

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

Land Use Type	Legend: Permitted (P), Conditional (C), Special Use Permit (S), Not included as a specific use for the jurisdiction (---)		Upzoning
	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	
	Beaufort County T2 - Rural	Buckwalter PUD - Buckwalter Commons Land Use Tract	
Agriculture			
Tree farm, timber area, or forest management area.	P	P	
Silviculture.	P	P	
Farm or establishment for the growing, care and harvesting of field crops and vegetables, but not including processing and packing of such products nor the commercial raising, care, or processing of poultry, cattle, swine, goats, or sheep	P	P	
Game Management.	P	P	
Civic/ Institutional			
Assisted Care Units used to establish a Certificate of Need (CON)	---	P	
Assisted living facilities, nursing homes and congregate care facilities	---	P	
Cemeteries provided that such use does not include a funeral home or crematorium.	---	P	
Churches, synagogues, temple and other places of worship	P	P	
Civic, cultural, municipal, governmental, educational (public or private), conference centers, research or other similar facilities which may include housing for staff, faculty and professionals and may include student housing and employee dormitories	---	P	
Governmental post office	---	C	
Library.	---	P	
Museum.	---	P	
Offices for governmental or institutional purposes.	---	P	
Public emergency service facilities, library, museum, day care facilities, social/community centers, etc.	---	P	
School	P	P	
Commercial, Retail, Services, Offices, and Light Industrial			
*Retail under 3,500 SF - Conditional			
*No Offices Allowed			
Accessory uses customarily appurtenant to a permitted or conditional use	---	P	
Animal kennel	C	C	
Animal hospital, or veterinary clinic	---	C	
Antique store	---	P	
Appliance, radio, television store or repair shop	---	P	
Art supply store	---	P	
Assembly of electronic components and accessories	---	C	
Assembly of wooden containers; household wooden furniture; wood office furniture; partitions, shelving, lockers and store fixtures; cabinet work; and custom carpentering	---	C	
Auto accessory store	---	C	
Automobile carwash, laundry or washateria	---	C	
Automobile garage for the repair and servicing of vehicles	---	C	
Automobile service station	---	C	
Bakery provided that goods baked on the premises are primarily sold at retail only	---	C	
Bank or financial institution	---	C	

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

Land Use Type	Legend: Permitted (P), Conditional (C), Special Use Permit (S), Not included as a specific use for the jurisdiction (---)		Upzoning
	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	
	Beaufort County T2 - Rural	Buckwalter PUD - Buckwalter Commons Land Use Tract	
Barber shop, beauty shop, or combination thereof.	---	P	
Bicycle repair and sales shop	---	P	
Book, magazine, newspaper shop	---	P	
Brooms, brushes, and combs; fasteners, buttons, needles and pins manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	
Bulk storage of petroleum or other flammable, volatile or hazardous materials	---	C	
Business involving the rendering of personal services other than an automobile laundry, or an automobile repair garage.	---	P	
Cameras and other photographic equipment excluding film and chemicals manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	
Campgrounds	---	C	
Candy store	---	P	
Carpentry workshop or cabinet making/wood furniture operation	---	C	
Clothing store	---	P	
Clothing tailoring operation including retail custom and repair work only	---	C	
Club, lodge, union hall or social center.	---	P	
Club; business or civic association.	---	P	
Cold storage plant	---	C	
Commercial parking lot for passenger automobiles excluding use of lot for overnight sleeping.	---	P	
Commercial recreation facility, specifically including billiard parlor and theater.	---	P	
Commercial, recreation or vocational school.	---	P	
Computers, computer components, and computer accessories including, but not limited to: printed circuit boards, semiconductors, terminals, printers, storage devices, peripheral equipment, and software manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	
Conference center, retreat house.	---	P	
Contractor's office	---	C	
Convenience store	S	P	
Customary home occupations	C	C	
Delicatessen, restaurant, soda fountain or other eating and/or drinking establishments	---	C	
Dressmaker, seamstress, tailor	---	P	
Drug store or pharmacy	---	P	

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

Land Use Type	Legend: Permitted (P), Conditional (C), Special Use Permit (S), Not included as a specific use for the jurisdiction (---)		Upzoning
	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	
	Beaufort County T2 - Rural	Buckwalter PUD - Buckwalter Commons Land Use Tract	
Dry cleaning establishment for pick up and drop off service only (excluding dry cleaning on the premises).	---	C	
Dry cleaning or laundry pickup agency provided that any laundering, cleaning or pressing done on the premises involves only articles delivered to the premises by individual customers.	---	C	
Dry cleaning self-service and/or laundry self- service facility.	---	P	
Eating and/or drinking establishment.	P	P	
Electrical and electronic components and systems for office and consumer use including, but not limited to: audio and video equipment, television sets, radios, telephones, telegraphs, and calculating machines manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	
Electronic capacitors, coils, connectors, and resistors for small office and consumer products; electron tubes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	
Florist shop	---	P	
Fruit, nut and/or vegetable store	---	P	
Games, toys, dolls, figurines, and stuffed animals; small curios, novelty items, and tourist souvenirs manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	
Gas Station	S	P	
Gift or curio shop	P	P	
Grocery store	---	P	
Hand held firearms excluding ammunition manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	
Handicrafts workshop or fine arts studio.	---	P	
Hardware store	---	P	
Hobby and/or toy shop	---	P	
Horticultural nursery.	---	P	
Insurance agency	---	P	
Jewelry and watch repair shop	---	P	
Junk yards, auto salvage yards, and outdoor storage of vehicles	---	C	
Laboratory for research, development, experimentation or testing; or biotechnology operation provided there is no activity exceeding Biosafety Level II and no use of recombinant DNA.	---	C	
Light assembly or fabrication	---	C	
Lighting fixtures, fans, lamp bulbs and tubes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

Land Use Type	Legend: Permitted (P), Conditional (C), Special Use Permit (S), Not included as a specific use for the jurisdiction (---)		Upzoning
	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	
	Beaufort County T2 - Rural	Buckwalter PUD - Buckwalter Commons Land Use Tract	
Lightweight metal or plastic furniture; drafting equipment; writing, drawing, and marking implements manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	
Locksmith or gunsmith	---	P	
Magnetic and optical recording media, audio/video tapes and disks manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	
Materials for fiber optic processes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	
Meat, fish, and/or poultry shop	---	C	
Medical, dental, or chiropractic office, clinic and/or laboratory.	---	P	
Medical/ Healthcare Facility/ Hospital	---	P	
Medical, surgical, and dental instruments; optical and ophthalmic instruments, lenses, and eyeglasses; orthopedic and prosthetic appliances manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	
Millinery or hat shop	---	P	
Mini-warehouse facilities	---	C	
Model Home Sales Center	---	P	
Motion picture studio and/or video commercial preparation; FAX machine services and distribution, photographic, optical goods, watches/clocks assembly and distribution	---	C	
Music store and/or record shop	---	P	
Needlecraft companies involved in the making of clothing from broad and narrow woven fabrics and other small wares including cotton, man-made fibers, silk and wool; knit goods, yarn, and lace goods; men's, youth's and boy's suits, coats and overcoats; men's, youth's and boy's furnishings, work clothing, and allied garments; women's, misses', juniors', girls', children's and infant's outerwear and undergarments; dress and work gloves; robes and dressing gowns; raincoats made of cloth or canvas; canvas products; curtains and draperies	---	P	
Newspaper publishing plant	---	C	
Office building and/or office for government, business professional or general purposes	---	P	
Office supply and equipment store	---	P	
Offices for business use including, but not limited to: insurance, real estate, travel, and advertising agencies; business consulting.	---	P	
Offices for general administrative functions including operations management, sales and marketing, clerical service, personnel management, accounting/finance, data processing, and design/engineering.	---	P	

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

Land Use Type	Legend: Permitted (P), Conditional (C), Special Use Permit (S), Not included as a specific use for the jurisdiction (---)		Upzoning
	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	
	Beaufort County T2 - Rural	Buckwalter PUD - Buckwalter Commons Land Use Tract	
Offices for professional use including, but not limited to: accounting, architecture, engineering, surveying, law, medicine, chiropractic, and dentistry.	---	P	
Off-street commercial parking or garage.	---	P	
Package liquor store	---	P	
Pet shop	---	C	
Photocopying, typesetting, or stripping operation; bindery.	---	P	
Photographic and camera supply and service store	---	P	
Photographic studio	---	P	
Precision instruments and gauges used for measuring, testing, control, display, and analysis; precision instruments used for communications, search, detection, navigation, and guidance.	---	P	
Printing, lithography, and gravure	---	C	
Private or semiprivate club, lodge, union hall or social center.	---	P	
Radio and/or television station	---	P	
Radio or television studio excluding telecommunications tower.	---	P	
Real estate agency	---	P	
Restaurant	---	C	
Retail, wholesale or storage business involving the sale of merchandise on the premises; except those uses which involve open yard storage.	---	P	
School offering instruction in art, music, dancing, drama, or similar cultural activity.	P	P	
School or day care center.	P	P	
Seafood or shellfish packaging and processing	---	C	
Shoe store	---	P	
Small office supplies and machines suitable for sale in stationery store; household cooking equipment manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	
Sporting and athletic goods; musical instruments; hand-held tools; lawn and garden equipment manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	
Telecommunications tower	---	C	
Telegraph office	---	P	
Temporary office and/or storage building during a project involving construction but not to be used as a dwelling with the removal of same within 30 days upon project completion.	---	P	
Temporary storage of construction materials during the construction process provided the materials are removed within 30 days after project completion.	---	P	
Textile, fabric or apparel operation specifically including woven fabric mill, knitting mill, yarn and thread mill, and cut and sew operation manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	C	

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

Land Use Type	Legend: Permitted (P), Conditional (C), Special Use Permit (S), Not included as a specific use for the jurisdiction (---)		Upzoning
	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	
	Beaufort County T2 - Rural	Buckwalter PUD - Buckwalter Commons Land Use Tract	
Trade shop or tool and die shop	---	C	
Vending machines; signs and advertising specialties manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P	
Warehouse, wholesale, or distribution operation.	---	C	
Watches, clocks, meters, scales and other counting and timing devices manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	C	
Workshop for building trade other than carpentry	---	P	
Community Recreation			
Community recreation facilities including parks; Lawn Games such as bocci, croquet, volleyball, etc.; Multi-use fields; offices/administrative buildings, Golf cart storage barn and maintenance facilities, accessory structures, Golf learning and practice facilities, equestrian facilities including barns, paddocks, stables, riding rinks, bridle trails, and equestrian learning/teaching facilities, Leisure Trails and Bike Trails	---	P	
Community Recreation service facilities including Public and/or Private Clubhouses, Pro shops, Snack Bars, Grills, Restaurants and Lounges associated with clubhouses, and ancillary uses associated with community recreation facilities such as craft centers, fitness centers, etc.	---	P	
Neighborhood Parks.	P	P	
Playgrounds.	P	P	
Recreational Building including but not limited to uses such as indoor recreation, meeting, assembly, banquet, fitness and hobby space.	P	P	
Swimming Pools, Pool Bath Houses and Gazebos.	P	P	
Tennis Courts.	P	P	
Unlighted, regulation size or par-three golf course.	P	P	
Lodging			
Hotel, and motels.	---	P	
Inn (up to 24 rooms)	S	P	
Short Term Housing Rental	S	P	
Maintenance of Buckwalter Common and Recreational properties			
Maintenance facilities specifically for the maintenance of Buckwalter common and recreational properties including offices; shops for woodwork, metalwork and painting; fuel storage; storage of chemicals and bulk materials as permitted by law; mulching facility and storage; greenhouses, plant propagation areas and holding yards; vehicle maintenance; and storage of vehicles and parts, boats, recreational vehicles and resident storage units	---	P	
Open Space			
Boardwalks, trails, bridges and other permitted structures.	P	P	
Conservation areas.	P	P	
Disposal of reclaimed water as permitted by SCDHEC.	P	P	
Forests, wildlife preserves/corridors, conservation areas and greenbelts.	P	P	
Garden plots.	P	P	
Lagoons, ponds, impoundments, lakes and effluent disposal areas.	P	P	
Landscaped areas.	P	P	

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

Land Use Type	Legend: Permitted (P), Conditional (C), Special Use Permit (S), Not included as a specific use for the jurisdiction (---)		Upzoning
	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	
	Beaufort County T2 - Rural	Buckwalter PUD - Buckwalter Commons Land Use Tract	
Open space and buffers.	P	P	
Passive public park.	P	P	
Pedestrian/bicycle trails.	P	P	
Perimeter buffers.	P	P	
Public or private, regulation or par three golf courses including ancillary facilities such as golf learning centers, practice facilities and support facilities.	P	P	
Recreation areas including, swimming pools, tennis courts, playgrounds, ball fields, lawn game fields, gardens, etc.	P	P	
Saltwater and freshwater wetlands including buffers.	P	P	
Setbacks Buffers	P	P	
Stormwater collection, treatment and detention.	P	P	
Stormwater Management Lagoons.	P	P	
Residential			
Multi-Family	---	P	
Recreational vehicle parks	---	C	
Family Compound	C	P	
Single-Family Attached	---	P	
Single-Family Detached	P	P	
Roads			
Roads	P	P	
Arterial streets and primary access roads.	P	P	
Utilities			
Broad band multi-use transmission lines.	P	P	
Cable television facilities.	P	P	
Central telephone facilities.	P	P	
Communication towers.	P	P	
Fiber-optic lines.	P	P	
Irrigation	P	P	
Natural Gas Supply	P	P	
Potable water supply and distribution.	P	P	
Power substations.	P	P	
Power transmission and distribution.	P	P	
Public utility facility including substation, switching station, telephone exchange, pump station, water tower or fire tower.	P	P	
Satellite antennas.	P	P	
Solid waste transfer facility, site and accessory uses, including a recycling center	C	C	
Telephone facilities.	P	P	
Wastewater collection, treatment and disposal.	P	P	
Water Supply.	P	P	

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Permitted only as part of a Traditional Community Plan (TCP), Not included as a specific use for the jurisdiction (---)

Land Use Type	Jurisdiction/ Zoning District	
	Beaufort County Grande Oaks POD - Community Residential C- 2 Land Use Tract	Town of Bluffton Buckwalter POD - Buckwalter Commons Land Use Tract2
Agriculture		
Agricultural Support Services	---	P
Forestry	---	---
Horse Riding School, Horse Training, Commercial Stables	---	P
Seafood/Shellfish Packaging/Processing	---	SE
Residential		
Dwelling: Single-Family Detached Unit	P	P
Dwelling: Single-Family Attached Unit	P	P
Dwelling: Two Family Unit (Duplex)	P	---
Dwelling: Multifamily Unit	P	P
Dwelling: Accessory Unit	---	C
Dwelling: Family Compound	---	---
Dwelling: Group Home	---	P
Community Residence	---	---
Home Office	---	P
Home Business	---	P
Live/Work	---	---
Retail & Restaurants		
General Retail 50,000 SF or less	---	---
General Retail with Drive-Thru	---	P
Bar, Tavern, Nightclub	---	---
Gas Station/Fuel Sales	C	P
Outdoor Sales	---	C
Restaurant, Café, Coffee Shop	TCP	C
Restaurant, Café, Coffee Shop with Drive-Thru	---	C
Vehicle Sales & Rental Light	---	P
Offices & Services		
Sales Center	P	
Adult Oriented Business	---	SE
Artisan Workshop	---	P
General Office & Services 25,000 SF or less	---	P
General Office & Services with Drive Thru	---	---
Animal Services: Clinic Hospital	---	SE
Animal Services: Kennel	---	SE
Car Wash	---	P
Cemetery	---	P
Day Care: Family Home (up to 8 clients)	---	P
Offices & Services - Continued		

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Permitted only as part of a Traditional Community Plan (TCP), Not included as a specific use for the jurisdiction (---)

Land Use Type	Jurisdiction/ Zoning District	
	Beaufort County Grande Oaks POD - Community Residential C- 2 Land Use Tract	Town of Bluffton Buckwalter POD - Buckwalter Commons Land Use Tract2
Day Care: Commercial Center (9 or more clients)	---	P
Lodging: Bed & Breakfast (5 rooms or less)	---	P3
Lodging: Inn (up to 24 rooms)	---	P4
Lodging: Hotel	---	P
Medical Services: Clinics/Offices	---	P
Personal Service Establishments	---	P
Residential Storage Facility	---	C
Tattoo/Body Art Parlor	---	P
Vehicle Services: Minor Maintenance & Repair	---	P
Vehicle Services: Major Maintenance & Repair	---	P
Recreation, Education, Safety, Public Assembly		
	P	---
	---	---
Community Public Safety Facility	P	---
Conference or Exhibition Center	---	P
Club, Lodge, Union Hall, or Social Center	---	P
Golf Course	---	P
Government Building	---	P
Institutional Care Facility	---	P
Meeting Facility/Place of Worship (Less than 15,000 SF)	---	P
Meeting Facility/Place of Worship (More than 15,000 SF)	---	P
Museum	---	P
Park, Playground, Outdoor Recreation Area	P	P
Recreation Facility	---	C
Recreation Facility: Commercial Indoor	---	---
Recreation Facility: Commercial Outdoor	---	---
Recreation Facility: Community-Based	P	---
School: Public or Private	---	P
School: Specialized Training/Studio	---	P
School: College or University	---	P
Infrastructure, Transportation, Communications		
Infrastructure and Utilities: Regional (Major) Utility	C	---
Parking Facility, Public or Commercial	---	---
Transportation Terminal	---	---

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

Legend: Permitted (P), Conditional (C), Special Use (S), Special Exception (SE), Permitted only as part of a Traditional Community Plan (TCP), Not included as a specific use for the jurisdiction (---)

Land Use Type	Jurisdiction/ Zoning District	
	Beaufort County	Town of Bluffton
	Grande Oaks POD - Community Residential C- 2 Land Use Tract	Buckwalter POD - Buckwalter Commons Land Use Tract2
Industrial		
Artisan Workshop (<i>considered light manufacturing in County</i>)	---	P
Concrete & Asphalt Plants	---	---
Contractor's Office	---	C
Junk & Salvage Operations	---	---
Light Assembly/Fabrication (<i>considered light manufacturing in County</i>)	---	C
Mini-warehouses or Self-service Storage Facilities	---	C
Research and laboratory	---	P
Solid Waste Transfer Facility/Recycling Center	---	---
Telecommunication Towers	S	C
Warehouse or Distribution Operation	---	---
Manufacturing, Processing, and Packaging - Light (Less than 15,000 SF)	---	---

Notes:

¹ Community Development Code, Section 3.3.30

² Unified Development Ordinance, Section 4.3

³ Maximum of 6 Guest Rooms

⁴ Maximum of 12 Guest Rooms

Accessory Buildings.

Accessory uses customarily appurtenant to a permitted or conditional use.

Activities in all areas as permitted by the U.S. Army Corps of Engineers and the South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management.

Animal hospital, veterinary clinic or kennel, provided any structure shall be no closer than two hundred (200') feet to any residential zoning perimeter or residential dwelling; provided all boarding arrangements are maintained within the facility and such noise as will be audible from the use of outside runs or exercise areas be kept at a minimum.

Antique store

Appliance, radio, television repair shop

Appliance, radio, television store

Art supply store

Arterial streets and primary access roads.

Assembly of electronic components and accessories provided that the structure does not exceed 35,000 square feet.

Assembly of wooden containers; household wooden furniture; wood office furniture; partitions, shelving, lockers and store fixtures; cabinet work; and custom carpentering, provided that the structure does not exceed 25,000 square feet.

Assisted Care Units used to establish a Certificate of Need (CON). All other units count toward the Buckwalter residential density cap

Assisted living facilities, nursing homes and congregate care facilities

Auto accessory store provided there is no storage of wrecked automobiles or scrapped or salvaged auto parts on the premises.

Automobile carwash, laundry or washateria, provided off-street paved parking area, capable of accommodating not less than one-half (1/2) of hourly vehicle washing capacity awaiting entrance to the washing process is suitably located and maintained on the premises, and for such space to contain at least two hundred (200') square feet per waiting vehicle; and no safety hazard or impediment to traffic movement is created by the operation of such an establishment.

Automobile garage for the repair and servicing of vehicles, provided all operations are conducted within a fully enclosed building and there is no open storage of wrecked vehicles, dismantled parts, or parts visible beyond the premises.

Automobile service station provided operations involving major repairs, body and fender work, and painting, are not conducted on the premises; provided all pumps are set back at least twenty-five (25') feet from the right-of-way line of all abutting streets; provided all pumps are set back at least fifty (50') feet from the right-of-way line along the major thoroughfares as identified in this

Ordinance; and provided parking and/or services areas are separated from adjoining residential properties by a suitable planting screen, fence, or wall at least six (6') feet in height above finished grade.

Automobile service station, provided all pumps are setback at least twenty-five (25') feet from the right-of-way line of the street, and parking and/or service areas are separated from adjoining residential properties by suitable visual screen or solid fence or wall at least six (6') feet in height.

There shall be a fifty (50') foot setback of all pumps at an automobile service station on a major thoroughfare.

Bakery provided that goods baked on the premises are primarily sold at retail only.

Bank or financial institution provided there are no more than two drive-in windows.

Bank, savings and loan associations, personal loan agency and branches.

Barber shop, beauty shop, or combination thereof.

Bicycle repair and sales shop

Boardwalks, trails, bridges and other permitted structures.

Book, magazine, newspaper shop

Broad band multi-use transmission lines.

Brooms, brushes, and combs; fasteners, buttons, needles and pins.

Building exceeding three thousand (3,000') square feet (pursuant to Section 4.10.3(C)) up to a maximum of twelve thousand (12,000') square feet provided it is used by agencies and organizations charged with the provision of essential public utilities or public safety services specifically including telephone, electric, gas, water, sewer, police and fire protection, emergency preparedness and telecommunications, and emergency medical services; provided it is used solely for the actual provision of those services plus activities which directly support the on-site operation and which could be carried out elsewhere only with a significant loss of efficiency; and provided it is located on a parcel(s) at least ten (10) acres in size.

Bulk storage of petroleum or other flammable, volatile or hazardous materials provided they are used for operations on the premises rather than for distribution; and provided the storage arrangement complies with Occupational Safety and Health Administration and National Fire Protection Association standards.

Business involving the rendering of personal services other than an automobile laundry, or an automobile repair garage.

Cable television facilities.

Cameras and other photographic equipment excluding film and chemicals.

Campgrounds and Recreational Vehicle Parks

Candy store

Carpentry workshop or cabinet making/wood furniture operation provided there is no chemical treatment of wood by immersion or pressure application, or sawing or planing of raw lumber and provided the operation does not exceed 20,000 square feet. There is no size limitation if, in addition, the operation meets the criteria specified in Section 4.21.2(H), below.

Cemeteries provided that such use does not include a funeral home or crematorium.

Central telephone facilities.

Church or religious institution.

Churches, synagogues, temple and other places of worship provided that such use is housed in a permanent structure.

Civic, cultural, municipal, governmental, educational (public or private), conference centers, research or other similar facilities which may include housing for staff, faculty and professionals. Other uses allowed in this category include student housing and employee dormitories, which count as' dwelling unit against the Buckwalter PUD residential cap of 6,885 dwelling units. Housing for staff associated with a specific project will not count against the Buckwalter PUD residential cap, provided that the housing is located within the project requiring the staff

Clothing store

Clothing tailoring operation including retail custom and repair work only.

Club, lodge, union hall or social center.

Club; business or civic association.

Cold storage plant provided there is no processing of food other than seafood and shellfish.

Commercial parking lot for passenger automobiles excluding use of lot for overnight sleeping.

Commercial recreation facility, specifically including billiard parlor and theater.

Commercial, recreation or vocational school.

Communication towers.

Community Offices/Administration Buildings.

Community Parks.

Community Service facilities including Public and/or Private Clubhouses, Pro shops, Snack Bars, Grills, Restaurants and Lounges associated with clubhouses, and ancillary uses associated with community recreation facilities such as craft centers, fitness centers, etc.

Computers, computer components, and computer accessories including, but not limited to: printed circuit boards, semiconductors, terminals, printers, storage devices, peripheral equipment, and software.

Conference center, retreat house.

Conservation areas.

Contractor's office provided there is no storage of construction vehicles, equipment, or materials on the premises.

Customary home occupations subject to the provisions contained in the Home Occupation Section of this Ordinance.

Delicatessen, restaurant, soda fountain or other eating and/or drinking establishments provided no outside loud speaker systems are utilized; provided all lights or lighting arrangements used for purposes of advertising or night operations are directed away from adjoining or nearby residential properties and passing vehicular traffic by suitable planting screen, fence, or wall at least six (6') feet in height above finished grade.

Disposal of reclaimed water as permitted by SCDHEC.

Dressmaker, seamstress, tailor

Drug store or pharmacy

Dry cleaning establishment for pick up and drop off service only (excluding dry cleaning on the premises).

Dry cleaning or laundry pickup agency provided that any laundering, cleaning or pressing done on the premises involves only articles delivered to the premises by individual customers.

Dry cleaning self-service and/or laundry self- service facility.

Eating and/or drinking establishment.

Electrical and electronic components and systems for office and consumer use including, but not limited to: audio and video equipment, television sets, radios, telephones, telegraphs, and calculating machines.

Electronic capacitors, coils, connectors, and resistors for small office and consumer products; electron tubes.

Equestrian Facilities including Barns, Paddocks, Stables, Riding Rinks, Bridle Trails, and Equestrian learning/teaching facilities

Farm or establishment for the growing, care and harvesting of field crops and vegetables, but not including processing and packing of such products nor the commercial raising, care, or processing of poultry, cattle, swine, goats, or sheep.

Fiber-optic lines.

Florist shop

Forests, wildlife preserves/corridors, conservation areas and greenbelts.

Fruit, nut and/or vegetable store

Fuel storage

Game Management.

Games, toys, dolls, figurines, and stuffed animals; small curios, novelty items, and tourist souvenirs.

Garden plots.

Gift or curio shop

Golf cart storage barn and maintenance facilities.

Golf learning and practice facilities.

Governmental post office provided it does not exceed 5000 square feet in size.

Greenhouses, plant propagation areas and holding yards.

Grocery store

Hand held firearms excluding ammunition.

Handicrafts workshop or fine arts studio.

Hardware store

Hobby and/or toy shop

horse riding school and/or horse training facility provided the site contains a minimum of three (3) acres and provided that there shall be a minimum area of one (1) acre for the first one to two horses approved for the facility, plus an additional one-half (1/2) acre for each additional horse approved for the facility. Stalls or stable areas should be one hundred forty-four (144') square feet for each horse.

Horticultural nursery.

Hotel, bed and breakfast inns, and motels.

Insurance agency

Irrigation

Jewelry and watch repair shop

Junk yards, auto salvage yards, and outdoor storage of vehicles provided they are completely screened from view of adjacent properties and/or public and private roadways.

Laboratory for research, development, experimentation or testing; or biotechnology operation provided there is no activity exceeding Biosafety Level II and no use of recombinant DNA.

Lagoons, ponds, impoundments, lakes and effluent disposal areas.

Landscaped areas.

Lawn Games such as bocci, croquet, volleyball, etc.

Leisure Trails and Bike Trails.

Library.

Light assembly or fabrication of any product not listed in Section 4.21.1 Permitted Uses, above, or in this Section 4.21.2 Conditional Uses, provided only finished, previously prepared materials are used including, but not limited to: metal, plastic, rubber, ceramic, glass, wood, fabric, leather, canvas, fur, paper, or paperboard; provided production is carried out primarily with hand operations or light-duty machines/tool room-type equipment; provided only simple machining, cutting, reshaping and fastening processes are involved; provided no chemicals, dyes, solutions or other applicants are used in the production process with the exception of paints and finishes applied with a small brush or jet, cleansers, lubricants, solders, and glues.

Lighting fixtures, fans, lamp bulbs and tubes.

Lightweight metal or plastic furniture; drafting equipment; writing, drawing, and marking implements.

Locksmith or gunsmith

Magnetic and optical recording media, audio/video tapes and disks.

Maintenance and Storage Facilities.

Manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution of the following materials and products plus customarily associated operations:

Materials for fiber optic processes.

Meat, fish, and/or poultry shop provided that no slaughtering be permitted.

Medical, dental, or chiropractic office, clinic and/or laboratory.

Medical, surgical, and dental instruments; optical and ophthalmic instruments, lenses, and eyeglasses; orthopedic and prosthetic appliances.

Millinery or hat shop

Mini-warehouse facilities will be limited to a maximum height of 24 feet from finished grade.

miniwarehouse(s) or self-service storage facility(ies) provided such structure(s) is located not less than fifty (50') feet from any residential structure or residential zoned district. Such facility shall not be operated during the hours of 10:00 p.m. and 6:00 a.m.

Model Home Sales Center

Motion picture studio and/or video commercial preparation provided that the structure does not exceed 35,000 square feet for any given movie set; FAX machine services and distribution, photographic, optical goods, watches/clocks assembly and distribution provided the structure does not exceed 10,000 square feet.

Mulching facility and mulch storage

Multi-use fields.

Museum.

Music store and/or record shop

Natural Gas Supply

Needlecraft companies involved in the making of clothing from broad and narrow woven fabrics and other small wares including cotton, man-made fibers, silk and wool; knit goods, yarn, and lace goods; men's, youth's and boy's suits, coats and overcoats; men's, youth's and boy's furnishings, work clothing, and allied garments; women's, misses', juniors', girls', children's and infant's outerwear and undergarments; dress and work gloves; robes and dressing gowns; raincoats made of cloth or canvas; canvas products; curtains and draperies, provided the structure does not exceed 35,000 square feet.

Neighborhood Parks.

Newspaper publishing plant, provided that the requirements for parking, loading, and unloading conform to those for industrial buildings.

Office building and/or office for government, business professional or general purposes.

Office for government, business, professional, or general purposes.

Office supply and equipment store

Offices associated with community and maintenance

Offices for business use including, but not limited to: insurance, real estate, travel, and advertising agencies; business consulting.

Offices for general administrative functions including operations management, sales and marketing, clerical service, personnel management, accounting/finance, data processing, and design/engineering.

Offices for governmental or institutional purposes.

Offices for professional use including, but not limited to: accounting, architecture, engineering, surveying, law, medicine, chiropractic, and dentistry.

Off-street commercial parking lot

Off-street commercial parking or garage.

Open space and buffers.

Other Recreational Uses.

Package liquor store

Passive public park.

Pedestrian/bicycle trails.

Perimeter buffers.

Pet shop, provided all animals are housed within the principal buildings so that no sound is perceptible beyond the premises.

Photocopying, typesetting, or stripping operation; bindery.

Photographic and camera supply and service store

Photographic studio

Playgrounds.

Potable water supply and distribution.

Power substations.

Power transmission and distribution.

Precision instruments and gauges used for measuring, testing, control, display, and analysis; precision instruments used for communications, search, detection, navigation, and guidance.

Printing, lithography, and gravure provided that the operation does not exceed 20,000 gross square feet. If only water soluble inks or photocopying processes are used there is no size limitation.

Private or semiprivate club, lodge, union hall or social center.

Public and/or private golf courses.

Public emergency service facilities, library, museum, day care facilities, social/community centers, etc.

Public emergency service facilities.

Public or private, regulation or par three golf courses including ancillary facilities such as golf learning centers, practice facilities and support facilities.

Public utility facility including substation, switching station, telephone exchange, pump station, water tower or fire tower.

Public utility installation or sub-installation, including water towers.

Publicly owned and operated building, facility or land.

Radio and/or television station

Radio or television studio excluding telecommunications tower.

Real estate agency

Recreation areas including, swimming pools, tennis courts, playgrounds, ball fields, lawn game fields, gardens, etc.

Recreational Building including but not limited to uses such as indoor recreation, meeting, assembly, banquet, fitness and hobby space.

Recreational vehicle parks limited to self contained, motorized vehicles with a minimum length of 26 feet. Within the recreational Buckwalter PUD Recreational Vehicle parks have a cumulative cap of 200 acres

Restaurant provided that it is not located within one hundred (100') feet of the property line of a residential use or zoning district; it does not exceed two thousand (2,000') square feet; and there are no drive-in window

Retail, wholesale or storage business involving the sale of merchandise on the premises; except those uses which involve open yard storage.

Roads

Saltwater and freshwater wetlands including buffers.

Satellite antennas.

School offering instruction in art, music, dancing, drama, or similar cultural activity.

School or day care center.

Seafood or shellfish packaging and processing

Setbacks Buffers

Shoe store

Shops for woodwork, metalwork and painting.

Silviculture

Silviculture.

Single-family dwelling.

Small office supplies and machines suitable for sale in stationery store; household cooking equipment.

solid waste transfer facility, site and accessory uses, including a recycling center, provided such facility is one hundred (100') feet or greater from any residential building and it meets the development standards of this Ordinance.

Sporting and athletic goods; musical instruments; hand-held tools; lawn and garden equipment.

Storage of chemicals and bulk materials as permitted by law

Storage of vehicles and parts, boats, recreational vehicles and resident storage units.

Storm water control and management.

Stormwater collection, treatment and detention.

Stormwater Management Lagoons.

Swimming Pools, Pool Bath Houses and Gazebos.

Telecommunications tower provided the site plan complies with the requirements of Section 5.2.9(F); provided towers under two hundred (200') feet are painted silver or gray or retain galvanized finish in order to camouflage against the sky (unless the Federal Aviation Administration imposes other requirements); and provided no strobe lights are used (unless required by the FAA).

Telecommunications Towers Conditional Use. Telecommunications (transmission and receiving) towers provided the site plan complies with the requirements of Section 5.2.9(F); provided towers under two hundred (200') feet are painted silver or gray or retain galvanized finish in order to camouflage against the sky (unless the Federal Aviation Administration imposes other requirements); and provided no strobe lights are used (unless required by the FAA).

Telegraph office

Telephone facilities.

temporary office and/or storage building during a project involving construction but not to be used as a dwelling with the removal of same within 30 days upon project completion.

Temporary storage of construction materials during the construction process provided the materials are removed within 30 days after project completion.

Tennis Courts.

Textile, fabric or apparel operation specifically including woven fabric mill, knitting mill, yarn and thread mill, and cut and sew operation provided none of the following occurs on the premises: production of synthetic fibers; printing, dyeing, bleaching, finishing, or waterproofing of materials; water-jet weaving; pulling or scouring of wool; leather tanning or curing of hides.

Trade shop or tool and die shop provided operations are oriented to servicing needs of types of industries permitted in this district.

Tree farm, timber area, or forest management area.

Unlighted, regulation size or par-three golf course.

Vehicle maintenance

Vending machines; signs and advertising specialties.

Warehouse, wholesale, or distribution operation.

Wastewater collection, treatment and disposal.

Wastewater Treatment and Effluent Disposal.

Watches, clocks, meters, scales and other counting and timing devices.

Water Supply.

Workshop for building trade other than carpentry (carpentry is included in conditional use section).

P Community Rec
P

P Wetlands

C

P
P
P
P
P Utilities
P

P

P Civic/ Institutional
P Civic/ Institutional
C

C

C

C

C

C
C
P
P
P
P Wetlands
P
P Utilities
P

C

C

P

P

P

C

P

Utilities

C

P

P

P

Civic/ Institutional
Utilities

P

Civic/ Institutional

P

Civic/ Institutional

P

C

P

P

C

P

P

P

P

P

P

Utilities
Community Rec
Community Rec

P

Community Rec

P

P	
P	Wetlands
C	
P	
C	
P	Wetlands
P	
P	
C	
C	
P	
P	
P	
P	
P	Community Rec
P	
P	Utilities
P	
P	Open Space
P	
P	Maintenance Areas For Maintenance of Buckwalter Common and Recreational properties
P	Wetlands
P	
P	Open Space
P	
P	Community Rec
P	Community Rec
C	
P	Maintenance Areas For Maintenance of Buckwalter Common and Recreational properties
P	
P	
P	
P	

P

P

P

P

P

P

P

C

C

P

P

P

P

P

Utilities

Open Space
Open Space
Community Rec
Community Rec

C

P

P

P

P

P

Community Rec

P

P

C

P

P

P

P

Commercial Retail & Services

P

P

P

P Maintenance Areas
For Maintenance of Buckwalter Common
and Recreational properties

P Community Rec

P

P

P Utilities

P

P Community Rec

C

P

P

P

P Maintenance Areas
For Maintenance of Buckwalter Common
and Recreational properties

P

P

P

P

P

P

P

P

P

P

P

P

C

P

P

P

P

P

P

P

P

P

C

P

P

Community Rec

P

Civic/ Institutional

P

P

Open Space

P

P

P

P

P

P

P

Open Space

P

Community Rec

P

Residential

C

P

P

P

Open Space

P

Utilities

P

P

C

P

Maintenance Areas

P

For Maintenance of Buckwalter Common
and Recreational properties

P

Wetlands

P

P

C

P

Maintenance Areas

P

For Maintenance of Buckwalter Common
and Recreational properties

P Maintenance Areas
For Maintenance of Buckwalter Common
and Recreational properties

P Wetlands
P Utilities
P Utilities
P Community Rec

C

C

P
P Utilities
P
P
P Community Rec

C

C

P
P

P Maintenance Areas
For Maintenance of Buckwalter Common
and Recreational properties

P
P
P Utilities
P Utilities
P
P Utilities
P

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

Legend: Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)

Land Use Type	Jurisdiction/ Zoning District	
	Beaufort County	Town of Bluffton
	Grande Oaks PUD - Community Residential C-2 Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract
Agriculture		
Tree farm, timber area, or forest management area.	---	P
Silviculture.	---	P
Farm or establishment for the growing, care and harvesting of field crops and vegetables, but not including processing and packing of such products nor the commercial raising, care, or processing of poultry, cattle, swine, goats, or sheep.	---	P
Game Management.	---	P
Civic/ Institutional		
Assisted Care Units used to establish a Certificate of Need (CON)	---	P
Assisted living facilities, nursing homes and congregate care facilities	---	P
Cemeteries provided that such use does not include a funeral home or crematorium.	---	P
Churches, synagogues, temple and other places of worship	---	P
Civic, cultural, municipal, governmental, educational (public or private), conference centers, research or other similar facilities which may include housing for staff, faculty and professionals and may include student housing and employee dormitories	---	P
Public emergency service facilities, library, museum, day care facilities, social/community centers, etc.	---	P
Governmental post office	---	C
Library.	---	P
Museum.	---	P
Offices for governmental or institutional purposes.	---	P
Commercial, Retail, Services, and Offices		
Accessory uses customarily appurtenant to a permitted or conditional use.	---	P
Animal hospital, veterinary clinic or kennel	---	C
Antique store	---	P
Appliance, radio, television store or repair shop	---	P
Art supply store	---	P
Auto accessory store	---	C
Automobile carwash, laundry or washateria	---	C
Automobile garage for the repair and servicing of vehicles	---	C
Automobile service station 1	---	C
Bakery provided that goods baked on the premises are primarily sold at retail only.	---	C
Bank or financial institution	---	C
Barber shop, beauty shop, or combination thereof.	---	P
Bicycle repair and sales shop	---	P
Book, magazine, newspaper shop	---	P
Business involving the rendering of personal services other than an automobile laundry, or an automobile repair garage.	---	P
Candy store	---	P
Clothing store	---	P
Clothing tailoring operation including retail custom and repair work only.	---	C
Club, lodge, union hall or social center.	---	P
Club; business or civic association.	---	P
Commercial parking lot for passenger automobiles excluding use of lot for overnight sleeping.	---	P
Commercial recreation facility, specifically including billiard parlor and theater.	---	P
Commercial, recreation or vocational school.	---	P

Agriculture
Agricultural

Agriculture

Agriculture

Civic/ Institutional

Civic/ Institutional

Civic/ Institutional

Civic/ Institutional

Civic/ Institutional

Civic/ Institutional

Civic/Institutional

Civic/Institutional

Civic/Institutional

Civic/Institutional

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

Legend: Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)

Land Use Type	Jurisdiction/ Zoning District	
	Beaufort County	Town of Bluffton
	Grande Oaks PUD - Community Residential C-2 Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract
Conference center, retreat house.	---	P
Contractor's office	---	C
Customary home occupations	---	C
Delicatessen, restaurant, soda fountain or other eating and/or drinking establishments	---	C
Dressmaker, seamstress, tailor	---	P
Drug store or pharmacy	---	P
Dry cleaning establishment for pick up and drop off service only (excluding dry cleaning on the premises).	---	C
Dry cleaning self-service and/or laundry self-service facility.	---	P
Eating and/or drinking establishment.	---	P
Florist shop	---	P
Fruit, nut and/or vegetable store	---	P
Gift or curio shop	---	P
Grocery store	---	P
Hardware store	---	P
Hobby and/or toy shop	---	P
Horticultural nursery.	---	P
Insurance agency	---	P
Jewelry and watch repair shop	---	P
Locksmith or gunsmith	---	P
Meat, fish, and/or poultry shop	---	C
Medical, dental, or chiropractic office, clinic and/or laboratory.	---	P
Millinery or hat shop	---	P
Mini-warehouse facilities	---	C
Model Home Sales Center	P	P
Music store and/or record shop	---	P
Office building and/or office for government, business professional or general purposes.	---	P
Office supply and equipment store	---	P
Offices for business use including, but not limited to: insurance, real estate, travel, and advertising agencies; business consulting.	---	P
Offices for general administrative functions including operations management, sales and marketing, clerical service, personnel management, accounting/finance, data processing, and design/engineering.	---	P
Offices for professional use including, but not limited to: accounting, architecture, engineering, surveying, law, medicine, chiropractic, and dentistry.	---	P
Off-street commercial parking or garage.	---	P
Package liquor store	---	P
Pet shop	---	C
Photocopying, typesetting, or stripping operation; bindery.	---	P
Photographic and camera supply and service store	---	P
Photographic studio	---	P

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

Legend: Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)

Land Use Type	Jurisdiction/ Zoning District	
	Beaufort County	Town of Bluffton
	Grande Oaks PUD - Community Residential C-2 Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract
Printing, lithography, and gravure	---	C
Private or semiprivate club, lodge, union hall or social center.	---	P
Radio and/or television station	---	P
Radio or television studio excluding telecommunications tower.	---	P
Real estate agency	---	P
Restaurant	---	C
Retail, wholesale or storage business involving the sale of merchandise on the premises; except those uses which involve open yard storage.	---	P
School offering instruction in art, music, dancing, drama, or similar cultural activity.	---	P
School or day care center.	---	P
Seafood or shellfish packaging and processing	---	C
Shoe store	---	P
Telecommunications tower	---	C
Telegraph office	---	P
Temporary office and/or storage building during a project involving construction but not to be used as a dwelling with the removal of same within 30 days upon project completion.	---	P
Temporary storage of construction materials during the construction process provided the materials are removed within 30 days after project completion.	---	P
Campgrounds	---	C
Community Recreation		
Community recreation facilities including parks; Lawn Games such as bocci, croquet, volleyball, etc.; Multi-use fields; offices/administrative buildings, Golf cart storage barn and maintenance facilities, accessory structures, Golf learning and practice facilities, equestrian facilities including barns, paddocks, stables, riding rinks, bridle trails, and equestrian learning/teaching facilities, Leisure Trails and Bike Trails	P	P
Community Recreation service facilities including Public and/or Private Clubhouses, Pro shops, Snack Bars, Grills, Restaurants and Lounges associated with clubhouses, and ancillary uses associated with community recreation facilities such as craft centers, fitness centers, etc.	P	P
Neighborhood Parks.	P	P
Playgrounds.	P	P
Recreational Building including but not limited to uses such as indoor recreation, meeting, assembly, banquet, fitness and hobby space.	P	P
Swimming Pools, Pool Bath Houses and Gazebos.	P	P
Tennis Courts.	P	P
Unlighted, regulation size or par-three golf course.	---	P
Light Industrial		
Assembly of electronic components and accessories	---	C
Assembly of wooden containers; household wooden furniture; wood office furniture; partitions, shelving, lockers and store fixtures; cabinet work; and custom carpentering	---	C
Brooms, brushes, and combs; fasteners, buttons, needles and pins manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Bulk storage of petroleum or other flammable, volatile or hazardous materials	---	C
Cameras and other photographic equipment excluding film and chemicals manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Carpentry workshop or cabinet making/wood furniture operation	---	C
Cold storage plant	---	C
Computers, computer components, and computer accessories including, but not limited to: printed circuit boards, semiconductors, terminals, printers, storage devices, peripheral equipment, and software manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial Retail, Services and Offices

Commercial, Retail, Services, and Offices

Community Recreation

Community Recreation

Community Recreation

Community Recreation

Community Recreation

Community Recreation

Community Recreation

Community Recreation

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

Legend: Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)

Land Use Type	Jurisdiction/ Zoning District	
	Beaufort County	Town of Bluffton
	Grande Oaks PUD - Community Residential C-2 Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract
Dry cleaning or laundry pickup agency provided that any laundering, cleaning or pressing done on the premises involves only articles delivered to the premises by individual customers.	---	C
Electrical and electronic components and systems for office and consumer use including, but not limited to: audio and video equipment, television sets, radios, telephones, telegraphs, and calculating machines manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Electronic capacitors, coils, connectors, and resistors for small office and consumer products; electron tubes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Games, toys, dolls, figurines, and stuffed animals; small curios, novelty items, and tourist souvenirs manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Hand held firearms excluding ammunition manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Handicrafts workshop or fine arts studio.	---	P
Junk yards, auto salvage yards, and outdoor storage of vehicles	---	C
Laboratory for research, development, experimentation or testing; or biotechnology operation provided there is no activity exceeding Biosafety Level II and no use of recombinant DNA.	---	C
Light assembly or fabrication	---	C
Lighting fixtures, fans, lamp bulbs and tubes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Lightweight metal or plastic furniture; drafting equipment; writing, drawing, and marking implements manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Magnetic and optical recording media, audio/video tapes and disks manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Materials for fiber optic processes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Medical, surgical, and dental instruments; optical and ophthalmic instruments, lenses, and eyeglasses; orthopedic and prosthetic appliances manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Motion picture studio and/or video commercial preparation; FAX machine services and distribution, photographic, optical goods, watches/clocks assembly and distribution	---	C
Needlecraft companies involved in the making of clothing from broad and narrow woven fabrics and other small wares including cotton, man-made fibers, silk and wool; knit goods, yarn, and lace goods; men's, youth's and boy's suits, coats and overcoats; men's, youth's and boy's furnishings, work clothing, and allied garments; women's, misses', juniors', girls', children's and infant's outerwear and undergarments; dress and work gloves; robes and dressing gowns; raincoats made of cloth or canvas; canvas products; curtains and draperies	---	P
Newspaper publishing plant	---	C
Precision instruments and gauges used for measuring, testing, control, display, and analysis; precision instruments used for communications, search, detection, navigation, and guidance.	---	P
Small office supplies and machines suitable for sale in stationery store; household cooking equipment manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Sporting and athletic goods; musical instruments; hand-held tools; lawn and garden equipment manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Textile, fabric or apparel operation specifically including woven fabric mill, knitting mill, yarn and thread mill, and cut and sew operation manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	C
Trade shop or tool and die shop	---	C

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Comparison of Current Beaufort County and Proposed Town of Bluffton Zoning District Land Uses

Legend: Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction (---)

Land Use Type	Jurisdiction/ Zoning District	
	Beaufort County	Town of Bluffton
	Grande Oaks PUD - Community Residential C-2 Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract
Vending machines; signs and advertising specialties manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	P
Warehouse, wholesale, or distribution operation.	---	C
Watches, clocks, meters, scales and other counting and timing devices manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations	---	C
Workshop for building trade other than carpentry	---	P
Lodging		
Hotel, bed and breakfast inns, and motels.	---	P
Maintenance of Buckwalter Common and Recreational properties		
Maintenance facilities specifically for the maintenance of Buckwalter common and recreational properties including offices; shops for woodwork, metalwork and painting; fuel storage; storage of chemicals and bulk materials as permitted by law; mulching facility and storage; greenhouses, plant propagation areas and holding yards; vehicle maintenance; and storage of vehicles and parts, boats, recreational vehicles and resident storage units	---	P
Open Space		
Boardwalks, trails, bridges and other permitted structures.	P	P
Conservation areas.	P	P
Disposal of reclaimed water as permitted by SCDHEC.	P	P
Forests, wildlife preserves/corridors, conservation areas and greenbelts.	P	P
Garden plots.	P	P
Lagoons, ponds, impoundments, lakes and effluent disposal areas.	P	P
Landscaped areas.	P	P
Open space and buffers.	P	P
Passive public park.	P	P
Pedestrian/bicycle trails.	P	P
Perimeter buffers.	P	P
Public or private, regulation or par three golf courses including ancillary facilities such as golf learning centers, practice facilities and support facilities.	P	P
Recreation areas including, swimming pools, tennis courts, playgrounds, ball fields, lawn game fields, gardens, etc.	P	P
Saltwater and freshwater wetlands including buffers.	P	P
Setbacks Buffers	P	P
Stormwater collection, treatment and detention.	P	P
Stormwater Management Lagoons.	P	P
Residential		
Multi-Family	P	P
Recreational vehicle parks	---	C
Single-Family Attached	P	P
Single-Family Detached	P	P
Roads		
Roads	P	P
Arterial streets and primary access roads.	P	P
Utilities		
Broad band multi-use transmission lines.	P	P
Cable television facilities.	P	P
Central telephone facilities.	P	P
Communication towers.	P	P
Fiber-optic lines.	P	P
Irrigation	P	P
Natural Gas Supply	P	P
Potable water supply and distribution.	P	P
Power substations.	P	P
Power transmission and distribution.	P	P
Public utility facility including substation, switching station, telephone exchange, pump station, water tower or fire tower.	P	P
Public utility installation or sub-installation, including water towers.	P	P
Satellite antennas.	P	P
Solid waste transfer facility, site and accessory uses, including a recycling center	P	C
Telephone facilities.	P	P
Wastewater collection, treatment and disposal.	P	P
Water Supply.	P	P

Light Industrial

Light Industrial

Light Industrial

Light Industrial

Lodging

Maintenance Areas
For Maintenance of Buckwalter Common
and Recreational properties

Open Space

Open Space

Open Space

Open Space

Open Space

Open Space

Open Space

Open Space

Open Space

Open Space

Open Space

Open Space

Open Space

Open Space

Open Space

Residential

Residential

Residential

Residential

Roads

Roads

Utilities

Utilities

Utilities

Utilities

Utilities

Utilities

Utilities

Utilities

Utilities

Utilities

Utilities

Utilities

Utilities

Utilities

Utilities

Utilities

Utilities

Utilities