Permitted (P), Conditional (C), Not included as a specific use for the **LEGEND:** jurisdiction (---) Downzoning or Removal of Specific Use (11) **Note:** The color assigned below indicates the use comparison between Grande Oaks PUD, Buckwalter PUD, and the Proposed Annexed Grande Oaks Land Use Tract. No Color indicates No Change. Green indicates a Upzoning (0) downzoning or removal of use. Orange is a new use. Yellow is modified condition to a use. Modifed Condition / Requirement (11) **Jurisdiction/ Zoning District Beaufort County Town of Bluffton Annex Request** Buckwalter PUD -**Grande Oaks Land Use Type** Grande Oaks PUD -Village Center (VC1, VC2 **Buckwalter Commons** Commons - Land Use & BP) Land Use Tract Land Use Tract Tract Agriculture Tree farm, timber area, or forest management area. Р Silviculture. Ρ Р Farm or establishment for the growing, care and harvesting of field crops and Ρ vegetables, but not including processing and packing of such products nor the commercial raising, care, or processing of poultry, cattle, swine, goats, or sheep Ρ Game Management. Civic/ Institutional Assisted Care Units used to establish a Certificate of Need (CON) Ρ Ρ Assisted living facilities, nursing homes and congregate care facilities Ρ Ρ Cemeteries provided that such use does not include a funeral home or Ρ Ρ crematorium. Ρ Р Churches, synagogues, temple and other places of worship Ρ Civic, cultural, municipal, governmental, educational (public or private), conference centers, research or other similar facilities which may include housing for staff, Ρ Ρ Ρ faculty and professionals and may include student housing and employee dormitories Governmental post office Ρ С C Library. Ρ Ρ Ρ Ρ Ρ Ρ Museum. Offices for governmental or institutional purposes. Ρ Ρ Ρ Public emergency service facilities, library, museum, day care facilities, Р Ρ Ρ social/community centers, etc. School Ρ Ρ Р Commercial, Retail, Services, Offices, and Light Industrial Р Р Р Accessory uses customarily appurtenant to a permitted or conditional use С Ρ Animal hospital, veterinary clinic or kennel Antique store Ρ Ρ Ρ Ρ Р Appliance, radio, television store or repair shop Р Art supply store Ρ Ρ Ρ Assembly of electronic components and accessories С Р Assembly of wooden containers; household wooden furniture; wood office furniture; partitions, shelving, lockers and store fixtures; cabinet work; and custom С C carpentering Ρ С Ρ Auto accessory store Automobile carwash, laundry or washateria Ρ C C Automobile garage for the repair and servicing of vehicles С Automobile service station Р С Ρ Ρ С Ρ Bakery provided that goods baked on the premises are primarily sold at retail only Bank or financial institution Р С Р Barber shop, beauty shop, or combination thereof. Ρ Ρ Ρ Bicycle repair and sales shop Ρ Ρ Р Р Ρ Ρ Book, magazine, newspaper shop Brooms, brushes, and combs; fasteners, buttons, needles and pins manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution Ρ Ρ plus customarily associated operations Bulk storage of petroleum or other flammable, volatile or hazardous materials Business involving the rendering of personal services other than an automobile Ρ Ρ Р laundry, or an automobile repair garage. Cameras and other photographic equipment excluding film and chemicals Ρ Ρ manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations С Campgrounds Candy store Ρ Ρ Ρ Carpentry workshop or cabinet making/wood furniture operation C Ρ Ρ Р Clothing store Ρ Clothing tailoring operation including retail custom and repair work only Ρ С Ρ Club, lodge, union hall or social center. Ρ Ρ ---Ρ Р Club; business or civic association. Cold storage plant С C Commercial parking lot for passenger automobiles excluding use of lot for Ρ Ρ

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overnight sleeping.

Commercial, recreation or vocational school.

Commercial recreation facility, specifically including billiard parlor and theater.

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

Downzoning or Removal of Specific Use (11)

Upzoning (0)

**Note:** The color assigned below indicates the use comparison between Grande Oaks PUD, Buckwalter PUD, and the Proposed Annexed Grande Oaks Land Use Tract. **No Color** indicates No Change. **Green** indicates a downzoning or removal of use. **Orange** is a new use. **Yellow** is modified

Land Use Type  Land Use Type  Land Use Type  Computers, computer components, and computer accessories including, but not invited to: printed circuit based, semiconductors, terminals, printers, storage devices, peripheral equipments, and software manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations of the computer accessories including, but not invited to: printed circuit based, semiconductors, terminals, printers, storage devices, peripheral equipments, and software manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily has been storaged to the computer of the compu	downzoning or removal of use. <b>Orange</b> is a new use. <b>Yellow</b> is modified condition to a use.		
Land Use Type  Land Use Type  Carande Oaks PUD -  Grande Oaks PUD -  Grande Oaks PUD -  (Rulge Center (VCL, VCZ & BP) Land Use Tract  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  Conference center, retreat house.  P Contractor's office  Customary home occupations  P Customary home occupations  Desamker, seamstress, tailor  Dressmiker, seamstress, tailor  Dressmiker, seamstress, tailor  Dry Store or plannary  Dry denning establishment for pick up and drop off service only (excluding dry cleaning on the premises).  Dry cleaning of hundry 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 establishment.  Eating and/or drinking establishment.  Electronic capacitors, coils, connectors, and resistors for small 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  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  Electronic capacitors, coils, connectors, and resistors for small office and consumer products; electron tubes manufacturing, production, processing, assembly, fabrication, p			
Land Use Type  Computers, computer components, and computer accessories including, but not limited to printed dircuit boards, semiconductors, terminals, printers, storage devices, peripheral equipment, and software manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations  Conference center, retreat house.  Contractor's Given and a computer accessories including, but not contractor's Given and contractors of Conference center, retreat house.  Contractor's Given and the contractor's Given and Contractor's Given a	Jurisdiction/ Zoning Distric		
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Imited to: printed circuit boards, semiconductors, terminals, printers, storage devices, periphral equipment, and software manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations  Contractor's Office  Convenience store, retreat house  P  Contractor's Office  Customary home occupations  P  Delicatessen, restaurant, soda fountain or other eating and/or drinking establishments  Dessimaker, seamstress, tailor  P  Dry desning establishment for pick up and drop off service only (excluding dry cleaning on the premises).  Dry cleaning or the premises).  Dry cleaning or lenurdry 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 establishment.  Electrical and electronic components and systems for office and consumer use including, but not limited to: audious and video equipment, television sets, radios, telephones, telegraphs, and calculating machines manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations  Electronic capathy, fabrication, packaging, storage, and distribution plus customarily associated operations  Electronic capathy, fabrication, packaging, storage, and distribution plus customarily associated operations  Finits shop  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  Gas Station  Gift or curio shop  Grocely store  Hand held firearms excluding ammunition manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations  Handicrafts workshop or fine arts studio.  P Handicrafts workshop or fine arts studio.  P Handicrafts workshop or fine arts studio.  P Handicr		Grande Oaks Commons - Land Use Tract	
Confreence center, retreat house.  Contractor's office  Contractor's office  Convenience store  P  Customary home occupations  P  Deliclatessen, restaurant, soda fountain or other eating and/or drinking  p establishments  P  Dry gestore or pharmacy  Dry cleaning establishment for pick up and drop off service only (excluding dry  Dry deaning establishment for pick up and drop off service only (excluding dry  Dry deaning or 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.  ———————————————————————————————————	Р	Р	
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Customary home occupations  Delicatessen, restaurant, soda fountain or other eating and/or drinking  pestablishments  Dressmaker, seamstress, tailor  Dressmaker, seamstress, tailor  P  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 manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations  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  Florist shop  P Fruit, nut and/or vegetable store  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  Gas Station  Gift or curio shop  Grocery store  Hand held firearms excluding ammunition manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations  Handicrafts workshop or fine arts studio.  P Herdware store  Hobby and/or toy shop  P Hotticultural nursery.  P Junk yards, auto salvage vards, and outdoor storage of vehicles  Laboratory for research, development, experimentation or testing; or biotechnology operation provided there is no activity exceeding Biosafety Le	С	С	
Delicatessen, restaurant, soda fountain or other eating and/or drinking establishments  P Drug store or pharmacy  P Drug store or pharmacy  P 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.  P Etetrical 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  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  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  Florist shop  P Fruit, nut and/or vegetable store  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  Gas Station  P Grocery store  Hand held firearms excluding ammunition manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations  Handicrafts workshop or fine arts studio.  P P Hardware store  P P Hardware store  P P Horticultural nursery.  P P Hardware store  P P Hardware store  P P H	Р	Р	
establishments  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.  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, flabrication, packaging, storage, and distribution plus customarily associated operations  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  Florits shop  P  Fruit, nut and/or vegetable store  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  Gas Station  Gift or curio shop  Grocery store  Hand held firearms excluding ammunition manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations  Handicrafts workshop or fine arts studio.  P  Hardware store  Hobby and/or toy shop  Horticultural nursery.  P  Hardware store  Hobby and/or toy shop  Horticultural nursery.  P  Horticultural nursery.  P  Hardware store  Hobby and/or toy shop  Horticultural nursery.  P  Horticultural nursery.  P  Horticultural nursery.  P  Horticultural nurser	С	С	
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Fruit, nut and/or vegetable store  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  Gas Station  Gift or curio shop  Grocery store  Hand held firearms excluding ammunition manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations  Handicrafts workshop or fine arts studio.  P Hardware store  P Hobby and/or toy shop  P Horticultural nursery.  P Insurance agency  Jewelry and watch repair shop  Junk yards, auto salvage yards, and outdoor storage of vehicles  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.  Light assembly or fabrication  Lighting fixtures, fans, lamp bulbs and tubes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations  Lightweight metal or plastic furniture; drafting equipment; writing, drawing, and marking implements manufacturing, production, processing, assembly, fabrication plus customarily associated operations  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  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	Р	Р	
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  Gas Station  Gift or curio shop  Grocery store  Hand held firearms excluding ammunition manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations  Handicrafts workshop or fine arts studio.  Hardware store  Hobby and/or toy shop  Polaricultural nursery.  Insurance agency  Junk yards, auto salvage yards, and outdoor storage of vehicles  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.  Light assembly or fabrication  Lighting fixtures, fans, lamp bulbs and tubes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations  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  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  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	Р	Р	
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Magnetic and optical recording media, audio/video tapes and disks manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations  Materials for fiber optic processes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily	P	P	
Materials for fiber optic processes manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily	P	Р	
<u> </u>	P	Р	
Meat, fish, and/or poultry shop P	С	Р	
Medical, dental, or chiropractic office, clinic and/or laboratory.  P Medical/ Healthcare Facility/ Hospital P	P P	P P	

### **Comparison of Current Beaufort County and Current Town of Bluffton**

#### **Zoning District Land Uses and the Proposed Annexed Grande Oaks Commons Land Use Tract** Permitted (P), Conditional (C), Not included as a specific use for the LEGEND:

Downzoning or Removal of Specific Use (11)

Upzoning (0)

jurisdiction (---)

**Note:** The color assigned below indicates the use comparison between Grande Oaks PUD, Buckwalter PUD, and the Proposed Annexed Grande Oaks Land Use Tract. **No Color** indicates No Change. **Green** indicates a downzoning or removal of use. **Orange** is a new use. **Yellow** is modified

Modifed Condition / Requirement (11)  downzoning or removal of use. Orange is a necessary condition to a use.			use. <b>Yellow</b> is modified	
		risdiction/ Zoning District		
Land Use Type	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Annex Request  Grande Oaks Commons - Land Use Tract	
Medical, surgical, and dental instruments; optical and opthalmic instruments, lenses, and eyeglasses; orthopedic and prosthetic appliances manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations		Р	Р	
Millinery or hat shop	Р	Р	Р	
Mini-warehouse facilities		С	C	
Model Home Sales Center  Motion picture studio and/or video commercial preparation; FAX machine services and distribution, photographic, optical goods, watches/clocks assembly and distribution	P	P C	P C	
Music store and/or record shop	Р	Р	Р	
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 outwear and undergarments; dress and work gloves; robes and dressing gowns; raincoats made of cloth or canvas; canvas products; curtains and draperies		Р	Р	
Newspaper publishing plant		С	С	
Office building and/or office for government, business professional or general purposes	Р	Р	Р	
Office supply and equipment store	Р	Р	Р	
Offices for business use including, but not limited to: insurance, real estate, travel, and advertising agencies; business consulting.	Р	Р	Р	
Offices for general administrative functions including operations management, sales and marketing, clerical service, personnel management, accounting/finance, data processing, and design/engineering.	Р	Р	Р	
Offices for professional use including, but not limited to: accounting, architecture, engineering, surveying, law, medicine, chiropractic, and dentistry.	Р	P	Р	
Off-street commercial parking or garage.		Р	Р	
Package liquor store	Р	Р	Р	
Pet shop	P	<u>С</u> Р	P P	
Photocopying, typesetting, or stripping operation; bindery.  Photographic and camera supply and service store	 P	Р	P P	
Photographic studio	P	P	P	
Precision instruments and gauges used for measuring, testing, control, display, and analysis; precision instruments used for communications, search, detection, navigation, and guidance.		Р	Р	
Printing, lithography, and gravure		C	P	
Private or semiprivate club, lodge, union hall or social center.  Radio and/or television station		Р Р	P P	
Radio or television station Radio or television studio excluding telecommunications tower.		P P	P P	
Real estate agency	P	P	P	
Restaurant	Р	С	Р	
Retail, wholesale or storage business involving the sale of merchandise on the premises; except those uses which involve open yard storage.		Р	Р	
School offering instruction in art, music, dancing, drama, or similar cultural activity.	Р	Р	Р	
School or day care center.	Р	Р	Р	
Seafood or shellfish packaging and processing	 P	C P	C P	
Shoe store  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	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		Р	Р	
Telecommunications tower		С	С	
Telegraph office	Р	Р	Р	
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.		Р	Р	
Temporary storage of construction materials during the construction process provided the materials are removed within 30 days after project completion.		Р	Р	

Modifed Condition / Requirement (11)	condition to a use.		
	Jurisdiction/ Zoning District		
	Beaufort County	Town of Bluffton	Annex Request
Land Use Type	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
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		С	С
Trade shop or tool and die shop		С	С
Vending machines; signs and advertising specialties manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations		Р	Р
Warehouse, wholesale, or distribution operation.		С	С
Watches, clocks, meters, scales and other counting and timing devices manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution plus customarily associated operations		С	С
Workshop for building trade other than carpentry		Р	Р
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 includingb barns, paddocks, stables, riding rinks, bridle trails, and equestrian learning/teaching facilities, Leisure Trails and Bike Trails	Р	Р	Р
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.	Р	Р	P
Neighborhood Parks.	Р	Р	Р
Playgrounds.	Р	Р	Р
Recreational Building including but not limited to uses such as indoor recreation, meeting, assembly, banquet, fitness and hobby space.	P P	P	P
Swimming Pools, Pool Bath Houses and Gazebos. Tennis Courts.	P P	P P	 P
Unlighted, regulation size or par-three golf course.		P	P
Lodging			
Hotel, bed and breakfast inns, and motels.  Maintenance of Buckwalter Common and Recreational properties		Р	Р
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  Open Space		Р	Р
Boardwalks, trails, bridges and other permitted structures.	P	Р	P
Conservation areas.	Р	Р	Р
Disposal of reclaimed water as permitted by SCDHEC.	Р	Р	Р
Forests, wildlife preserves/corridors, conservation areas and greenbelts.  Garden plots.	P P	P P	P P
Lagoons, ponds, impoundments, lakes and effluent disposal areas.	P	P P	P
Landscaped areas.	Р	Р	Р
Open space and buffers.	P	P	Р
Passive public park. Pedestrian/bicycle trails.	P P	P P	P P
Perimeter buffers.	P	P	P
Public or private, regulation or par three golf courses including ancillary facilities such as golf learning centers, practice facilities and support facilities.	Р	Р	Р
Recreation areas including, swimming pools, tennis courts, playgrounds, ball fields, lawn game fields, gardens, etc.	Р	Р	Р
Saltwater and freshwater wetlands including buffers.	P	P	P
Setbacks Buffers Stormwater collection, treatment and detention.	P P	P P	P P
Stormwater Management Lagoons.	P	P	P
Residential			
Multi-Family	Р	Р	Р
Recreational vehicle parks	 D	С	
Single-Family Attached Single-Family Detached	P P	P P	P P
Roads		•	-
Roads	P	P	P
Arterial streets and primary access roads.  Utilities	Р	Р	Р
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LEGEND:	Permitted (P), Conditional (C), Not included as a specific use for the jurisdiction ()  Note: The color assigned below indicates the use comparison between Grande Oaks PUD, Buckwalter PUD, and the Proposed Annexed Grande Oaks Land Use Tract. No Color indicates No Change. Green indicates a downzoning or removal of use. Orange is a new use. Yellow is modified condition to a use.		
Downzoning or Removal of Specific Use (11)			
Upzoning (0)			
Modifed Condition / Requirement (11)			
	Jurisdiction/ Zoning Dist		
Land Use Type	Beaufort County	Town of Bluffton	Annex Request
	Grande Oaks PUD - Village Center (VC1, VC2 & BP) Land Use Tract	Buckwalter PUD - Buckwalter Commons Land Use Tract	Grande Oaks Commons - Land Use Tract
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Broad band multi-use transmission lines.	Р	Р	Р
Cable television facilities.	Р	Р	Р
Central telephone facilities.	Р	Р	Р
Communication towers.	Р	Р	Р
Fiber-optic lines.	Р	Р	Р
Irrigation	Р	Р	Р
Natural Gas Supply	Р	Р	Р
Potable water supply and distribution.	Р	Р	Р
Power substations.	P	P	P
Power transmission and distribution.	Р	Р	Р
Public utility facility including substation, switching station, telephone exchange, pump station, water tower or fire tower.	Р	Р	Р
Satellite antennas.	Р	Р	Р
Solid waste transfer facility, site and accessory uses, including a recycling center		С	С
Telephone facilities.	Р	Р	Р
Wastewater collection, treatment and disposal.	Р	Р	Р
Mater County		Б	

Water Supply.

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