

Sec. 12-61. Establishment of zoning districts.

The zoning districts described in this division implement the land use categories as described in the Town of Kiawah Island Comprehensive Plan, as amended.

- (1) *List of districts.* In order to classify and segregate the uses of land and buildings, the following districts are hereby established:

R-1, Residential

R-2, Residential

R-3, Residential

BW-1, Beachwalker 1

BW-2 Beachwalker 2

C, Commercial

RST-1, Resort

RST-2, Resort

CS, Community Support

CS-2, Community Support

PR, Parks and Recreation

PD, Planned Development

KC, Conservation District

- (2) *Land use categories.* The following table lists each of the comprehensive plan land use categories and the zoning districts which may be established in each category:

<i>Land Use Categories</i>	<i>Zoning Districts*</i>
R-1 <u>Low Density Residential</u>	R-1, PR, <u>BW-1, BW-2</u>
R-2 <u>Medium Density Residential</u>	R-1, R-2, PR <u>BW-1, BW-2</u>
R-3 <u>High Density Residential</u>	R-1, R-2, R-3, <u>BW-1, BW-2</u> , PR
Commercial	C, PR
Resort	RST-1, RST-2, PR
Community Support	CS, CS-2
Active Recreation	PR, <u>PR-OC</u>
Open Space	PR, KC
Conservation	PR, KC

*Planned developments (PD) may be incorporated into any zoning district subject to criteria contained herein.

(Code 1993, § 12A-201; Ord. No. 94-12, § 2(12A-201), 9-26-1994; Ord. No. 2005-08, § 12A-201, 10-12-2005; Ord. No. 2016-04, § 1, 9-6-2016)