

Attachment 4

Comparison of Current Beaufort County and Proposed Town of Bluffton

Zoning District Land Uses

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

Land Use Type	Jurisdiction/ Zoning District	
	Beaufort County	Town of Bluffton
	T2 Rural (T2R)	Residential Genral (RG)
RESIDENTIAL		
Single-family Detached	P	P
Single-family Attached	-	P
Muli-Family	-	-
Accessory Dwelling Unit	C	C
Single-family Cluster	-	-
Family Compound	C	-
Planned Development	-	-
AGRICULTURE/ CONSERVATION		
Agricultural Use and Structures	P	P
Animal Hospital, Veterinary Clinic, Kennel	C	-
Horse Riding School, Horse Training Facility and/or Commercial Stables	C	-
Seafood/Shellfish Packaging/Processing	C	-
Forestry	P	-
Aquaponics	SE	-
Agricultural Support Services	P	-
Animal Production	C	-
Animal Production: Factory Farming	SE	-
Seasonal Farmworker Housing	C	-
COMMERCIAL SERVICES		
Outdoor Sales	-	-
Retail Businesses	C	-
Personal Service Establishments	-	-
Restaurant	-	-
Motor Vehicle Sales and Services	-	-
Fueling/Service Station including fuel pumps/Convenience Store	S	-
Car Wash	-	-
Tattoo/Body Art Parlor	-	-
Adult Oriented Business	-	-

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	T2 Rural (T2R)	Residential Genral (RG)
Low Speed Recreational Vehicle Sales	-	-
General Retail 3,500 SF or Less	C	-
LODGING		
Short-Term Rental	SE	C
Homestay Rental (1-Bedroom)	-	P
Bed and Breakfast (2-5 Bedrooms)	-	P
Inns (6-12 Bedrooms)	-	-
Inns (up to 24 Bedrooms)	SE	-
Hotel (12 or More Bedrooms)	-	-
Cottage Industry	C	-
OFFICE		
Home Occupation	C	P
Professional Offices	-	-
HEALTH/ HUMAN CARE		
Family Day Care Home (6 or Less Children)	-	P
Group Day Care Home (7 to 12 Children)	P	P
Child Care Center (13 or More Children)	-	P
Hospitals	-	-
Medical Offices and Clinics	-	-
Nursing Homes and Long-Term Care	SE	-
RECREATION/ ENTERTAINMENT		
Campgrounds and Recreational Vehicle Parks	P	-
Golf Course	P	P
Recreation Facility	SE	-
Theaters and Auditoriums	-	-
CIVIC/ INSTITUTIONAL		
Cemetery	-	P
Club, Lodge, Union Hall, or Social Center	-	-
Conference or Exhibition Center	-	-

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Government Building	-	P
Parks	-	P
Museum	-	P
Religious Assembly	C	P
School	-	P
Utilities	C	P
Ecotourism	C	-
Detention Facility	SE	-
Airport, Aviation Services	SE	-
INDUSTRIAL		
Artisan Workshop	-	-
Concrete and Asphalt Plants	-	-
Contractor's Office	-	-
Junk and Salvage Operations	SE	-
Light Assembly/Fabrication	-	-
Manufacturing	-	-
Manufacturing Storefront	-	-
Manufacturing Storehouse	-	-
Research and laboratory	-	-
Solid Waste Transfer Facility/Recycling Center	C	-
Telecommunications Towers	SE	C
Warehouse or Distribution Operation	-	-
Outdoor Maintenance/Storage Yard	-	-
Mining & Resource Extraction	SE	-
Other		
Public and Private Parking Structures and Stand Alone Parking Lots	-	-
Christmas Tree Sales	-	-
Roadside Stand	-	-
Mobile Homes/Sales Office	-	-

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Public Interest and Special Events	-	-