

**TOWN OF SURFSIDE BEACH  
DISTRICT REGULATIONS 08/22/2017**

**R-1 Low Density Residential**

**\*Corner Lot**

Single Family: Sec. 17-306 thru 17-312

Front:	25 ft.	Front:	25 ft.
Rear	20 ft.	Rear:	20 ft.
Side	10 ft.	Side:	10 ft.
Minimum Lot	9000 sq. ft.	Street side:	15 ft.
Minimum Lot Width:	75 ft.		
Maximum Bldg. Height:	35 ft.		
Maximum Lot Coverage:	30%		
Minimum Landscape Area:	50% of total lot square footage		
Minimum Front Yard Landscape:	20% of the minimum landscape area		
Maximum Impervious Coverage:	40%		
Trees:	5 (with each having a minimum diameter of 3" measured 2' from ground).		

*\*See Sec. 17-402 for Corner Lots and 17-403 for Double Frontage Lots.*

**R-2 Medium Density Residential**

**\*Corner Lot**

Single Family & Duplex: Sec. 17-316 thru 17-323

Front	25 ft.	Front:	25 ft.
Rear	20 ft.	Rear:	20 ft.
Side	10 ft.	Side:	10 ft.
Minimum Lot:	6000 sq. ft.	Street side:	15 ft.
Minimum Lot Width:	60 ft.		
Maximum Bldg. Height	35 ft.		
Maximum Lot Coverage:	30%		
Minimum Landscape Area:	40% of total lot square footage		
Minimum Front Yard Landscape:	20% of the minimum landscape area		
Minimum Roof Pitch:	6/12		
Maximum Impervious Coverage:	45%		
Maximum Floor Area Ratio:	0.4 (four tenths) for any two family (duplex)		
Trees:	5 (with each having a minimum diameter of 3" measured 2' from ground).		

*\*See Sec. 17-402 for Corner Lots and 17-403 for Double Frontage Lots.*

**R-3 High Density/Weekly Rental**

**\*Corner Lot**

Sec. 17-326 thru 17-333

	Single Detached	Single Attached	Duplex		
Front:	20 ft.	20 ft.	20 ft.	Front:	20 ft.
Rear:	15 ft.	15 ft.	15 ft.	Rear:	15 ft.
Side:	5 ft.	10 ft.	10 ft.	St. Side Detach	7.5 ft.
Minimum Lot:	3600 sq. ft.	3000 sq. ft.	6000 sq. ft.	St. Side Attached	
Minimum Lot Width:	30 ft.	30 ft.	30 ft.	& Duplex	15 ft.
Maximum Bldg. Height:	55 ft.	55 ft.	55 ft.		
Maximum Lot Coverage:	40%				
Min. Landscape Area:	20% of total lot square footage				
Min. Front Yard Landscape:	20% of the minimum landscape area				
Max. Impervious Coverage:	50%				
Trees:	3 (with each having a minimum diameter of 3" measured 2' from ground).				

*\*See Sec. 17-402 for Corner Lots and 17-403 for Double Frontage Lots.*

The information provided above is to the best of our knowledge true and correct. Please verify the information against the Town of Surfside Beach ordinances available on our website:

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**The Building and Zoning Department 843-913-6111**

**TOWN OF SURFSIDE BEACH  
DISTRICT REGULATIONS 03/22/11**

**C – 1 Commercial Hwy. 17 &**

**Frontage Rd. Sec. 7-336 thru 17-341**

Front: 75 ft.  
Rear: 20 ft.  
Side: 0 ft. (See Note)  
\*Side Corner Lot: 5 ft.  
Minimum Lot: 10,000 sq. ft.  
Minimum Lot Width: 75 ft.  
Max. Building Height: 55 ft.

Note: Must have access to rear of commercial buildings and uses by a dedicated alley or a clear side yard setback of at least 20 ft.

*\*Must meet Design Overlay Standards when applicable.*

*\*See Sec. 17-402 for Corner Lots and 17-403 for Double Frontage Lots.*

**Fronting on streets other than Hwy. 17**

Front: 25 ft.  
Rear: 20 ft.  
Side: 0 ft.  
\*Side Corner: 5 ft.  
Min. Lot: 5000 sq. ft.  
Min. Lot Width: 50 ft.  
Max. Bldg. Height: 55 ft.

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**C – 2 Central Business Sec. 17-344 thru 17-349**

Setbacks: None  
Minimum Lot: None  
Minimum Lot Width: None  
Max. Building Height 35 ft.

*\*Must meet Design Overlay Standards when applicable.*

*\*See Sec. 17-402 for Corner lots and 17-403 for Double frontage lots.*

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**C – 3 Amusement Commercial Sec. 17-352 thru 17-357**

**(2.5 story up to 55' high)**

Front: 20 ft.  
Rear: 10 ft.  
Side: 5 ft.  
Minimum Lot: 5000 sq. ft.  
Minimum Lot Width: 60 ft.  
Max. Building Height: 55 ft.

**All Others**

20 ft.  
10 ft.  
10 ft.

**\*Corner Lot**

Front: 20 ft.  
Rear: 10 ft.  
Street Side: 7.5 ft. (2.5 story)  
Street Side: 15 ft. (all others)

*\*See Sec. 17-402 for Corner Lots and 17-403 for Double Frontage Lots.*

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