them.

SECTION 6 DEFINITIONS AND ABBREVIATIONS

In this Agreement, unless the word or phase is non-capitalized:

- (a) "Agreement" means this Planned Development District Application, including the recitals and exhibits attached hereto.
- (b) "ARB" means the architectural review board appointed by the Developer that will be established under a binding declaration of covenants, conditions, and restrictions imposed on the Real Property.
- (c) "Comprehensive Plan" means the master plan for the County including the official map, adopted pursuant to S.C. Code § 6-29-310 et seq.
- (d) "County" is Charleston County, South Carolina, a local governmental entity organized and existing under the laws of South Carolina.
- (e) "Density" means the number of Dwelling Units per acre. Parcel Density equals the number of Dwelling Units divided by the gross acreage above DHEC-OCRM's critical line, including fresh water Wetlands and Water Bodies. In locations where the Property Owner has created new fresh water Water Bodies or Wetlands, the calculation of Parcel Density shall include newly created lagoon acreage in determining gross acreage.
- (f) "Developer" means Kiawah Development Partners, Inc., Kiawah Resort Associates, L.P., (or any one of them) and their successors in interest or successors in title and/ or assigns.
- (g) "Development" means the planning for or carrying out of a building activity or mining operation, the making of a material change in the use or appearance of any structure or property, or the dividing of land into three or more parcels. "Development", as designated in a law or development permit, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, development refers to the planning for or the act of developing or to the result of development. Reference to a specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. Reference to particular operations is not intended to limit generality of this item.
- (h) "Development Parcel" means any tract of land on which Development may occur, including platted Lots and unplatted parcels, but excluding street rights-of-way.
- (i) "Dwelling Unit" has the same meaning as "Dwelling" in the County Zoning and Land Development Regulations Ordinance as modified by Exhibit H.
- (j) "Guest Lodging" means a room, suite, or cottage designed for occupancy as a single unit. Ancillary uses shall include meeting rooms, break rooms, dining areas and other similar spaces in support of the primary use of Guest Lodge.

- (k) "Lot" means Development Parcel identified in a Subdivision Plat recorded in the Charleston County RMC office.
- (I) "Open Areas" means areas of Pervious Cover and includes, but is not limited to, yards, vegetated areas, lagoons, lakes, Wetlands, and Water Bodies.
- (m) "Parties" are the Developer and Charleston County.
- (n) "Parcel" means any of those tracts of the Real Property that are located in the approximate areas identified on the Master Plan.
- (o) "Pervious Cover" Means land which permits the absorption of stormwater into the ground. This may include walkways and driveways, which are pervious to stormwater.
- (p) "Project" is the Development that has occurred and will occur on the Real Property.
- (q) "Project Cap" means the total number of Dwelling Units on the Real Property shall not exceed 200, the commercial uses shall not exceed 480,000 sq. ft., and hotel rooms shall not exceed 100 rooms.
- (r) "Real Property" is the real property described in Section 2.03 and includes any improvements or structures customarily regarded as part of real property.
- (s) "Setback" means and refers to the minimum distance to the nearest adjacent property line, street, or right-of-way.
- (t) "Single Family Detached Dwelling" means a building containing one Dwelling Unit that is not attached to any other Dwelling Unit and is surrounded by yards or open space.
- (u) "Subdivision Plat" means a recorded graphic description of property prepared and approved in compliance with the County's Zoning and Land Development Regulations Ordinance as modified by Exhibit H.
- (v) "Water Bodies" means property determined to be under water no less than eleven (11) months of the year and under such standing water for a continuous period of no less than nine (9) months of the year.
- (w) "Wetlands" means those properties with elevations below the mean high water line, and properties within a pond, lagoon, or other Water Bodies.
- (x) "Zoning Board of Adjustment" or "ZBA" means the duly appointed Zoning Board of Adjustment for the County.

EXHIBIT H
Modifications To Charleston County Zoning And Land Development
Regulations Ordinance

DESCRIPTION

The applicant proposes certain modifications or replacement wording to select sections of the Zoning and Land Development Regulations Ordinance (As adopted November 20, 2001). These proposed modifications are intended to allow additional flexibility in meeting the intent of the ordinance as outlined in Art.
1.5 Purpose and Intent while responding to unique siting conditions and concept development fort he Freshfields Retail Village.

These proposed modifications are specifically intended to address the unique attributes located near the resident neighborhoods of Johns Island, Seabrook and Kiawah as well as unique characteristics of the seasonal population of the coastal islands. The proposed mixed use village concept combining both residential and retail sales/services can best be executed when certain development standards (such as shared parking) are integrated. Additionally, a balance between technical requirements and aesthetics (such as signage and landscape design) is addressed by an Architectural Review Board.

All development in the PDD-FV district shall be subject to the following density, intensity and dimensional standards:

MINIMUM LOT AREA	4,000 square feet
MINIMUM LOT WIDTH	50 feet
MINIMUM SETBACKS	
Front/Street side	None
Interior Side	None
Rear	None
OCRM Critical Line	25 feet (Ave.) * No less than 20 feet
MAXIMUM BUILDING COVER	40% of lot
MAXIMUM HEIGHT	3 Habitable Floors (55' from F.F.E. to roof ridge)

I. Statement of Purpose, Intent, Objectives

The Freshfields Village district is a mixed-use village center serving the combined needs of the Johns Island, Seabrook Island and Kiawah Island Community. The district is composed of a broad range of commercial uses in combination with a limited number of residential uses characteristic of traditional rural villages.

II. Land Uses:

The uses will be as outlined in Table 6.1-1 (Exhibit H)

De	scription	Acreage	Units	Density	
A.	Residential				
	1. Town Homes	Mixed Use	40 D.U.	*	
	2. Apartments	Mixed Use	160 D.U.	*	
	- Over Retail	40			
	- Freestanding	120			
			200 D.U.		
	* Overall density 3D.U./	/Ac			
		Acreage	Structures	Sq. Footage	
B.	Commercial				
	- Retail Sales/Services	Mixed Use	10 - 16	350,000	
C.	Office	Mixed Use	4-8	130,000	

D. Recreational

Buffer AreasParks, Gardens, Ponds4 Ac.10 Ac.

III. Setback Criteria

Setback and dimensional standards are as outlined above.

IV. Lot Size Criteria

It is the intent of the applicant to own the entire development and not further subdivide; however, if subdivision occurs, the minimum lot size is 4,000 Sq. Ft.

V. Lighting Plan

A lighting plan will be developed with each phase that is consistent with S 9.6.4.C. Site Lighting.

VI. Off-Street Parking

Off-street parking will meet all dimensional requirements as outlined in Art. 9.3. The concept plan is based upon a walking distance village concept that encourages shared parking. The applicant requests that an overall parking ratio for all uses be established at 1 space for 300 Sq. Ft. of all non-residential, and 1.5 spaces for the standard 2 bedroom dwelling unit. Restaurant use will require one space per 150 sq. ft. of seating area, plus one space per employee. Provisions will be made for peak use times and special events on adjacent grass areas.

VII. Tree Survey

The property is substantially open fields void of trees that would require survey location. Trees existing on the property area are generally included in buffer areas along Seabrook Island Road (50' on the South and 30' on the North) and the Kiawah Island Parkway (100')

VIII. Screening/Buffer Areas

Proper screening of uses as required will be identified on detailed site plans for each phase. Landscaping will meet or exceed Charleston County planting requirements at time the site is developed.

IX. Fences and Walls

If included in future development, fences and walls will be so indicated, and will meet existing criteria.

X. Streets

It is intent of the applicant to design, construct, and maintain all roadway and drainage improvements privately. Detailed drawings of the proposed improvements will be prepared and advanced to Charleston County for record purposes.

XI. Phasing

It is the intent of the applicant to phase the proposed development over a 12-15 year period. Phases would generally be in segments of 20-50 Dwelling Units and 100,000 to 150,000 Sq. Ft. of retail sales/services, and offices. Three to four primary phases are anticipated.

XII. Signs

The graphic system will meet the requirements of Art. 9.11, with exceptions noted.

ANIMA		
-	AL PRODUCTION	
	Animal Aquaculture, including Finfish Farming, Fish Hatcheries, or	
	Shrimp or Shellfish Farming (in	
	ponds)	
1	Apiculture (Bee Keeping)	
	Horse or Other Animal Production	
	Concentrated Animal Feeding	
	Operations PRODUCTION	_
	Greenhouse Production or Food	
	Crops Grown Under Cover	•
	Horticultural Production or	•
	Commercial Nursery Operations	
	Hydroponics	-
	Crop Production	
	STRY AND LOGGING Commercial Timber Operations	-
	commercial finiber operations	
	Lumber Mills, Planing, or Saw Mills, including Chipping or Mulching	
	Stable	
	ORT ACTIVITIES FOR AGRICULTUR	EL
	Agricultural Processing	5
	Agricultural Sales or Services	
1	Roadside Stands, including the sale	
I	(up to 15 residents) Duplex	0
I	Dwelling Group	4
1	Farm Labor Housing (up to 10	7
1	residents)	
1	residents) Farm Labor Housing (Dormitory)	
; ;	residents)	•
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ir S	ransitional Housing, including Homeless and Emergency thelters, Pre-Parole Detention acilities, or Halfway Houses	
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- 3 - 11 - 1	IS AND PUBLIC SAFETY	-
	ourt of Law	-
C	orrectional Institutions	
	arole Offices or Probation Offices	
	afety Services, including	0
E	mergency Medical or Ambulance	
	ervice, Fire Protection, or Police rotection	
	ARE SERVICES	
A	dult Day Care Facilities	•
G	hild Day Care Facilities, including froup Day Care Home or Child Care tenter	•
	amily Day Care Home	
	CARE SERVICES	-
	emeteries or Crematories uneral Services, including Funeral	-
	ornes or Mortuaries	Ĺ
	ATIONAL SERVICES	
	re-school or Educational Nursery	•
	chool, Primary chool, Secondary	-
	ollege or University Facility	-
	usiness or Trade School	
in	ersonal Improvement Education, acluding Fine Arts Schools or utomobile Driving Schools	
	H CARE SERVICES	
in A F	ledical Office or Outpatient Clinic, icluding Psychiatrist Offices, bortion Clinics, Chiropractic acilities, or Ambulatory Surgical acilities	•
C F	ommunity Residential Care acilities	0
	onvalescent Services, including ursing Homes	
	ounseling Services, including Job	
	raining or Placement Services	
	ntermediate Care Facility for the lentally Retarded	
P	ublic or Community Health Care	
H	enters ealth Care Laboratories, including ledical Diagnostic or Dental aboratories	0
	ome Health Agencies	
Н	ospitals, including General	
	ospitals, Specialized Hospitals, hronic Hospitals, Psychiatric or	
S	ubstance Abuse Hospitals, or ospices	
D	utpatient Facilities for Chemically ependent or Addicted Persons ehabilitation Facilities	
C	esidential Treatment Facility for hildren or Adolescents (mental ealth treatment)	
	JMS, HISTORICAL SITES AND SIMI	LAR
н	istorical Sites (Open to the Public)	
	Ibraries or Archives	
100	luseums	0

	Nature Exhibition	•
	Botanical Gardens	0
220	Zoos	
POS	STAL SERVICE	_
	Postal Service, United States	0
REC	CREATION AND ENTERTAINMENT	
	Community Recreation, including	
	Recreation Centers	-
	Fishing or Hunting Guide Service	0
	(Commercial)	-
	Fishing or Hunting Lodge (Commercial)	
	Golf Courses or Country Clubs	
	Parks and Recreation	0
	Recreation and Entertainment, Indoor, including Billiard Parlors	•
	Bowling Centers, Ice or Roller	
	Skating Rinks, Indoor Shooting	
	Ranges, Theaters, or Video Arcades	100
	Recreation and Entertainment,	0
	Outdoor, including Amusement Parks, Fairgrounds, Miniature Golf	
	Courses, Race or Go-Cart Tracks, or	
	Sports Arenas	
	Drive-In Theaters	
	Golf Driving Ranges	
	Outdoor Shooting Ranges	
	Recreation or Vacation Camps	
REL	LIGIOUS, CIVIC, PROFESSIONAL AND	SIN
	Business, Professional, Labor, or	0
	Political Organizations	
	Social or Civic Organizations, including Youth	0
	Organizations, Sororities, or	
	Fraternities	
	Religious Assembly	4
	Social Club or Lodge	0
UTI	LITIES AND WASTE-RELATED USES	_
	Hilliby Consists Major	
	Utility Service, Major	
	Electric or Gas Power Generation	
	Electric or Gas Power Generation Facilities	0
	Electric or Gas Power Generation Facilities Utility Substation	-
	Electric or Gas Power Generation Facilities	6
	Electric or Gas Power Generation Facilities Utility Substation Electrical or Telephone Switching Facility Sewage Collector or Trunk Lines	6
	Electric or Gas Power Generation Facilities Utility Substation Electrical or Telephone Switching Facility Sewage Collector or Trunk Lines Sewage Disposal Facilities	6
	Electric or Gas Power Generation Facilities Utility Substation Electrical or Telephone Switching Facility Sewage Collector or Trunk Lines Sewage Disposal Facilities Utility Pumping Station	6
	Electric or Gas Power Generation Facilities Utility Substation Electrical or Telephone Switching Facility Sewage Collector or Trunk Lines Sewage Disposal Facilities Utility Pumping Station Water Mains	6
	Electric or Gas Power Generation Facilities Utility Substation Electrical or Telephone Switching Facility Sewage Collector or Trunk Lines Sewage Disposal Facilities Utility Pumping Station Water Mains Water or Sewage Treatment	6
	Electric or Gas Power Generation Facilities Utility Substation Electrical or Telephone Switching Facility Sewage Collector or Trunk Lines Sewage Disposal Facilities Utility Pumping Station Water Mains Water or Sewage Treatment Facilities	0
	Electric or Gas Power Generation Facilities Utility Substation Electrical or Telephone Switching Facility Sewage Collector or Trunk Lines Sewage Disposal Facilities Utility Pumping Station Water Mains Water or Sewage Treatment Facilities Water Storage Tank	6
	Electric or Gas Power Generation Facilities Utility Substation Electrical or Telephone Switching Facility Sewage Collector or Trunk Lines Sewage Disposal Facilities Utility Pumping Station Water Mains Water or Sewage Treatment Facilities Water Storage Tank Utility Service, Minor	0
	Electric or Gas Power Generation Facilities Utility Substation Electrical or Telephone Switching Facility Sewage Collector or Trunk Lines Sewage Disposal Facilities Utility Pumping Station Water Mains Water or Sewage Treatment Facilities Water Storage Tank Utility Service, Minor Electric or Gas Power Distribution	9
	Electric or Gas Power Generation Facilities Utility Substation Electrical or Telephone Switching Facility Sewage Collector or Trunk Lines Sewage Disposal Facilities Utility Pumping Station Water Mains Water or Sewage Treatment Facilities Water Storage Tank Utility Service, Minor Electric or Gas Power Distribution Sewage Collection Service Line	6
	Electric or Gas Power Generation Facilities Utility Substation Electrical or Telephone Switching Facility Sewage Collector or Trunk Lines Sewage Disposal Facilities Utility Pumping Station Water Mains Water or Sewage Treatment Facilities Water Storage Tank Utility Service, Minor Electric or Gas Power Distribution Sewage Collection Service Line Water Service Line	9
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	Electric or Gas Power Generation Facilities Utility Substation Electrical or Telephone Switching Facility Sewage Collector or Trunk Lines Sewage Disposal Facilities Utility Pumping Station Water Mains Water or Sewage Treatment Facilities Water Storage Tank Utility Service, Minor Electric or Gas Power Distribution Sewage Collection Service Line Water Service Line Waste-Related Uses Hazardous Waste Treatment or Disposal Nonhazardous Waste Treatment or Disposal Septic Tank Installation, Cleaning, or Related Services	6
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PDD-FV (Freshfields Village)

	Waste Collection Services	
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ACCC	DMODATIONS	-
	Bed and Breakfast Inns Hotels or Motels	6
- 1	Rooming or Boarding Houses	0
	RV (Recreational Vehicle) Parks or Campgrounds	
	AL SERVICES	
	Kennel	0
1	Pet Stores or Grooming Salons	
1	Small Animal Boarding (enclosed building)	•
- BYFR **	Veterinary Services	0
	NCIAL SERVICES Banks	•
		•
	Financial Services, including Loan or Lending Services, Savings and Loan Institutions, or Stock and Bond Brokers	
	SERVICES AND DRINKING PLACE	S
	Bar or Lounge (Alcoholic Beverages), including Taverns, Cocktail Lounges, or Member Exclusive Bars or Lounges	•
	Catering Service	0
1	Restaurant, Fast Food, including Snack or Nonalcoholic Beverage Bars	
	Restaurant, General, including Cafeterias, Diners, Delicatessens, or Full-Service Restaurants	0
	Sexually Oriented Business	
INFO	RMATION INDUSTRIES	
	Communication Services, including Radio or Television Broadcasting Studios, News Syndicates, Film or Sound Recording Studios, Telecommunication Service Centers, or Telegraph Service Offices	•
1	Communications Towers	
	Data Processing Services	
	Publishing Industries, including Newspaper, Periodical, Book, Database, or Software Publishers	•
OFFIC	ES	
li	Administrative or Business Office, including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate	•
1	Services, Secretarial Services or Travel Arrangement Services	
	Services, Secretarial Services or	0
	Services, Secretarial Services or Travel Arrangement Services	0
	Services, Secretarial Services or Travel Arrangement Services Government Office Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal	0
OTHE	Services, Secretarial Services or Travel Arrangement Services Government Office Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services	0
OTHE	Services, Secretarial Services or Travel Arrangement Services Government Office Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services R NONRESIDENTIAL DEVELOPMEN Convention Center or Visitors Bureaus	0
OTHE	Services, Secretarial Services or Travel Arrangement Services Government Office Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services R NONRESIDENTIAL DEVELOPMEN	0

PDD-FV (Freshfields Village)

Use permitted as a Matter-of-Right

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Direct Selling Establishments

Office Use (No Material Storage)

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Electronic Shopping or Mail-Order Houses	
Fuel (except liquefied petroleum gas) Dealers, including Heating Oil Dealers	
Liquefied Petroleum Gas (Bottled Gas) Dealers	
Vending Machine Operators Building Materials or Garden	
Equipment and Supplies Retailers	•
Hardware Stores	0
	0
Garden Supplies Centers	
Outdoor Power Equipment Stores	0
Paint, Vamish, or Wallpaper Stores	0
Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops	0
Liquor, Beer, or Wine Sales	
Retail Sales or Services, General	•
Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store	0
Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Store	
Convenience Stores	0
Drug Stores or Pharmacies	9
Duplicating or Quick Printing Services	•
Electronics, Appliance, or Related Products Store	0
Florist	0
Fumiture, Cabinet, Home Fumishings, or Related Products Store	8
Pawn Shop	
Private Postal or Mailing Service	0
Tobacconist	0
Warehouse Clubs or Superstores	
Service Stations, Gasoline (with or without convenience stores)	0
Fruck Stop	
Vehicle Sales (new or used)	
Automobile, or Light or Medium Duty Truck Dealers	
Heavy Duty Truck or Commercial	
Vehicle Dealers	
Manufactured (Mobile) Home	
Dealers Motorgrafia Watergraft or	
Motorcycle, Watercraft, or Recreational Vehicle Dealers	
Vehicle Parts, Accessories or Tire	
Stores	~ 1
L OR PERSONAL SERVICES	-
Consumer Convenience Service	
Automated Bank / Teller Machines	0
Drycleaners or Coin-Operated Laundries	
Drycleaning or Laundry Pick-up Service Stations	0
Locksmith	0
One-Hour Photo Finishing	0
Tailors or Seamstresses	0
Halr, Nail, or Skin Care Services,	

including Barber Shops or Beauty

Design Source Center

Salons

- 1. The following setback zones will be established along the Kiawah Island Parkway to screen existing and future parking areas (as indicated on graphic below):
 - A. 50' vegetative setback from the existing Kiawah Island Parkway R.O.W. composed of trees, plant material and/or berms. Trails, utility easements and fencing will be permitted in this area provided that the goal of the parking area screening is substantially maintained.
 - B. 25' vegetative setback from the existing roundabout R.O.W. composed of trees, plant material and/or berms. Trails, utility easements and fencing will be permitted in this area provided that the goal of the parking area screening is substantially maintained.
 - C. 100' open field and or vegetative setback from the original Kiawah Island Parkway composed of trees, plant material and grassy areas. Trails, utility easements, road accessways and fencing will be permitted in this area. This area may also be used for overflow parking as may be needed or required for special events. It should be noted that an area to the east and west of the existing intersection of Freshfields Village Drive and the Kiawah Island Parkway is partially open fields to improve the visibility of egressing/ingressing traffic.

